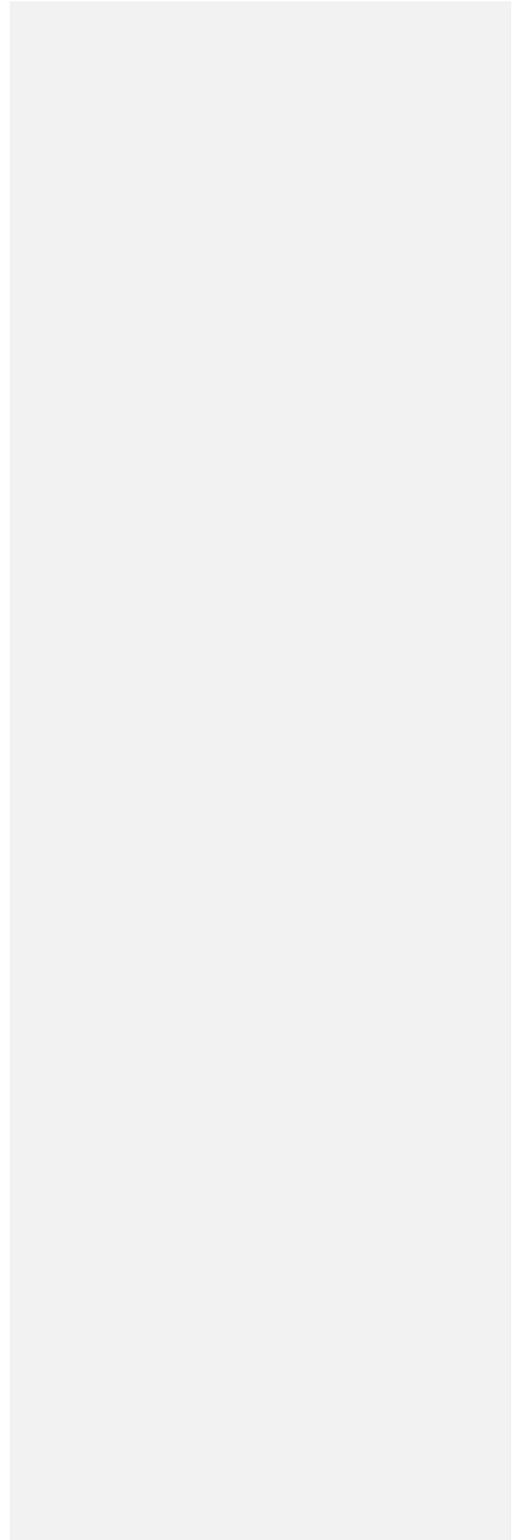


GLOSSARY

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Glossary

ABBREVIATIONS

4	ADT:	Average daily trips made by vehicles or persons in a 24-hour period
5	ADU:	Accessory Dwelling Unit
6	AFY:	Acre-feet Per Year
7	ALS:	Advanced Life Support
8	<u>BMPs:</u>	<u>Best Management Practices</u>
9	CalEPA:	California Environmental Protection Agency
10	Caltrans:	California Department of Transportation
11	<u>CASQA:</u>	<u>California Stormwater Quality Association</u>
12	CBC:	California Building Code
13	CC&Rs:	Covenants, Conditions, and Restrictions
14	CDBG:	Community Development Block Grant
15	CEQA:	California Environmental Quality Act
16	CIP:	Capital Improvements Program
17	CLC:	Community Learning Center
18	CNEL:	Community Noise Equivalent Level
19	COG:	Council. Of Governments
20	<u>CWA:</u>	<u>Clean Water Act</u>
21	dB:	Decibel
22	dBA:	“A-weighted” Decibel
23	EDU:	Equivalent Dwelling Unit
24	EIR:	Environmental Impact Report (State)
25	EIS:	Environmental Impact Statement (Federal)
26	EMT:	Emergency Medical Technician
27	<u>ESA:</u>	<u>Environmentally Sensitive Area</u>
28	FAR:	Floor Area Ratio
29	FEMA:	Federal Emergency Management Agency
30	FHWA:	Federal Highway Administration
31	FIRM:	Flood Insurance Rate Map
32	FmHA:	Farmers Home Administration
33	HCD:	Housing and Community Development Department of the State of California
34	HOV:	High Occupancy Vehicle
35	HUD:	U.S. Department of Housing and Urban Development
36	ISO:	Insurance Service Office
37	ITS:	Intelligent Transportation Systems
38	JADU:	Junior Accessory Dwelling Unit
39	JPA:	Joint Powers Authority or Agreement
40	LAFCo:	Local Agency Formation Commission
41	Ldn:	Day and Night Average Sound Level
42	Leg:	Sound Energy Equivalent Level
43	LID:	Low Impact Development
44	LOS:	Level of Service
45	LUSD:	Loomis Unified School District
46	mgd:	Million Gallons Per Day
47	MRF:	Materials Recovery Facility

1	NEPA:	National Environmental Policy Act
2	<u>NPDES:</u>	<u>National Pollutant Discharge Elimination System</u>
3	OEHHA:	Office of Environmental Health Hazard Assessment
4	OPR:	Office of Planning and Research
5	PCAPCD:	Placer County Air Pollution Control District
6	PCFCWCD:	Placer County Flood Control and Water Conservation District
7	PCWA:	Placer County Water Agency
8	PD:	Planned Development Zone
9	ppd:	Pounds Per Day
10	PUC:	Public Utilities Commission
11	PUD:	Planned Unit Development
12	PUHSD:	Placer Unified High School District
13	<u>RWQCB:</u>	<u>Regional Water Quality Control Board</u>
14	SEL:	Sound Equivalent Level
15	SPFD:	South Placer Fire District
16	SPMUD:	South Placer Municipal Utilities District
17	<u>SWRCB:</u>	<u>State Water Resources Control Board</u>
18	TDM:	Transportation Demand Management
19	TDR:	Transfer of Development Rights
20	TSM:	Transportation Systems Management
21	UBC:	Uniform Building Code
22	UHC:	Uniform Housing Code
23	UPRR:	Union Pacific Railroad
24	VMT:	Vehicle Miles Traveled
25	WRSL:	Western Regional Sanitary Landfill
26	WTP:	Water Treatment Plant
27	WWTP:	Wastewater Treatment Plant
28		
29		

DEFINITIONS OF SPECIALIZED TERMS AND PHRASES

Abut. Having property lines, street lines, or zoning district lines in common.

Acceptable Risk. A hazard deemed to be a tolerable exposure to danger given the expected benefits to be obtained. Different levels of acceptable risk may be assigned according to the potential danger and the criticalness of the threatened structure. The levels may range from "near zero" for nuclear plants and natural gas transmission lines to "moderate" for open space, ranches and low-intensity warehouse uses.

Access/Egress. The ability to enter a site from a roadway and exit a site onto a roadway by motorized vehicle.

Accessory Dwelling Unit (ADU). A smaller, independent residential dwelling unit located on the same lot as a stand-alone (i.e., detached) single-family home. ADUs can be converted portions of existing homes (i.e., internal ADUs), additions to new or existing homes (i.e., attached ADUs), or new stand-alone accessory structures or converted portions of existing stand-alone accessory structures (i.e., detached ADUs). An ADU is a permanent dwelling unit that provides permanent facilities for living, sleeping, eating, cooking, and sanitation. An ADU may occupy up to 1,200 square feet.

Accessory Dwelling Unit, Junior (JADU). A specific type of conversion of existing space contained entirely within an existing or proposed single-family residence. JADUs must not exceed 500 square feet, must include a kitchen and an entrance separate from those serving the primary dwelling, but may be served by a common bathroom with the primary dwelling.

1
2 **Accessory Retail or Services.** The retail sale of various products, or the provision of certain personal services
3 within a health care, hotel, office, or industrial complex, to employees or customers. Examples of these uses include
4 pharmacies, gift shops, and food service establishments within hospitals; convenience stores and food service
5 establishments within hotel, office and industrial complexes; and barber and beauty shops within residential care
6 facilities

7
8 **Accessory Structure.** A structure that is physically detached from, secondary and incidental to, and commonly
9 associated with a primary structure on the same site. See also **Agricultural accessory structure**, and **Residential**
10 **accessory uses and structures.**

11
12 **Accessory Use.** A use customarily incidental to, related and clearly subordinate to a primary use on the same parcel,
13 which does not alter the primary use nor serve property other than the parcel where the primary use is located.

14
15 **Acres, Gross.** The entire acreage of a site. Most communities calculate gross acreage to the centerline of proposed
16 bounding streets and to the edge of the right-of-way of existing or dedicated streets.

17
18 **Acres, Net.** The portion of a site that can actually be built upon. The following generally are not included in the net
19 acreage of a site: public or private road rights-of-way, public open space, and flood ways.

20
21 **Active Use Park.** A developed public area used for active or organized recreation (e.g., soccer fields, playgrounds,
22 equestrian arenas, golf courses).

Commented [CC1]: From unadopted 2010 Parks,
Recreation, and Open Space Master Plan

23
24 **Adverse Impact.** A negative consequence for the physical, social, or economic environment resulting from an
25 action or project.

26
27 **Adult-oriented Business.** A business based upon materials or performances that depict, describe, or relate to
28 **specified sexual activities or specified anatomical areas**, as defined in the municipal code.

29
30 **Affordability Requirements.** Provisions established by a public agency to require that a specific percentage of
31 housing units in a project or development remain affordable to very low- and low- income households for a specified
32 period.

33
34 **Affordable Housing.** Housing capable of being purchased or rented by a household with very low, low, or
35 moderate income, based on a household's ability to make monthly payments necessary to obtain housing.
36 Housing is considered affordable when a household pays less than 30 percent of its gross monthly income
37 (GMI) for housing including utilities.

38
39 **Affordable Rent.** Monthly housing expenses, including a reasonable allowance for utilities, for rental units reserved
40 for very low or low income households, not exceeding the following calculations:

- 41 1. **Very low income** means fifty percent of median income as defined by state law (Health and Safety
42 Code Section 50105) and the HUD income limits.
- 43 2. **Low income** means eighty percent of median income as defined by state law (Health and Safety Code
44 Section 50079.5) and the HUD income limits.
- 45 3. **Extremely low income** means thirty percent of the median income as defined by state law (Health
46 and Safety Code Section 50106) and the HUD income limits.

47
48 **Affordable Sales Price.** A sales price at which very low and low income households can qualify for the purchase
49 of designated dwelling units, calculated on the basis of underwriting standards of mortgage financing available for
50 the development.

1
2 **Agency.** The governmental entity, department, office, or administrative unit responsible for carrying out
3 regulations.

4
5 **Agent.** A person authorized in writing by the property owner to represent and act for a property owner in contacts
6 with town employees, committees, commissions, and the council, regarding matters regulated by this title.

7
8 **Agricultural Accessory Structure.** A structure for sheltering or confining animals, or agricultural equipment, hay,
9 feed, etc. Examples of these structures include barns, noncommercial greenhouses, coops, corrals, and pens. Does
10 not include pasture fencing

11
12 **Agricultural Area.** An area of land dedicated agriculture as defined in the Zoning Ordinance. This may include:
13 Livestock grazing fields and facilities, orchards, flower fields, vineyards, plant nurseries, crop production fields,
14 and equestrian facilities.

15
16 **Agricultural Preserve.** Land designated for agriculture or conservation. (See "Williamson Act.")

17
18 **Agricultural Products Processing.** The processing of harvested crops to prepare them for on-site marketing or
19 processing and packaging elsewhere. Examples of this land use include the following: alfalfa cubing; corn shelling;
20 cotton ginning; custom grist mills; custom milling of flour, feed and grain; dairies (but not feedlots, see instead
21 **livestock operations, sales yards, feedlots, stockyards**); drying of corn, rice, hay, fruits and vegetables; grain
22 cleaning and custom grinding; hay baling and cubing; precooling and packaging of fresh or farm-dried fruits and
23 vegetables; sorting, grading and packing of fruits and vegetables; and tree nut hulling and shelling. Does not include
24 wineries, which are separately defined.

25
26 **Agriculture.** Use of land for the production of food and fiber, including the growing of crops and/or the
27 grazing of animals on natural prime or improved pastureland. Means and includes the activities defined by this
28 glossary under the terms **agricultural accessory structure, agricultural products processing, animal keeping,**
29 **and crop production, horticulture, orchard, vineyard, plant nursery, and winery**; and as defined by the state
30 of California under the term **agricultural use** in Government Code Section 51200 (the "Williamson Act").

31
32 **Agriculture-related Business.** Feed mills, dairy supplies, poultry processing, creameries, auction yards,
33 veterinarians and other businesses supporting local agriculture.

34
35 **Air Pollution.** Concentrations of substances found in the atmosphere that exceed naturally occurring
36 quantities and are undesirable or harmful in some way.

37
38 **Alcoholic Beverage Sales.** The retail sale of beer, wine, and/or distilled spirits for on-premises or off-premises
39 consumption.

40
41 **Alley.** A narrow service way, either public or private, which provides a permanently reserved but secondary
42 means of public access not intended for general traffic circulation. Alleys typically are located along rear
43 property lines. A public or private roadway that provides vehicle access to the rear or side of parcels having other
44 public street frontage, that is not intended for general traffic circulation.

45
46 **Allowed Use.** A use of land identified by the zoning code as a permitted or conditional use that may be established
47 with land use permit and, where applicable, design review and/or building permit approval, subject to compliance
48 with all applicable provisions of the zoning code.

Commented [CC2]: From unadopted 2010 Parks,
Recreation, and Open Space Master Plan

1 **Alteration.** Any construction or physical change in the internal arrangement of rooms or the supporting members
2 of a structure, or a change in the external appearance of any structure, not including painting.

3
4 **Alluvial.** Soils deposited by stream action.

5
6 **Alquist-Priolo Act, Seismic Hazard Zone.** A seismic hazard zone designated by the State of California within
7 which specialized geologic investigations must be prepared prior to approval of certain new development.

8
9 **Ambient.** Surrounding on all sides; used to describe measurements of existing conditions with respect to traffic,
10 noise, air and other environments.

11
12 **Ambient Noise.** The distinctive acoustical characteristics of a given space consisting of all noise sources audible
13 at that location. In many cases, the term ambient is used to describe an existing or pre-project condition such as the
14 setting in an environmental noise study.

15
16 **Ambulance, Taxi, or Limousine Dispatch Facility.** A base facility from which taxis and limousines are
17 dispatched, and/or where ambulance vehicles and crews standby for emergency calls.

18
19 **Animal Keeping.** The keeping, raising, or boarding of animals including pets, fowl, livestock, or other small and
20 large animals. See Loomis Municipal Code Section 13.42.060

21
22 **Annex.** To incorporate a land area into an existing district or municipality, with a resulting change in the
23 boundaries of the annexing jurisdiction.

24
25 **Apartment.** (1) One or more rooms of a building used as a place to live, in a building containing at least one
26 other unit used for the same purpose. (2) A separate suite, not owner occupied, which includes kitchen facilities
27 and is designed for and rented as the home, residence, or sleeping place of one or more persons living as a
28 single housekeeping unit. See **Multifamily housing**

29
30 **Applicant.** Any person who is filing an application requesting an action who is:

- 31 1. The owner or lessee of property;
- 32 2. A party who has contracted to purchase property contingent upon that party's ability to acquire the
33 necessary approvals required for that action in compliance with this title, and who presents written
34 authorization from the property owner to file an application with the town; or
- 35 3. The agent of either of the above who presents written authorization from the property owner to file an
36 application with the town.

37
38 **Appropriate.** An act, condition, or state that is considered suitable.

39
40 **Approval.** Means and includes both approval and approval with conditions.

41
42 **Aquifer.** An underground, water-bearing layer of earth, porous rock, sand, or gravel, through which water can
43 seep or be held in natural storage. Aquifers generally hold sufficient water to be used as a water supply.

44
45 **Arable.** Land capable of being cultivated for farming.

46
47 **Arborist.** (1) A person currently certified by the Western Chapter of the International Society of Arboriculture as
48 an expert on the care of trees; (2) a consulting arborist who satisfies the requirements of the American Society of

1 Consulting Arborists; or (3) other qualified professionals who the director determines have gained through
2 experience the qualifications to identify, remove, or replace trees.

3
4 **Archaeological.** Relating to the material remains of past human life, culture, or activities.

5
6 **Archeology.** The study of historic or prehistoric peoples and their cultures by analysis of their artifacts and sites.

7
8 **Architectural Control; Architectural Review.** Regulations and procedures requiring the exterior design of
9 structures to be suitable, harmonious, and in keeping with the general appearance, historic character, and/or
10 style of surrounding areas. A process used to exercise control over the design of buildings and their settings.
11 (See "Design Review.")

12
13 **Architectural Feature.** An exterior building feature including roof, windows, doors, porches, etc.

14
15 **Area; Area Median Income.** As used in State of California housing law with respect to income eligibility
16 limits established by the U.S. Department of Housing and Urban Development (HUD), "area" means
17 metropolitan area or non-metropolitan county. In non-metropolitan areas, the "area median income" is the
18 higher of the county median family income or the statewide non-metropolitan median family income.

19
20 **Arterial.** Medium-speed (30-40 mph), medium-capacity (10,000-35,000 average daily trips) roadway that
21 provides intra-community travel and access to the county-wide highway system. Access to community
22 arterials should be provided at collector roads and local streets, but direct access from parcels to existing
23 arterials is common.

24
25 **Artisan/Craft Product Manufacturing.** Establishments manufacturing and/or assembling small products
26 primarily by hand, including jewelry, pottery and other ceramics, as well as small glass and metal art and craft
27 products.

28
29 **Artisan Shop.** A retail store selling art glass, ceramics, jewelry, paintings, sculpture, and other handcrafted items,
30 where the store includes an area for the crafting of the items being sold.

31
32 **Assessed Value.** The value of a structure as shown in the records of the county assessor.

33
34 **Assisted Housing.** Generally multi-family rental housing, but sometimes single-family ownership units,
35 whose construction, financing, sales prices, or rents have been subsidized by federal, state, or local housing
36 programs including, but not limited to Federal Section 8 (new construction, substantial rehabilitation, and loan
37 management set-asides), Federal Sections 213, 236, and 202, Federal Section 221(d)(3) (below-market interest
38 rate program), Federal Section 101 (rent supplement assistance), CDBG, FmHA Section 515, multi-family
39 mortgage revenue bond programs, local redevelopment and in lieu fee programs, and units developed pursuant
40 to local inclusionary housing and density bonus programs. By January 1, 1992, all California Housing
41 Elements are required to address the preservation or replacement of assisted housing that is eligible to change
42 to market rate housing by 2002.

43
44 **Attached.** Connected, or solidly incorporated together, through the extension of a common wall or similar main
45 component for at least five feet and not capable of being removed without damage to the structure and not simply
46 joined together by a breezeway or similar smaller connecting structure.

47
48 **Attic.** The area located between the uppermost plate and the roof or ridge of a structure.

49
50 **Auto and Vehicle Sales/Rental.** A retail or wholesale establishment selling and/or renting automobiles, trucks and
51 vans, trailers, motorcycles, and bicycles (bicycle sales are also included under "General retail"). May also include
52 repair shops and the sales of parts and accessories, incidental to vehicle dealerships. Does not include: the sale of

1 auto parts/accessories separate from a vehicle dealership (see **auto parts sales**); mobile home, recreational vehicle,
2 or watercraft sales (see **mobile home, RV and boat sales**); tire recapping establishments (see **vehicle services**);
3 businesses dealing exclusively in used parts, (see **recycling—scrap and dismantling yards**); or **gas stations**,
4 which are separately defined.

5
6 **Auto Parts Sales.** Stores that sell new automobile parts, tires, and accessories. Establishments that provide
7 installation services are instead included under “Vehicle services—repair and maintenance—minor.” Does not
8 include tire recapping establishments, which are found under “Vehicle services” or businesses dealing exclusively
9 in used parts, which are included under “Recycling—scrap and dismantling yards.”

10 **Auto Repair.** See **vehicle services**.

11
12
13 **Automated Teller Machine (ATM).** Computerized, self-service machines used by banking customers for financial
14 transactions, including deposits, withdrawals and fund transfers, without face-to-face contact with financial
15 institution personnel. The machines may be located at or within banks, or in other locations.

16
17 **A-Weighting.** A frequency-response adjustment of a sound level meter that conditions the output signal to
18 approximate human response

19
20 **Bank, Financial Services.** Financial institutions including: Banks and trust companies, credit agencies, holding
21 (but not primarily operating) companies, lending and thrift institutions, other investment companies, securities/
22 commodity contract brokers and dealers, security and commodity exchanges, and vehicle finance (equity) leasing
23 agencies. See also, **automated teller machine**.

24
25 **Bar/Tavern.** A business where alcoholic beverages are sold for on-site consumption, which are not part of a larger
26 restaurant. Includes bars, taverns, pubs and similar establishments where any food service is subordinate to the sale
27 of alcoholic beverages. May also include beer brewing as part of a microbrewery (“brew-pub”), and other beverage
28 tasting facilities. Does not include adult-oriented businesses.

29
30 **Base Flood.** In any given year, a 100-year flood that has 1 percent likelihood of occurring and is recognized as
31 a standard for acceptable risk.

32
33 **Baseline Hydromodification Management Measures.** Storm water control measures designed to mitigate
34 hydromodification on Regulated Projects that are not hydromodification Management Projects.

35
36 **Bed and Breakfast Inn (B&B).** A residential structure with one or more bedrooms rented for overnight lodging,
37 where meals may be provided subject to applicable Environmental Health Department regulations. Does not include
38 room rental, which is separately defined (see **Rooming house**).

39
40 **Best Management Practices (BMPs).** Methods, measures, or practices designed and selected to reduce or eliminate
41 the discharge of pollutants to surface waters from point and non-point source discharges including storm water.
42 BMPs include structural, which are permanent, and non-structural controls and operation and maintenance
43 procedures, which when implemented prevents, controls, removes, or reduces pollution from entering surface
44 waters.

45
46 **Bicycle Lane (Class II facility).** A corridor expressly reserved for bicycles, existing on a street or roadway in
47 addition to any lanes for use by motorized vehicles. A striped lane for one-way bike travel on a street or
48 highway.

1 **Bicycle Path (Class I facility).** A completely separated paved route not on a street or roadway with minimized cross-
2 flow and expressly reserved for bicycles and pedestrians traversing an otherwise unpaved area. Bicycle paths
3 may parallel roads but typically are separated from them by landscaping.

4
5 **Bicycle Route (Class III facility).** A facility shared with motorists and identified only by signs, a bicycle
6 route has no pavement markings or lane stripes. Level A provides shared use with motor vehicle traffic and is
7 identified by Bike Route signs. These routes are intended to have. A minimum amount of paving (at least two
8 feet beyond the travel to provide more room for bicyclists. Level B includes unsigned “bike routes” that
9 provide “Share the Road” only, signage on roads that are very narrow, winding, or difficult to widen due to
10 physical/environmental constraints.

11
12 **Bikeways.** A term that encompasses bicycle lanes, bicycle paths, and bicycle routes.

13
14 **Bioretention.** Post-construction storm water treatment BMP that treats storm water runoff vertically through an
15 engineered soil filter media and vegetation and retains storm water runoff on-site through infiltration or
16 evapotranspiration.

17
18 **Bioswale.** Shallow channels lined with grass and used to convey and store runoff.

19
20 **Biotic Community.** A group of living organisms characterized by a distinctive combination of both animal
21 and plant species in a particular habitat.

22
23 **Brownfields.** Sites with soil contamination.

24
25 **Building and Landscape Materials Sales.** Retail establishments selling hardware, lumber and other large
26 building materials, plant materials and other landscaping materials. Includes paint, wallpaper, glass, fixtures.
27 Includes all these stores selling to the general public, even if contractor sales account for a major proportion of
28 total sales. Establishments primarily selling electrical, plumbing, heating, and air conditioning equipment and
29 supplies are classified in **Wholesaling and distribution.**

30
31 **Buffer.** A forested or otherwise vegetated area located between water bodies such as streams, wetlands, and lakes
32 that provides a permanent barrier against runoff from development, agriculture, construction, and other land uses.
33 Buffers are designed to filter pollutants in storm water runoff before the pollutants reach surface waters.

34
35 **Buffer Zone.** An area of land separating two distinct land uses that acts to soften or mitigate the effects of one
36 land use on the other.

37
38 **Building.** Any structure used or intended for supporting or sheltering any use or occupancy.

39
40 **Buildout; Build-out.** Development of land to its full potential or theoretical capacity as permitted under
41 current or proposed planning or zoning designations. (See "Carrying Capacity (3).")

42
43 **Business Support Service.** An establishment within a building that provides services to other businesses. Examples
44 of these services include: Blueprinting, computer-related services (rental, repair), copying and quick printing
45 services, film processing and photofinishing (retail), outdoor advertising services, mailing and mailbox services,
46 protective services (other than office related), and security systems services.

47
48 **Cabinet Shop.** See **furniture and fixtures manufacturing, cabinet shops.**

49
50 **California Department of Transportation (Caltrans).** The governmental agency that manages California's
51 highway and freeway lanes, provides inter-city rail services, and permits public-use airports and special-use

1 hospital heliports, working with local agencies. Caltrans has six primary programs: Aeronautics, Highway
2 Transportation, Mass Transportation, Transportation Planning, Administration and the Equipment Service
3 Center. <https://dot.ca.gov>.

4
5 **California Environmental Protection Agency (CalEPA).** The governmental agency overseeing
6 environmental protections. CalEPA consists of the Air Resources Board, Department of Pesticide Regulation,
7 Department of Resources Recycling Recovery, the Department of Toxic Substances Control, the Office of
8 Environmental Health Hazard Assessment, and the State Water Resources Control Board.
9 <https://calepa.ca.gov>

10
11 **California Environmental Quality Act (CEQA).** A State law (California Public Resources Code Sections
12 21000 et seq.) requiring public agencies to document and consider the environmental effects of a proposed action,
13 prior to allowing the action to occur. If a proposed activity has the potential for a significant adverse
14 environmental impact, an Environmental Impact Report (EIR) must be prepared and certified as to its adequacy
15 before taking action on the proposed project. General Plans require the preparation of a "program EIR."

16
17 **California Housing Finance Agency (CHFA).** A State agency, established by the Housing and Home
18 Finance Act of 1975, which is authorized to sell revenue bonds and generate funds for the development,
19 rehabilitation, and conservation of low-and moderate-income housing.

20
21 **California Public Utilities Commission (CPUC).** The governmental agency which regulates the terms and
22 conditions of public utilities in the state.

23
24 **California State Water Resources Control Board (SWRCB).** The state-level entity that regulates storm water
25 runoff and treatment in California.

26
27 **California Stormwater Quality Association (CASQA).** Statewide association of municipalities, storm water
28 quality managers, and other interested parties. Publisher of the California Stormwater Best Management Practices
29 Handbooks, available at www.cabmphandbooks.com. Successor to the Storm Water Quality Task Force (SWQTF).

30
31 **Capital Improvements Program (CIP).** A program, administered by a city or county government and
32 reviewed by its planning commission, which schedules permanent improvements, usually for a minimum of
33 five years in the future, to fit the projected fiscal capability of the local jurisdiction. The program generally is
34 reviewed annually, for conformance to and consistency with the General Plan.

35
36 **Carbon Dioxide.** A colorless, odorless, non-poisonous gas that is a normal part of the atmosphere.

37
38 **Carbon Monoxide.** A colorless, odorless, highly poisonous gas produced by automobiles and other machines
39 with internal combustion engines that imperfectly burn fossil fuels such as oil and gas.

40
41 **Card Room.** An establishment offering legal gambling activities in compliance with a state license.

42
43 **Caretaker/Employee Unit.** A permanent residence that is secondary or accessory to the primary use of the
44 property, and used for housing a caretaker employed on the site of any nonresidential use where needed for security
45 purposes or to provide twenty-four-hour care or monitoring of people, plants, animals, equipment, or other
46 conditions on the site.

47
48 **Carriage House.** A secondary residential unit located over a detached garage.

49
50 **Carrying Capacity.** Used in determining the potential of an area to absorb development: (1) The level of land
51 use, human activity, or development for a specific area that can be accommodated permanently without an
52 irreversible change in the quality of air, water, land, or plant and animal habitats. (2) The upper limits of

1 development beyond which the quality of human life, health, welfare, safety, or community character within
2 an area will be impaired. (3) The maximum level of development allowable under current zoning. (See
3 "Buildout.")

4
5 **Catering Service.** A business that prepares food for consumption on the premises of a client.

6
7 **Cemetery, Mausoleum, Columbarium.** An interment establishment engaged in subdividing property into cemetery
8 lots and offering burial plots or air space for sale. Includes animal cemeteries, cemetery, mausoleum, crematorium and
9 columbarium operations, and full-service mortuaries and funeral parlors accessory to a cemetery or columbarium.

10
11 **Census.** The official decennial enumeration of the population conducted by the federal government.

12
13 **Change of Use.** The replacement of an existing use on a lot or parcel, or any portion thereof, by a new use, or a
14 change in the nature of an existing use; but does not include a change of ownership, tenancy, or management
15 associated with a use for which the previous nature of the use will remain substantially unchanged.

16
17 **Channelization.** (1) The straightening and/or deepening of a watercourse for purposes of storm-runoff control
18 or ease of navigation. Channelization often includes lining of stream banks with a retaining material such as
19 concrete. (2) At the intersection of roadways, the directional separation of traffic lanes through the use of curbs
20 or raised islands that limit the paths that vehicles may take through the intersection.

21
22 **Character.** Special physical characteristics of a structure or area that set it apart from its surroundings and
23 contribute to its individuality.

24
25 **Check Dam.** Structures constructed of a non-erosive material, such as suitably sized aggregate, wood, gabions,
26 riprap, or concrete, used to slow water to allow sedimentation, filtration, evapotranspiration, and infiltration into
27 the underlying native soil. Check dams can be employed in practices such as dry and enhanced grass swales.

28
29 **Circulation Element.** One of the seven State-mandated elements of a local General Plan, it contains adopted
30 goals, policies, and implementation programs for the planning and management of existing and proposed
31 thoroughfares, transportation routes, and terminals, as well as local public utilities and facilities, all correlated
32 with the land use element of the General Plan.

33
34 **City.** City with a capital "C" generally refers to the government or administration of a city. City with a
35 lowercase "c" may mean any city or may refer to the geographical area of a city (e.g., the city bikeway system).

36
37 **Clean Water Act (CWA).** The Federal Water Pollution Control Act. (33 U.S.C. 1251 et seq.)

38
39 **Club, Lodge, Private Meeting Hall.** Permanent, headquarters-type and meeting facilities for organizations
40 operating on a membership basis for the promotion of the interests of the members, including facilities for: Business
41 associations; civic, social and fraternal organizations; labor unions and similar organizations; political
42 organizations; professional membership organizations; other membership organizations; and includes grange halls
43 and similar facilities.

44
45 **Clustered Development.** Development in which a number of dwelling units are placed in closer proximity than
46 usual, or are attached, with the purpose of retaining an open space area.

47
48 **Collector.** Relatively-low-speed (25-30 mph), relatively-low-volume (5,000-20,000 average daily trips) street
49 that provides circulation within and between neighborhoods. Collectors usually serve short trips and are
50 intended for collecting trips from local streets and distributing them to the arterial network.

1 **Commercial.** A land use classification that permits facilities for the buying and selling of commodities and
 2 services.

3
 4 **Commercial Recreation Facility, Indoor.** Establishments providing indoor amusement and entertainment services
 5 for a fee or admission charge, including: Bowling alleys, coin-operated amusement arcades, dance halls, clubs and
 6 ballrooms, electronic game arcades (video games, pinball, etc.), ice skating and roller skating, and pool and billiard
 7 rooms as primary uses. This use does not include adult-oriented businesses, which are separately defined. Four or
 8 more electronic games or coin-operated amusements in any establishment, or a premises where fifty percent or
 9 more of the floor area is occupied by amusement devices, are considered an electronic game arcade as described in
 10 this definition; three or fewer machines are not considered a land use separate from the primary use of the site.

11
 12 **Commercial Recreation Facility, Outdoor.** A facility for various outdoor recreational activities, where a fee is
 13 charged for use. Examples include: Amusement and theme parks, go-cart tracks, golf driving ranges, miniature golf
 14 courses, and water slides. May also include commercial facilities customarily associated with the above outdoor
 15 commercial recreational uses, including bars and restaurants, video game arcades, etc.

16
 17 **Commercial Zoning District.** Any of the commercial zoning districts established by Section 13.20.020.

18
 19 **Common/Larger Plan of Development or Sale.** A contiguous area, plan area, specific plan, subdivision or any
 20 other project site that has evaluated storm water management and may be phased in the future or where multiple,
 21 distinct construction activities may be taking place at different times under one plan.

22
 23 **Community Center.** A multi-purpose meeting and recreational facility typically consisting of one or more meeting
 24 or multi-purpose rooms, kitchen and/or outdoor barbecue facilities, that are available for use by various groups for
 25 such activities as meetings, parties, receptions, dances, etc.

26
 27 **Community Development Block Grant (CDBG).** A grant program administered by the U.S. Department of
 28 Housing and Urban Development (HUD) on a formula basis for entitlement communities, and by the State
 29 Department of Housing and Community Development (HCD) for non-entitled jurisdictions. This grant allots
 30 money to cities and counties for housing rehabilitation and community development, including public facilities
 31 and economic development.

32
 33 **Community Equity.** Justice and fairness in Town policy where all members are afforded the same societal
 34 benefits and participation.

35
 36 **Community Noise Equivalent Level (CNEL).** A 24-hour energy equivalent level derived from a variety of
 37 single-noise events, with weighting factors of 5 and 10 dBA applied to the evening (7 PM to 10 PM) and
 38 nighttime (10 PM to 7 AM) periods, respectively, to allow for the greater sensitivity to noise during these
 39 hours.

40
 41 **Community Park.** Land with full public access intended to provide recreation opportunities beyond those
 42 supplied by neighborhood parks. Community parks are larger in scale than neighborhood parks but smaller than
 43 regional parks. Community parks are owned by the Town and offer a range of developed amenities including play
 44 structures (tot lots), sport fields, walking paths, and picnicking facilities along with open space. These parks are
 45 located in the north of town to be accessible to residents with smaller home lots.

46
 47 **Compatible.** Capable of existing together without conflict or ill effects.

48
 49 **Complete Streets.** A transportation policy and design approach that requires streets to be planned, designed,
 50 operated and maintained to enable safe, convenient and comfortable travel and access for users of all ages and
 51 abilities regardless of their mode of transportation.

Commented [CC3]: From draft Parks and Rec Element

1
2 **Complex.** A patterned grouping of similar artifact assemblages from two or more sites, presumed to represent an
3 archaeological culture.
4

5 **Condominium.** A structure of two or more units, the interior spaces of which are individually owned; the
6 balance of the property (both land and building) is owned in common by the owners of the individual units.
7 (See "Townhouse.") As defined by Civil Code Section 1315, a development where undivided interest in common
8 in a portion of real property is coupled with a separate interest in space called a unit, the boundaries of which are
9 described on a recorded final map or parcel map.
10

11 **Conference/Convention Facility.** One or more structures accommodating multiple assembly, meeting, and/or
12 exhibit rooms, and related support facilities (e.g., kitchens, offices, etc.).
13

14 **Conservation.** The management of natural resources to prevent waste, destruction, or neglect. The state
15 mandates that a Conservation Element be included in the General Plan.
16

17 **Conservation Area.** A public or private area protected in order to maintain or improve sensitive or highly
18 valued resources and functions including natural, scenic, ecological, historic, agricultural, hydrological, or
19 geological resources. Secondary. Uses may be accommodated in conservation areas (e.g., passive recreational
20 uses) provided they do not impact the primary uses for which the area is protected.
21

Commented [CC4]: From unadopted 2010 Parks,
Recreation, and Open Space Master Plan

22 **Conservation Element.** One of the seven State-mandated elements of a local General Plan, it contains adopted
23 goals, policies, and implementation programs for the conservation, development, and use of natural resources
24 including water and its hydraulic force, forests, soils, rivers and other waters, harbors, fisheries, wildlife,
25 minerals, and other natural resources.
26

27 **Consistent.** Free from variation or contradiction. Programs in the General Plan are to be consistent, not
28 contradictory or preferential. State law requires consistency between a General Plan and implementation
29 measures such as the zoning ordinance.
30

31 **Construction Contractors.** Office, and indoor and/or outdoor storage facilities operated by, or on behalf of a
32 contractor licensed by the state of California for storage of large equipment, vehicles, and/or other materials
33 commonly used in the individual contractor's type of business; storage of scrap materials used for repair and
34 maintenance of contractor's own equipment; and buildings or structures for uses such as repair facilities.
35

36 **Construction/Heavy Equipment Sales and Rental.** Retail establishments selling or renting construction, farm, or
37 other heavy equipment. Examples include cranes, earth-moving equipment, tractors, combines, heavy trucks, etc.
38

39 **Convenience Store.** A retail store of three thousand five hundred square feet or less in gross floor area, which
40 carries a range of merchandise oriented to convenience and/or travelers' shopping needs.
41

42 **Conveyance System.** Any channel, swale, gutter, or pipe for collecting and directing storm water.
43

44 **Core Concept.** The land use planning concept that represents the Town of Loomis, where higher-intensity
45 uses are concentrated within and adjacent to the downtown, along Taylor Road, and adjacent to Interstate
46 80 (I-80), with the land uses in surrounding areas becoming progressively less intense (and with lower
47 residential densities) as the distance from the "core" increases.
48

49 **County.** The county of Placer, state of California. County with a capital "C" generally refers to the government
50 or administration of a county. County with a lower case "c" may mean any county or may refer to the
51 geographical area of a county (e.g., the county road system).
52

1 **Covenants, Conditions, and Restrictions (CC&Rs).** A term used to describe restrictive limitations that may
2 be placed on property and its use, and which usually are made a condition of holding title or lease.
3

4 **Criterion.** A standard upon which a judgment or decision may be based. (See "Standards.")
5

6 **Critical Facility.** Facilities housing or serving many people, which are necessary in the event of an earthquake
7 or flood, such as hospitals, fire, police, and emergency service facilities, utility "lifeline" facilities, such as
8 water, electricity, and gas supply, sewage disposal, and communications and transportation facilities.
9

10 **Crop Production, Horticulture, Orchard, Vineyard.** Commercial agricultural production field and orchard uses,
11 including the production of the following, primarily in the soil on the site and not in containers, other than for initial
12 propagation prior to planting in the soil on the site, and/or in containers occupying one acre or less: Field crops,
13 flowers and seeds, fruits, grains, melons, ornamental crops, tree nuts, trees and sod, vegetables, wine and table
14 grapes. Also includes associated crop preparation services and harvesting activities, such as mechanical soil
15 preparation, irrigation system construction, spraying, crop processing and retail sales in the field, not including **sales**
16 **sheds**, which are instead defined under **produce stand**. Does not include **greenhouses** which are instead defined
17 under **plant nursery**, and **residential accessory use or structure**, or **containerized crop production**, which is
18 instead defined under **plant nursery**.
19

20 **Cul-de-sac.** A short street or alley with only a single means of ingress and egress at one end and with a large
21 turnaround at its other end.
22

23 **Cumulative Impact.** As used in CEQA, the total impact resulting from the accumulated impacts of individual
24 projects or programs over time.
25

26 **Curb Cuts.** Curb openings that allow storm water runoff to enter landscaped areas, vegetated swales, planters, rain
27 gardens, and other BMP features.
28

29 **Day Care.** Facilities that provide nonmedical care and supervision of minor children for periods of less than twenty-
30 four hours. These facilities include the following, all of which are required to be licensed by the California State
31 Department of Social Services:

- 32 1. **Child day care center.** Commercial or nonprofit child day care facilities designed and approved to
33 accommodate fifteen or more children. Includes infant centers, preschools, sick-child centers and
34 school-age day care facilities. These may be operated in conjunction with a school or church facility,
35 or as an independent land use.
- 36 2. **Large family day care home.** As provided by Health and Safety Code Section 1596.78, a home that
37 regularly provides care, protection, and supervision for seven to fourteen children, inclusive, including
38 children under the age of ten years who reside in the home, for periods of less than twenty-four hours
39 per day, while the parents or guardians are away.
- 40 3. **Small family day care home.** As provided by Health and Safety Code Section 1596.78, a home that
41 provides family day care for eight or fewer children, including children under the age of ten years who
42 reside in the home.
- 43 4. **Adult day care facility.** A day care facility providing care and supervision for adult clients.
44

45 **Daytime Hours.** In relation to noise and the limitation of hours of construction, daytime hours are 7:00 a.m.
46 to 7:00 p.m. Monday through Friday, 8:00 a.m. to 7:00 p.m. Saturday, and by commission or council approval
47 between 9:00 a.m. and 5:00 p.m. on Sundays and National Holidays.
48

1 **dB, Decibel.** A fundamental unit of sound used to express the relative intensity of a sound as it is heard by the
2 human ear. A Bell is defined as the logarithm of the ratio of the sound pressure squared over the reference pressure
3 squared. A Decibel is one-tenth of a Bell.
4

5 **dBA.** The "A-weighted" scale for measuring sound in decibels; weighs or reduces the effects of low and high
6 frequencies in order to simulate human hearing. Every increase of 10 dBA doubles the perceived loudness
7 though the noise is actually ten times more intense.
8

9 **Dedication.** The turning over by an owner or developer of private land for public use, and the acceptance of
10 land for such use by the governmental agency having jurisdiction over the public function for which it will be
11 used. Dedications for roads, parks, school sites, or other public uses often are made conditions for approval of
12 a development by a city or county.

13
14 **Dedication, In lieu of.** Cash payments that may be required of an owner or developer as a substitute for a
15 dedication of land, usually calculated in dollars per lot, and referred to as in lieu fees or in lieu contributions.
16

17 **Deer Fencing.** A fence that protects property from damage by deer or other animals. It is generally a maximum of
18 eight feet in height, with posts of metal or wood, and open fencing material such as netting, wire or plastic mesh. It
19 may also include such fencing added atop other allowable fences.
20

21 **Density.** The number of housing units per acre, unless otherwise stated, for residential uses.
22

23 **Density, Residential.** The number of permanent residential dwelling units per acre of land. Densities specified
24 in the General Plan may be expressed in units per gross acre or per net developable acre. (See "Acres, Gross,"
25 and "Developable Acres, Net.")
26

27 **Density Bonus.** The allocation of development rights that allow a parcel to accommodate additional square
28 footage or additional residential units beyond the maximum for which the parcel is zoned, usually in exchange
29 for the provision or preservation of an amenity at the same site or at another location. Under California law, a
30 housing development that provides 20 percent of its units for lower income households, or 10 percent of its units
31 for very low-income households, or 50 percent of its units for seniors, is entitled to a density bonus. (See
32 "Development Rights, Transfer of.") As defined by state law (Government Code Section 65915 et seq.), an
33 increase of at least twenty-five percent over the maximum density otherwise allowed by the applicable zoning
34 district, that is granted to the owner/developer of a housing project who agrees to construct a prescribed percentage
35 of dwelling units that are affordable to households of very low and/or low income. When determining the number
36 of dwelling units that shall be affordable, the units authorized by the density bonus shall not be included in the
37 calculation.
38

39 **Density, Control of.** A limitation on the occupancy of land. Density can be controlled through zoning in the
40 following ways: use restrictions, minimum lot-size requirements, floor area ratios, land use-intensity ratios,
41 setback and yard requirements, minimum house-size requirements, ratios comparing number and types of
42 housing units to land area, limits on units per acre, and other means. Allowable density often serves as the
43 major distinction between residential districts.
44

45 **Density, Employment.** A measure of the number of employed persons per specific area (for example,
46 employees/acre).
47

48 **Density Transfer.** A way of retaining open space by concentrating densities-usually in compact areas adjacent
49 to existing urbanization and utilities-while leaving unchanged historic, sensitive, or hazardous areas. In some
50 jurisdictions, for example, developers can buy development rights of properties targeted for public open space
51 and transfer the additional density to the base number of units permitted in the zone in which they propose to
52 develop.

1
2 **Design Engineer.** Engineer responsible for preparing the SWQP for Regulated Projects, site design, and site plan.
3

4 **Design Review; Design Control.** The comprehensive evaluation of a development and its impact on
5 neighboring properties and the community as a whole, from the standpoint of site and landscape design,
6 architecture, materials, colors, lighting, and signs, in accordance with a set of adopted criteria and standards.
7 "Design Control" requires that certain specific things be done and that other things not be done. Design Control
8 language is most often found within a zoning ordinance. "Design Review" usually refers to a system set up
9 outside of the zoning ordinance, whereby projects are reviewed against certain standards and criteria by a
10 specially established design review board or committee. (See "Architectural Control.")
11

12 **Destination Retail.** Retail businesses that generate a special purpose trip and that do not necessarily benefit
13 from a high-volume pedestrian location.
14

15 **Developable Acres, Net.** The portion of a site that can be used for density calculations. Some communities
16 calculate density based on gross acreage. Public or private road rights-of-way are not included in the net
17 developable acreage of a site.
18

19 **Developable Land.** Land that is suitable as a location for structures and that can be developed free of hazards
20 to, and without disruption of, or significant impact on natural resource areas.
21

22 **Developer.** An individual who or business that prepares raw land for the construction of buildings or causes to
23 be built physical building space for use primarily by others, and in which the preparation of the land or the
24 creation of the building space is in itself a business and is not incidental to another business or activity.
25

26 **Development.** The physical extension and/or construction of urban land uses. Any construction activity or
27 alteration of the landscape, its terrain contour or vegetation, including the erection or alteration of structures.
28 Development activities include: subdivision of land; construction or alteration of structures, roads, utilities,
29 and other facilities; installation of septic systems; grading; deposit of refuse, debris, or fill materials; and
30 clearing of natural vegetative cover (with the exception of agricultural activities). Routine repair and
31 maintenance activities are exempted.
32

33 **Development Agreement.** A contract between the town and an applicant for a development project, in compliance
34 with the municipal code, and Government Code Sections 65864 et seq. A development agreement is intended to
35 provide assurance to the applicant that an approved project may proceed subject to the policies, rules, regulations
36 and conditions of approval applicable to the project at the time of approval, regardless of any changes to town
37 policies, rules, and regulations after project approval. In return, the town may be assured that the applicant will
38 provide infrastructure and/or pay fees required by a new project.
39

40 **Development Fee.** (See "Impact Fee.")
41

42 **Development Rights.** The right to develop land by a land owner who maintains fee-simple ownership over
43 the land or by a party other than the owner who has obtained the rights to develop. Such rights usually are
44 expressed in terms of density allowed under existing zoning. For example, one development right may equal
45 one unit of housing or may equal a specific number of square feet of gross floor area in one or more specified
46 zone districts. (See "Interest, Fee" and "Interest, Less-than-fee," and "Development Rights, Transfer of
47 [TDR].")
48

49 **Development Rights, Transfer of (TDR).** Also known as "Transfer of Development Credits," a program
50 that can relocate potential development from areas where proposed land use or environmental impacts are
51 considered undesirable (the "donor" site) to another ("receiver") site chosen on the basis of its ability to

1 accommodate additional units of development beyond that for which it was zoned, with minimal
2 environmental, social, and aesthetic impacts. (See "Development Rights.")

3
4 **Diameter of a Tree.** Trunk diameter measured at fifty-four inches above the ground (also known as "Diameter at
5 breast height," or "DBH"). In the case of a trunk that is divided into limbs at a point below fifty-four inches, the
6 trunk diameter shall be measured at the narrowest diameter of the trunk between the base of the tree and fifty-four
7 inches above the ground.

8
9 **Director.** The town of Loomis planning director, or designee of the director.

10
11 **Disabled.** Any person who has a physical or mental impairment that substantially limits one or more major life
12 activities; anyone who is regarded as having such an impairment or anyone who has a record of such impairment.
13 People who are currently using illegal substances are not covered under the Fair Housing Act, unless they have a
14 separate disability.

15
16 **Disadvantaged Community.** An area identified by the California Environmental Protection Agency pursuant to
17 Section 39711 of the Health and Safety Code or an area that is a low-income area that is disproportionately affected
18 by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental
19 degradation.

20
21 **Discourage.** To advise or persuade to refrain from.

22
23 **Discretionary Decision.** As used in CEQA, an action taken by a governmental agency that calls for the
24 exercise of judgment in deciding whether to approve and/or how to carry out a project.

25
26 **Discretionary Permit.** A town land use review and entitlement process where the review authority exercises
27 discretion in deciding to approve or disapprove the permit. Includes minor use permits, use permits, minor
28 variances, variances, design review approval, master development plans, and subdivision maps.

29
30 **Diseased Tree.** A tree afflicted by, but not limited to, any of the following: insect infestation, heart rot, exfoliation,
31 slime flux, crown rot, leaf scorch, root fungus, structural defects or weaknesses.

32
33 **Diversity.** Differences among otherwise similar elements that give them unique forms and qualities. E.g.,
34 housing diversity can be achieved by differences in unit size, tenure, or cost.

35
36 **Downtown.** The "downtown/town center area" shown in Figure 3-3 of the general plan.

37
38 **Drip Line.** A line that may be drawn on the ground around a tree directly under its outermost branch tips and which
39 identifies that location where rainwater tends to drip from the trees. When depicted on a map, the drip line will
40 appear as an irregular shaped circle that follows the contour of the tree's branches as seen from overhead.

41
42 **Drive-through Sales or Services.** A facility where food or other products may be purchased, or where services
43 may be obtained by motorists without leaving their vehicles. Examples of drive-through sales facilities include fast-
44 food restaurants, drive-through coffee, dairy product, photo stores, pharmacies, etc. Examples of drive-through
45 service facilities include drive-through bank teller windows, dry cleaners, etc., but do not include automated teller
46 machines (ATMs), gas stations or other vehicle services, which are separately defined.

47
48 **Duplex.** A detached building under single ownership that is designed for occupation as the residence of two
49 families living independently of each other.

1 **Dwelling Unit.** A room or group of internally connected rooms (including sleeping, eating, cooking, and
2 sanitation facilities, but not more than one kitchen), which constitutes an independent housekeeping unit,
3 occupied or intended for occupancy by one household on a long-term basis.
4

5 **Easement.** A grant of one or more of the property rights by the property owner to and/or for the use by the public,
6 a corporation or another person or entity. Usually the right to use property owned by another for specific
7 purposes or to gain access to another property. For example, utility companies often have easements on the
8 private property of individuals to be able to install and maintain utility facilities.
9

10 **Easement, Conservation.** A tool for acquiring open space with less than full-fee purchase, whereby a public
11 agency buys only certain specific rights from the land owner. These may be positive rights (providing the
12 public with the opportunity to hunt, fish, hike, or ride over the land), or they may be restrictive rights (limiting
13 the uses to which the land owner may devote the land in the future.)
14

15 **Easement, Scenic.** A tool that allows a public agency to use an owner's land for scenic enhancement, such as
16 roadside landscaping or vista preservation.
17

18 **Ecology.** The interrelationship of living things to one another and their environment; the study of such
19 interrelationships.
20

21 **Economic Base.** Economic Base theory essentially holds that the structure of the economy is made up of two
22 broad classes of productive effort-basic activities that produce and distribute goods and services for export to
23 firms and individuals outside a defined localized economic area, and non-basic activities whose goods and
24 services are consumed at home within the boundaries of the local economic area. Viewed another way, basic
25 activity exports goods and services and brings new dollars into the area; non-basic activity recirculates dollars
26 within the area. This distinction holds that the reason for the growth of a particular region is its capacity to
27 provide the means of payment for raw materials, food, and services that the region cannot produce itself and
28 also support the non-basic activities that are principally local in productive scope and market area. (See
29 "Industry, Basic" and "Industry, Non-basic.")
30

31 **Ecosystem.** An interacting system formed by a biotic community and its physical environment.
32

33 **Emergency Shelter.** A facility that provides immediate and short-term housing of six months or less and
34 minimal supplemental services for the homeless. Shelters come in many sizes, but an optimum size is
35 considered to be 20 to 40 beds. Supplemental services may include food, counseling, and access to other social
36 programs. (See "Homeless" and "Transitional Housing.") No individual or household may be denied emergency
37 shelter because of an inability to pay.
38

39 **Eminent Domain.** The right of a public entity to acquire private property for public use by condemnation, and the
40 payment of just compensation.
41

42 **Emission Standard.** The maximum amount of pollutant legally permitted to be discharged from a single source,
43 either mobile or stationary.
44

45 **Encourage.** To stimulate or foster a particular condition through direct or indirect action by the private sector
46 or government agencies.
47

48 **Endangered Species.** A species of animal or plant is considered to be endangered when its prospects for
49 survival and reproduction are in immediate jeopardy from one or more causes.
50

51 **Enhance.** To improve existing conditions by increasing the quantity or quality of beneficial uses or features.
52

1 **Environment.** CEQA defines environment as "the physical conditions which exist within the area which will be
2 affected by a proposed project, including land, air, water, mineral, flora, fauna, noise, and objects of historic or
3 aesthetic significance."
4

5 **Environmental Impact Report (EIR).** An informational document used to assess the physical characteristics of
6 an area and to determine what effects will result if the area is altered by a proposed action, prepared in compliance
7 with the California Environmental Quality Act (CEQA). A report required of General Plans by CEQA and which
8 assesses all the environmental characteristics of an area and determines what effects or impacts will result if the
9 area is altered or disturbed by a proposed action. (See "California Environmental Quality Act.")
10

11 **Environmental Impact Statement (EIS).** Under the National Environmental Policy Act, a statement on the effect
12 of development proposals and other major actions that significantly affect the environment.
13

14 **Environmentally Sensitive Area (ESA).** A designated area that requires special protection because of its
15 landscape, wildlife, and/or historical value.
16

17 **Equestrian Facility.** A commercial facility for horses, donkeys, and/or mules, examples of which include horse
18 ranches, boarding stables, riding schools and academies, horse exhibition facilities (for shows or other competitive
19 events), and barns, stables, corrals and paddocks accessory and incidental to these uses. Does not include the simple
20 pasturing of horses, donkeys, and/or mules, which is instead included in "Animal keeping".
21

22 **Equipment Rental.** A service establishment that may offer a wide variety of household and business equipment,
23 furniture, and materials for rental. Does not include construction equipment rental, which is separately defined.
24

25 **Equivalent Dwelling Unit (EDU).** A unit of measure for the sewage generated from particular buildings,
26 structures or uses, for which one equivalent dwelling unit is equal to an approximation of the amount of sewage
27 generated by an average single-family residence.
28

29 **Erosion.** (1) The loosening and transportation of rock and soil debris by wind, rain, or running water. (2) The gradual
30 wearing away of the upper layers of earth.
31

32 **Ethnology.** The study of different societies and cultures.
33

34 **Exaction.** A contribution or payment required as an authorized precondition for receiving a development permit;
35 usually refers to mandatory dedication (or fee in lieu of dedication) requirements found in many subdivision
36 regulations.
37

38 **Expansive Soils.** Soils that swell when they absorb water and shrink as they dry.
39

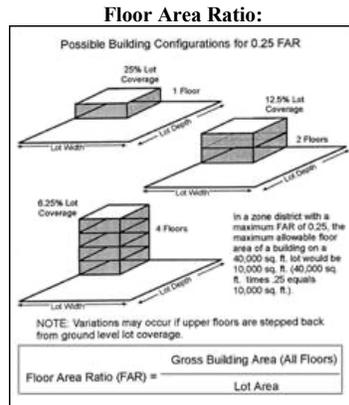
40 **Extended Hour Retail.** Any business that is open to the public between the hours of 11:00 p.m., and 6:00 a.m.
41

42 **Family.** (1) Two or more persons related by birth, marriage, or adoption [U.S. Bureau of the Census]. (2) An
43 individual or a group of persons living together who constitute a bona fide single-family housekeeping unit in a
44 dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house
45 or institution of any kind [California].
46

47 **Farm Supply and Feed Store.** A retail business selling supplies for use in soil preparation and maintenance, the
48 planting and harvesting of crops, the keeping and raising of farm animals, and other operations and processes
49 pertaining to farming and ranching. Does not include the sale, rental, or repair of farm machinery and equipment,
50 which is instead included in the definition of **construction and heavy equipment sales and rental**.
51

- 1 **Fault.** A fracture in the earth's crust forming a boundary between rock masses that have shifted.
2
- 3 **Feasible.** Capable of being accomplished in a successful manner within a reasonable period of time, taking into
4 account economic, environmental, social and technological factors.
5
- 6 **Feasible, Technically.** Capable of being implemented because the industrial, mechanical, or application technology
7 exists.
8
- 9 **Finding(s).** The result(s) of an investigation and the basis upon which decisions are made. Findings are used by
10 government agents and bodies to justify action taken by the entity.
11
- 12 **Fire Hazard Zone.** An area where, due to slope, fuel, weather, or other fire-related conditions, the potential loss of
13 life and property from a fire necessitates special fire protection measures and planning before development occurs.
14
- 15 **Fire-resistive.** Able to withstand specified temperatures for a certain period of time, such as a one-hour fire wall;
16 not fireproof.
17
- 18 **Fiscal Impact Analysis.** A projection of the direct public costs and revenues resulting from population or
19 employment change to the local jurisdiction(s) in which the change is taking place. Enables local governments to
20 evaluate relative fiscal merits of General Plans, specific plans, or projects.
21
- 22 **Flood, 100-Year.** The magnitude of a flood expected to occur on the average every 100 years, based on historical
23 data. The 100-year flood has a 1/100, or one percent, chance of occurring in any given year.
24
- 25 **Flood Insurance Rate Map (FIRM).** For each community, the official map on which the Federal Insurance
26 Administration has delineated areas of special flood hazard and the risk premium zones applicable to that community.
27
- 28 **Flood Plain.** The relatively level land area on either side of the banks of a stream regularly subject to flooding. That
29 part of the flood plain subject to a one percent chance of flooding in any given year is designated as an "area of
30 special flood hazard" by the Federal Insurance Administration.
31
- 32 **Flood Plain Fringe.** All land between the floodway and the upper elevation of the 100-year flood.
33
- 34 **Floodway.** The channel of a river or other watercourse and the adjacent land areas that must be reserved in
35 order to discharge the "base flood" without cumulatively increasing the water surface elevation more than one
36 foot. No development is allowed in floodways.
37
- 38 **Floor Area Ratio (FAR).** The ratio of floor area to total lot area. FAR restrictions are used to limit the maximum
39 floor area allowed on a site (including all structures on the site). The maximum floor area of all structures (measured
40 from exterior wall to exterior wall) permitted on a site (including carports) shall be determined by multiplying the
41 floor area ratio (FAR) by the total net area of the site (FAR x Net Site Area = Maximum Allowable Floor Area).
42 The gross floor area permitted on a site divided by the total net area of the site, expressed in decimals to one
43 or two places. For example, on a site with 10,000 net sq. ft. of land area, a Floor Area Ratio of 1.0 will allow
44 a maximum of 10,000 gross sq. ft. of building floor area to be built. On the same site, a FAR of 1.5 would allow
45 15,000 sq. ft. of floor area; a FAR of 2.0 would allow 20,000 sq. ft.; and a FAR of 0.5 would allow only 5,000
46 sq. ft. Also commonly used in zoning, FARs typically are applied on a parcel-by-parcel basis as opposed to an
47 average FAR for an entire land use or zoning district.
48
49

1



2

3 **Footprint; Building Footprint.** The outline of a building at all of those points where it meets the ground.

4

5 **Freeway.** A high-speed, high-capacity, limited-access transportation facility serving regional and county-wide
6 travel. Such roads are free of tolls, as contrasted with "turnpikes" or other "toll roads" that are now being
7 introduced into Southern California. Freeways generally are used for long trips between major land use
8 generators. At Level of Service "E," they carry approximately 1,875 vehicles per lane per hour, in both
9 directions. Major streets cross at a different grade level.

10

11 **Gateway.** A point along a roadway entering a city or county at which a motorist gains a sense of having left
12 the environs and of having entered the city or county.

13

14 **Frequency.** The measure of the rapidity of alterations of a periodic signal, expressed in cycles per second or hertz
15 (Hz).

16

17 **Fuel Dealer.** A retail trade establishment that sells fuel oil, butane, propane and liquefied petroleum gas (LPG),
18 bottled or in bulk, to consumers.

19

20 **Furniture/Fixtures Manufacturing, Cabinet Shop.** Manufacturers producing: wood and metal household
21 furniture and appliances; bedsprings and mattresses; all types of office furniture and public building furniture and
22 partitions, shelving, lockers and store furniture; and miscellaneous drapery hardware, window blinds and shades.
23 Includes furniture re-upholstering businesses, wood and cabinet shops, but not sawmills or planing mills, which are
24 instead included under "Manufacturing—heavy."

25

26 **Furniture, Furnishings and Appliance Store.** A store that primarily sells the following products and related
27 services, that may also provide incidental repair services: Computers and computer equipment, draperies, floor
28 coverings, furniture, glass and chinaware, home appliances, home furnishings, home sound systems, interior
29 decorating materials and services, large musical instruments, lawn furniture, movable spas and hot tubs, office
30 furniture, other household electrical and gas appliances, outdoor furniture, refrigerators, stoves, and televisions.

31

32 **Garage or Carport.** Parking space and shelter for automobiles or other vehicles, where the size of the parking
33 space complies with the provisions of Chapter 13.36 of the Zoning Code.

34

1. A garage is an attached or detached accessory structure with a door, enclosed on at least three sides.

35

2. A carport is an attached or detached accessory structure enclosed on not more than two sides.

36

A garage or carport complies with the requirements for **covered parking spaces**.

1
2 **Gas Station.** A retail business selling gasoline and/or other motor vehicle fuels, and related products. Where
3 allowed by Division 2, a gas station may also include a **convenience store, vehicle services, and/or trailer rental**
4 **(auto and vehicle sales or rental)**, which are separately defined.
5

6 **General Plan.** The town of Loomis general plan, including all its elements and all amendments thereto, as adopted
7 by the town council in compliance with Government Code Sections 65300 et seq. A compendium of city or county
8 policies regarding its long-term development, in the form of maps and accompanying text. The General Plan is
9 a legal document required of each local agency by the State of California Government Code Section 65301
10 and adopted by the City Council or Board of Supervisors. In California, the General Plan has 7 mandatory
11 elements (Circulation, Conservation, Housing, Land Use, Noise, Open Space, Safety and Seismic Safety) and
12 may include any number of optional elements (such as Air Quality, Economic Development, Hazardous
13 Waste, and Parks and Recreation). The General Plan may also be called a "City Plan," "Comprehensive Plan,"
14 or "Master Plan."
15

16 **General Retail.** Stores and shops selling many lines of merchandise. Examples of these stores and lines of
17 merchandise include: Antique stores; art galleries or retail; art supplies, including framing services; auction rooms;
18 bicycles; books, magazines, and newspapers; cameras and photographic supplies; clothing, shoes, and accessories;
19 collectibles (cards, coins, comics, stamps, etc.); department stores; drug stores and pharmacies; dry goods; fabrics
20 and sewing supplies; florists and houseplant stores (indoor sales only—outdoor sales are **building and landscape**
21 **materials sales**); hobby materials; jewelry; luggage and leather goods; musical instruments, parts and accessories;
22 orthopedic supplies; religious goods; small wares; specialty shops; sporting goods and equipment; stationery; toys
23 and games; and variety stores.
24

25 **Geological.** Pertaining to rock or solid matter.
26

27 **Goal.** A general, overall, and ultimate purpose, aim, or end toward which the City or County will direct effort.
28

29 **Golf Course, Country Club.** Golf courses, and accessory facilities and uses including: clubhouses with bar and
30 restaurant, locker and shower facilities; driving ranges; "pro shops" for on-site sales of golfing equipment; and
31 golf cart storage and sales facilities.
32

33 **Grade.** The ground surface immediately adjacent to the exterior base of a structure, typically used as the basis for
34 measurement of the height of the structure.
35

36 **Grasslands.** Land reserved for pasturing or mowing, in which grasses are the predominant vegetation.
37

38 **Greenway.** A public trail corridor providing non-motorized access between points of interest such as Passive
39 Parks, Recreation Parks, schools, and the Town Center. Greenways can include: unpaved walking trails, paved
40 bike trails, equestrian trails, short sidewalk segments between portions of Greenway, railroad corridors, and
41 utility corridors.
42

43 **Grocery Store.** A retail business where the majority of the floor area open to the public is occupied by food products
44 packaged for preparation and consumption away from the store.
45

46 **Groundwater.** Any water under the earth's surface, except for underground rivers, often confined to aquifers
47 eapable of supplying wells and springs.
48

49 **Groundwater Recharge.** The natural process of infiltration and percolation of rainwater from land areas or
50 streams through permeable soils into water-holding rocks that provide underground storage ("aquifers").
51

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Recreation, and Open Space Master Plan

1 **Guest House.** A detached structure accessory to a single-family dwelling, accommodating living/sleeping quarters,
2 but without kitchen or cooking facilities.

3
4 **Guidelines.** General statements of policy direction around which specific details may be later established.

5
6 **Habitable Space.** Space within a dwelling unit for living, sleeping, eating, or cooking.

7
8 **Habitat.** The physical location or type of environment in which an organism or biological population lives or
9 occurs.

10
11 **Handicapped.** A person determined to have a physical impairment or mental disorder expected to be of long
12 or indefinite duration. Many such impairments or disorders are of such a nature that a person's ability to live
13 independently can be improved by appropriate housing conditions.

14
15 **Hazardous Material.** Any substance that, because of its quantity, concentration, or physical or chemical
16 characteristics, poses a significant present or potential hazard to human health and safety or to the environment
17 if released into the workplace or the environment. The term includes, but is not limited to, hazardous
18 substances and hazardous wastes.

19
20 **Health/Fitness Facility.** A fitness center, gymnasium, health and athletic club, which may include any of the
21 following: sauna, spa or hot tub facilities; indoor tennis, handball, racquetball, archery and shooting ranges and
22 other indoor sports activities. Does not include adult entertainment businesses.

23
24 **High Occupancy Vehicle (HOV).** Any vehicle other than a driver-only automobile (e.g., a vanpool, a bus, or
25 two or more persons to a car).

26
27 **Highway.** High-speed, high-capacity, limited-access transportation facility serving regional and county-wide
28 travel. Highways may cross at a different grade level.

29
30 **Hillsides.** Land that has an average percent of slope equal to or exceeding fifteen percent.

31
32 **Historic; Historical.** An historic building or site is one that is noteworthy for its significance in local, state, or
33 national history or culture, its architecture or design, or its works of art, memorabilia, or artifacts.

34
35 **Historic Building.** A building over 45 years old and meeting historic criteria set by the Town.

36
37 **Historic Preservation.** The preservation of historically significant structures and neighborhoods until such
38 time as, and in order to facilitate, restoration and rehabilitation of the building(s) to a former condition.

39
40 **Home Occupation.** A commercial activity conducted solely by the occupants of a particular dwelling unit in a
41 manner incidental to residential occupancy. The conduct of a business within a dwelling unit or residential site,
42 employing only the occupants of the dwelling, with the business activity being subordinate to the residential use of
43 the property.

44
45 **Homeless.** Persons and families who lack a fixed, regular, and adequate nighttime residence. Includes those
46 staying in temporary or emergency shelters or who are accommodated with friends or others with the
47 understanding that shelter is being provided as a last resort. California Housing Element law, Section
48 65583(c)(1) requires all cities and counties to address the housing needs of the homeless. (See "Emergency
49 Shelter" and "Transitional Housing.")

50
51 **Hotel or Motel.** A facility with guest rooms or suites, with or without kitchen facilities, rented to the general public
52 for transient lodging. Hotels typically include a variety of services in addition to lodging; for example, restaurants,

1 meeting facilities, personal services, etc. Also includes accessory guest facilities such as swimming pools, tennis
2 courts, indoor athletic facilities, accessory retail uses, etc.

3
4 **Household.** All those persons--related or unrelated--who occupy a single housing unit. (See "Family.")

5
6 **Household Pets.** The keeping/raising of birds, cats, dogs, or other common household pets, as determined by the
7 director, accessory to a residential use.

8
9 **Householder.** The head of a household.

10
11 **Households, Number of.** The count of all year-round housing units occupied by one or more persons. The
12 concept of household is important because the formation of new households generates the demand for housing.
13 Each new household formed creates the need for one additional housing unit or requires that one existing
14 housing unit be shared by two households. Thus, household formation can continue to take place even without
15 an increase in population, thereby increasing the demand for housing.

16
17 **Housing and Community Development Department of the State of California (HCD).** The State agency
18 that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of
19 low- and moderate-income households.

20
21 **Housing Authority, Local (LHA).** Local housing agency established in State law, subject to local activation
22 and operation. Originally intended to manage certain federal subsidies, but vested with broad powers to
23 develop and manage other forms of affordable housing.

24
25 **Housing Element.** One of the seven State-mandated elements of a local General Plan, it assesses the existing
26 and projected housing needs of all economic segments of the community, identifies potential sites adequate to
27 provide the amount and kind of housing needed, and contains adopted goals, policies, and implementation
28 programs for the preservation, improvement, and development of housing. Under State law, Housing Elements
29 must be updated every five years.

30
31 **Housing and Urban Development, U.S. Department of (HUD).** A cabinet-level department of the federal
32 government that administers housing and community development programs.

33
34 **Housing Unit.** The place of permanent or customary abode of a person or family. A housing unit may be a
35 single-family dwelling, a multi-family dwelling, a condominium, a modular home, a mobile home, a
36 cooperative, or any other residential unit considered real property under State law. A housing unit has, at least,
37 cooking facilities, a bathroom, and a place to sleep. It also is a dwelling that cannot be moved without
38 substantial damage or unreasonable cost. (See "Dwelling Unit," "Family," and "Household.")

39
40 **Identity.** A consistent quality that makes a city, place, area, or building unique and gives it a distinguishing
41 character.

42
43 **Image.** The mental picture or impression of a city or place taken from memory and held in common by
44 members of the community.

45
46 **Impact.** The effect of any direct man-made actions or indirect repercussions of man-made actions on existing
47 physical, social, or economic conditions.

48
49 **Impact Fee.** A fee, also called a development fee, levied on the developer of a project by a city, county, or other
50 public agency as compensation for otherwise-unmitigated impacts the project will produce. California
51 Government Code Section 66000 et seq specifies that development fees shall not exceed the estimated

1 reasonable cost of providing the service for which the fee is charged. To lawfully impose a development fee,
2 the public agency must verify its method of calculation and document proper restrictions on use of the fund.
3

4 **Impacted Areas.** Census tracts where more than 50 percent of the dwelling units house low- and very low-
5 income households.
6

7 **Impervious Surface.** Surface through which water cannot penetrate, such as roof, road, sidewalk, and paved
8 parking lot. The amount of impervious surface increases with development and establishes the need for
9 drainage facilities to carry the increased runoff.
10

11 **Implementation.** Actions, procedures, programs, or techniques that carry out policies.
12

13 **Important Scenic Resource.** Public or private resources identified as having valued aesthetic properties, or
14 which may contribute to a desirable rural character in the Town. Such features may include: natural resources
15 such as scenic vistas, ridgelines, granite outcroppings, specimen trees, and views of Significant Ecological
16 Areas, and cultural resources (contemporary and historic) such as rustic barns, historic or unique buildings,
17 agricultural areas, equestrian facilities, open storm-water treatment or detention areas, roadway corridors with
18 a soft shoulder or no shoulder, paved pathways or trails (as opposed to concrete sidewalks), areas of dark night
19 sky, Loomis "gateways" that remain in a natural state. These important scenic resources include lands with
20 public rights and lands where there are no public rights.
21

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22 **Improvement.** The addition of one or more structures or utilities on a parcel of land.
23

24 **Industrial.** The manufacture, production, and processing of consumer goods. Industrial is often divided into
25 "heavy industrial" uses, such as construction yards, quarrying, and factories; and "light industrial" uses, such
26 as research and development and less intensive warehousing and manufacturing.
27

28 **Industrial Park; Office Park.** A planned assemblage of buildings designed for "Workplace Use." (See
29 "Workplace Use.")
30

31 **Industrial Research and Development (R&D).** A facility for scientific research, and the design, development and
32 testing of electrical, electronic, magnetic, optical and computer and telecommunications components in advance of
33 product manufacturing, and the assembly of related products from parts produced off-site, where the manufacturing
34 activity is secondary to the research and development activities. Includes pharmaceutical, chemical and
35 biotechnology research and development. Does not include soils and other materials testing laboratories (see
36 **laboratory**), or medical laboratories (see **medical service—clinic, laboratory, urgent care**).
37

38 **Infill Development.** Development of vacant land (usually individual lots or left-over properties) within areas
39 that are already largely developed.
40

41 **Infrastructure.** Public services and facilities, such as sewage-disposal systems, water-supply systems, other
42 utility systems, and roads.
43

44 **In-Lieu Fee.** (See "Dedication, In-lieu of.")
45

46 **Intensification of Use.** A change in the use of a structure or site, where the new use is required by this title to have
47 more off-street parking spaces than the former use; or a change in the operating characteristics of a use (for example,
48 hours of operation), which generates more activity on the site.
49

50 **Institutional Use.** (1) Publicly or privately owned and operated activities that are institutional in nature, such
51 as hospitals, museums, and schools; (2) churches and other religious organizations; and (3) other nonprofit

1 activities of a welfare, educational, or philanthropic nature that cannot be considered a residential, commercial,
2 or industrial activity.

3
4 **Intelligent Transportation Systems (ITS).** Technologies that advance transportation safety and mobility and
5 enhance productivity by integrating advanced communications technologies into transportation infrastructure and
6 into vehicles. ITS encompasses a broad range of wireless and traditional communications-based information and
7 electronic technologies.

8
9 **Inter-agency.** Indicates cooperation between or among two or more discrete agencies in regard to a specific
10 program.

11
12 **Intermittent Stream.** A stream that normally flows for at least thirty (30) days after the last major rain of the
13 season and is dry a large part of the year.

14
15 **Issues.** Important unsettled community matters or problems that are identified in a community's General Plan
16 and dealt with by the plan's goals, objectives, policies, plan proposals, and implementation programs.

17
18 **Joint Powers Authority (JPA).** A legal arrangement that enables two or more units of government to share
19 authority in order to plan and carry out a specific program or set of programs that serves both units.

20
21 **Joint Use Agreement.** An agreement between the Town and agencies or organizations within the Town limits.

22
23 **Kennel, Animal Boarding.** A commercial facility for the grooming, keeping, boarding or maintaining of five or
24 more dogs (four months of age or older), or five or more cats except for dogs or cats for sale in pet shops, or patients
25 in animal hospitals. See also **veterinary clinic, animal hospital.**

26
27 **Kitchen.** A room or space within a building used or intended to be used for the cooking or preparation of food,
28 which includes any of the following: refrigerator, stove, oven, range top, dishwasher, kitchen sink.

29
30 **Laboratory, Medical, Analytical, Testing.** A facility for testing, analysis, and/or research. Examples of this use
31 include medical labs, soils and materials testing labs, and forensic labs.

32
33 **Land Banking.** The purchase of land by a local government for use or resale at a later date. "Banked lands"
34 have been used for development of low- and moderate-income housing, expansion of parks, and development
35 of industrial and commercial centers. Federal rail-banking law allows railroads to bank unused rail corridors
36 for future rail use while allowing interim use as trails.

37
38 **Landmark.** (1) A building, site, object, structure, or significant tree, having historical, architectural, social, or
39 cultural significance and marked for preservation by the local, state, or federal government. (2) A visually
40 prominent or outstanding structure or natural feature that functions as a point of orientation or identification.

41
42 **Landscaping.** Planting-including trees, shrubs, and ground covers-suitably designed, selected, installed, and
43 maintained as to enhance a site or roadway permanently.

44
45 **Landslide.** A general term for a falling mass of soil or rocks.

46
47 **Land Use.** The purpose for which land or a structure is designed, arranged, intended, occupied, or maintained. The
48 occupation or utilization of land or water area for any human activity or any purpose defined in the General
49 Plan

50
51 **Land Use Designation.** A system for classifying and designating the appropriate use of properties.

1 **Land Use Element.** A required element of the General Plan that uses text and maps to designate the future use
2 or reuse of land within a given jurisdiction's planning area. The land use element serves as a guide to the
3 structuring of zoning and subdivision controls, urban renewal and capital improvements programs, and to
4 official decisions regarding the distribution and intensity of development and the location of public facilities
5 and open space. (See "Mandatory Element.")
6

7 **Land Use Permit.** Authority granted by the town to use a specified site for a particular purpose. Includes use
8 permits, minor use permits, limited term permits, variances, minor variances, design review, master development
9 plans, and zoning clearances.
10

11 **Land Use Regulation.** A term encompassing the regulation of land in general and often used to mean those
12 regulations incorporated in the General Plan, as distinct from zoning regulations (which are more specific).
13

14 **Laundry, Dry Cleaning Plant.** A service establishment engaged primarily in high volume laundry and garment
15 services, including: carpet and upholstery cleaners; diaper services; dry cleaning and garment pressing; commercial
16 laundries; linen supply. These facilities may include accessory customer pick-up facilities. These facilities do not
17 include coin-operated laundries or dry-cleaning pick-up stores without dry cleaning equipment; see **personal**
18 **services.**
19

20 **Ldn.** Day-Night Average Sound Level. The A-weighted average sound level for a given area (measured in
21 decibels) during a 24-hour period with a 10 dB weighting applied to night-time sound levels. The Ldn is
22 approximately numerically equal to the CNEL for most environmental settings.
23

24 **Lease.** A contractual agreement by which an owner of real property (the lessor) gives the right of possession to
25 another (a lessee) for a specified period of time (term) and for a specified consideration (rent).
26

27 **Leq.** The energy-averaged or equivalent sound level, defined as the average sound level on the basis of sound
28 energy (or sound pressure squared). The Leq is a "dosage" type measure and is the basis for the descriptors
29 used in current standards, such as the 24-hour CNEL used by the State of California.
30

31 **Level of Service (LOS).** (1) A scale that measures the amount of traffic a roadway may be capable of handling
32 on a roadway or at the intersection of roadways. Levels range from A to F, with A representing the highest level
33 of service, as follows:
34

35 **Level of Service A.** Indicates a relatively free flow of traffic, with little or no limitation. On vehicle
36 movement or speed.
37

38 **Level of Service B.** Describes a steady flow of traffic, with only slight delays in vehicle movement
39 and speed. All queues clear in a single signal cycle.
40

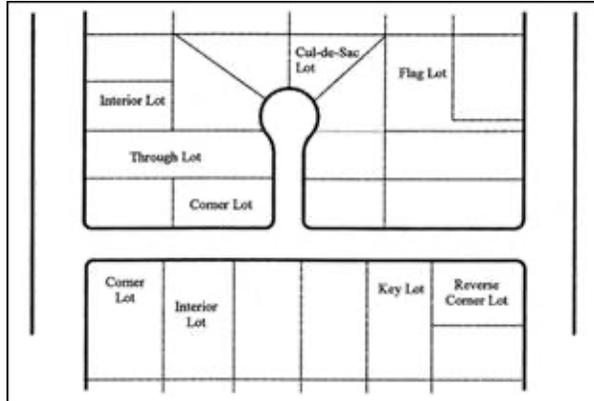
41 **Level of Service C.** Denotes a reasonably steady, high-volume flow of traffic, with some limitations
42 on movement and speed, and occasional backups on critical approaches.
43

44 **Level of Service D.** Denotes the level where traffic nears an unstable flow. Intersections still
45 function, but short queues develop, and cars may have to wait through one cycle
46 during short peaks.
47

48 **Level of Service E.** Describes traffic characterized by slow movement and frequent (although
49 momentary) stoppages. This type of congestion is considered severe, but is
50 not uncommon at peak traffic hours, with frequent stopping, long-standing
51 queues, and blocked intersections.

- 1 4. **Key lot.** An interior lot, the front of which adjoins the side property line of a corner lot.
 2 5. **Reverse corner lot.** A corner lot, the rear of which abuts a key lot.
 3 6. **Through lot.** A lot with frontage on two generally parallel streets.
 4

Lot Types



5
6
7 **Lot Area.** Gross lot area is the total area included within the lot lines of a lot, exclusive of adjacent dedicated street
8 rights-of-way. Net lot area is the gross area of the lot, exclusive of easements for streets or driveways that are not
9 for the exclusive use of the lot on which the easement is located.

10 **Lot Coverage.** See **site coverage**.

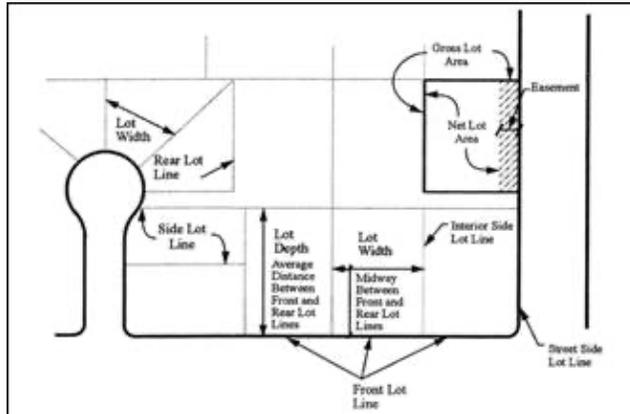
11
12 **Lot Depth.** The horizontal distance between the front and the rear lot lines measured longitudinally at the midpoints
13 of the front and rear lot lines.

14
15 **Lot Frontage.** The boundary of a lot adjacent to a public street right-of-way.

16
17 **Lot Line or Property Line.** Any recorded boundary of a lot. Types of lot lines are as follows (See Figure Lot
18 Features):
19

- 20
21 1. **Front lot line.** On an interior lot, the property line separating the parcel from the street. The front lot
22 line on a corner lot is the line with the shortest frontage. (If the street-fronting lot lines of a corner lot
23 are equal in length, the front lot line shall be determined by the director.) On a through lot, both lot
24 lines are front lot lines and the lot is considered to have no rear lot line.
25
26 2. **Interior lot line.** Any lot line not abutting a street.
27
28 3. **Rear lot line.** A property line that does not intersect the front lot line, which is most distant from and
most closely parallel to the front lot line.
4. **Side lot line.** Any lot line that is not a front or rear lot line.

Lot Features



Lot of Record. A lot that is part of a recorded subdivision or a parcel of land that has been recorded at the county recorder's office containing property tax records.

Lot Width. The horizontal distance between the side lot lines, measured at right angles to the lot depth at a point midway between the front and rear lot lines. See Figure Lot Features. The director shall determine lot width for parcels of irregular shape.

Loudness. A subjective term for the sensation of the magnitude of sound.

Low Impact Development (LID). A sustainable practice that benefits water supply and contributes to water quality protection. Unlike traditional storm water management, which collects and conveys storm water runoff through storm drains, pipes, or other conveyances to a centralized storm water facility, LID takes a different approach by using site design and storm water management to maintain the site's pre-development runoff rates and volumes. The goal of LID is to approximate a site's pre-development hydrology by using design techniques that infiltrate, filter, store, evaporate, and detain storm water runoff close to the source of rainfall.

Low-Income Area. an area with household incomes at or below 80 percent of the statewide median income or with household incomes at or below the threshold designated as low income by the Department of Housing and Community Development's list of state income limits adopted pursuant to Section 50093 of the Health and Safety Code.

Low-Income Household. A household with an annual income usually no greater than 80 percent of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program. (See "Area.")

Low-Income Housing Tax Credits. Tax reductions provided by the federal and State governments for investors in housing for low-income households.

1 **LIO.** A statistical descriptor indicating peak noise levels--the sound level exceeded ten percent of the time. It
2 is a commonly used descriptor of community noise, and has been used in Federal Highway Administration
3 standards and the standards of some cities and counties.

4
5 **Maintain.** To keep in an existing state. (See "Preserve.")

6
7 **Maintenance Service, Client Site Services.** Base facilities for various businesses that provide services on the
8 premises of their clients. Includes gardening, janitorial, pest control, water and smoke damage recovery, and similar
9 services; and appliance, computer, electronics, elevator, equipment, HVAC, instrument, plumbing, and other
10 maintenance and repair services not operating from a retail establishment that sells the products being maintained
11 or repaired. When these services operate from a retail establishment that sells the products being maintained or
12 repaired, they are instead considered part of the retail use.

13
14 **Mandatory Element.** A component of the General Plan mandated by State Law. California State law requires
15 that a General Plan include elements dealing with seven subjects--circulation, conservation, housing, land use,
16 noise, open space and safety--and specifies to various degrees the information to be incorporated in each
17 element. (See "Land Use Element.")

18
19 **Manufactured Housing.** Residential structures that are constructed entirely in the factory, and that since June
20 15, 1976, have been regulated by the federal Manufactured Home Construction and Safety Standards Act of
21 1974 under the administration of the U.S. Department of Housing and Urban Development (HUD). (See
22 "Mobile Home" and "Modular Unit.")

23
24 **Manufacturing/Processing, Heavy.** A facility accommodating manufacturing processes that involve and/or
25 produce basic metals, building materials, chemicals, fabricated metals, paper products, machinery, textiles, and/or
26 transportation equipment, where the intensity and/or scale of operations may cause significant impacts on
27 surrounding land uses or the community. Heavy manufacturing uses are not allowed within the town of Loomis
28 except where limited varieties are included under the definition of **manufacturing—intensive**. Examples of heavy
29 manufacturing uses include the following:

- 30
31 1. **Chemical product manufacturing.** An establishment that produces or uses basic chemicals, and other
32 establishments creating products predominantly by chemical processes. Examples of these products
33 include: basic chemicals, including acids, alkalis, salts, and organic chemicals; chemical products to
34 be used in further manufacture, including synthetic fibers, plastic materials, dry colors, and pigments;
35 and finished chemical products to be used for ultimate consumption, including drugs/pharmaceuticals,
36 cosmetics, and soaps; or to be used as materials or supplies in other industries including paints,
37 fertilizers, and explosives. Also includes sales and transportation establishments handling the chemicals
38 described above, except as part of retail trade.
- 39 2. **Concrete, gypsum, and plaster product manufacturing.** An establishment that produces bulk
40 concrete, concrete building block, brick, and/or other types of precast and prefabricated concrete
41 products. Also includes ready-mix concrete batch plants, lime manufacturing, and the manufacture of
42 gypsum products, including plasterboard. A retail ready-mix concrete operation as an incidental use in
43 conjunction with a building materials outlet is defined under **building and landscape materials sales**.
- 44 3. **Glass product manufacturing.** An establishment that manufactures glass and/or glass products by
45 melting silica sand or cullet, including the production of flat glass and other glass products that are
46 pressed, blown, or shaped from glass produced in the same establishment. Artisan and craftsman type
47 operations of a larger scale than home occupations are instead included under (**manufacturing—
48 light—handcraft industries and small-scale manufacturing**).
- 49 4. **Paving and roofing materials manufacturing.** The manufacture of various common paving and
50 petroleum-based roofing materials, including bulk asphalt, paving blocks made of asphalt, creosote

1 wood, and various compositions of asphalt and tar. Does not include the manufacture of wood roofing
 2 materials (shingles, shakes, etc.) (**lumber and wood product manufacturing**).

- 3 5. **Petroleum refining and related industries.** Industrial plants for purifying petroleum, and the
 4 compounding of lubricating oils and greases from purchased materials. Also includes oil or gas
 5 processing facilities, liquefied natural gas (LNG) facilities, the manufacture of petroleum coke and fuel
 6 briquettes, tank farms, and terminal facilities for pipelines. Does not include petroleum pipeline surge
 7 tanks and pump stations (**public utility facilities**), or petroleum product distributors (**petroleum
 8 product storage and distribution**).

- 9 6. **Plastics, other synthetics, and rubber product manufacturing.** The manufacture of rubber products
 10 including: tires, rubber footwear, mechanical rubber goods, heels and soles, flooring, and other rubber
 11 products from natural, synthetic, or reclaimed rubber. Also includes establishments engaged primarily
 12 in manufacturing tires; products from recycled or reclaimed plastics or styrofoam; molding primary
 13 plastics for other manufacturers, manufacturing miscellaneous finished plastics products, fiberglass
 14 manufacturing, and fiberglass application services. Does not include establishments engaged primarily
 15 in recapping and retreading automobile tires (**vehicle services—major repair/body work**).

- 16 7. **Primary metal industries.** An establishment engaged in: the smelting and refining of ferrous and
 17 nonferrous metals from ore, pig, or scrap; the rolling, drawing, and alloying of metals; the manufacture
 18 of castings, forgings, stampings, extrusions, and other basic metal products; and the manufacturing of
 19 nails, spikes, and insulated wire and cable. Also includes merchant blast furnaces and by-product or
 20 beehive coke ovens.

- 21 8. **Pulp and pulp product manufacturing.** An establishment that manufactures pulp, paper, or
 22 paperboard. Includes pulp, paper, and paperboard mills. Does not include establishments primarily
 23 engaged in converting paper or paperboard without manufacturing the paper or paperboard, including
 24 envelope manufacturing, converted paper products, paper coating and glazing, paper bags, assembly of
 25 paperboard boxes, wallpaper (**manufacturing—light—paper product manufacturing**).

- 26 9. **Textile and leather product manufacturing.** An establishment that converts basic fibers (natural or
 27 synthetic) into a product, including yarn or fabric, that can be further manufactured into usable items
 28 (**manufacturing—light—clothing and fabric product manufacturing**), and industries that transform
 29 hides into leather by tanning or curing. Includes: Coating, waterproofing, or otherwise treating fabric;
 30 dressed and dyed furs; drying and finishing fiber, yarn, fabric, and knit apparel; leather-tanned, curried,
 31 and finished; manufacture of knit apparel and other finished products from yarn; manufacture of felt
 32 goods, lace goods, nonwoven fabrics and miscellaneous textiles; manufacturing of woven fabric,
 33 carpets, and rugs from yarn; preparation of fiber and subsequent manufacturing of yarn, threads, braids,
 34 twine cordage; scouring and combing plants; upholstery manufacturing; and yarn and thread mills
 35

36 **Manufacturing/Processing, Intensive.** A facility accommodating manufacturing processes that involve and/or
 37 produce building materials, fabricated metal products, machinery, and/or transportation equipment, where the
 38 intensity and/or scale of operations is greater than those classified under **manufacturing—light**, but where impacts
 39 on surrounding land uses or the community can typically be mitigated to acceptable levels. Examples of intensive
 40 manufacturing uses include the following:

- 41 1. **Lumber and wood product manufacturing.** Manufacturing, processing, and sales involving the
 42 milling of forest products to produce rough and finished lumber and other wood materials for use in
 43 other manufacturing, craft, or construction processes. Includes the following processes and products:
 44 Containers, pallets and skids; manufactured and modular homes; matches (wood); milling operations;
 45 trusses and structural beams; turning and shaping of wood products; wholesaling of basic wood
 46 products; and wood product assembly. Does not include craft-type shops (**handcraft industries and
 47 small-scale manufacturing**); other wood and cabinet shops (**furniture and fixture manufacturing,
 48 cabinet shops**); or the entirely indoor retail sale of building materials, construction tools and equipment
 49 (**building and landscape materials sales**).

- 1 2. **Machinery manufacturing.** An establishment that makes or processes raw materials into finished
2 machines or parts for machines. Does not include the manufacture of electronics, equipment, or
3 appliances (**electronics, equipment, and appliance manufacturing**).
- 4 3. **Metal products fabrication, machine and welding shops.** An establishment engaged in the
5 production and/or assembly of metal parts, including the production of metal cabinets and enclosures,
6 cans and shipping containers, doors and gates, duct work, forgings and stampings, hardware and tools,
7 plumbing fixtures and products, tanks, towers, and similar products. Examples of these uses include:
8 Blacksmith and welding shops; plating, stripping, and coating shops; sheet metal shops; and machine
9 shops and boiler shops.
- 10 4. **Motor vehicles and transportation equipment.** Manufacturers of equipment for transporting
11 passengers and cargo by land, air and water, including motor vehicles, aircraft, spacecraft, ships, boats,
12 railroad and other vehicles such as motorcycles, bicycles and snowmobiles. Includes manufacture of
13 motor vehicle parts and accessories; trailers and campers for attachment to other vehicles; self-
14 contained motor homes; and van conversions. Does not include mobile home and modular home
15 assembly (listed under **lumber and wood products**).
- 16 5. **Stone and cut stone product manufacturing.** An establishment that cuts, shapes, and/or finishes
17 marble, granite, slate, and/or other stone for construction and miscellaneous uses. Does not include
18 establishments engaged primarily in buying or selling partly finished monuments and tombstones
19 (**handcraft industries, small-scale manufacturing**).
- 20 6. **Structural clay and pottery product manufacturing.** An establishment that produces brick and
21 structural clay products, including pipe, china plumbing fixtures, vitreous china articles, and/or fine
22 earthenware and porcelain products. Does not include artist/craftsman uses (see **handcraft industries**
23 **and small scale manufacturing, home occupations**).

24 **Manufacturing/Processing, Light.** A facility accommodating manufacturing processes involving and/or
25 producing: apparel; food and beverage products; electronic, optical, and instrumentation products; ice; jewelry; and
26 musical instruments. Light manufacturing also includes other establishments engaged in the assembly, fabrication,
27 and conversion of already processed raw materials into products, where the operational characteristics of the
28 manufacturing processes and the materials used are unlikely to cause significant impacts on surrounding land uses
29 or the community. Examples of light manufacturing uses include the following:

- 30 1. **Clothing and fabric product manufacturing.** An establishment that assembles clothing, draperies,
31 and/or other products by cutting and sewing purchased textile fabrics, and related materials including
32 leather, rubberized fabrics, plastics and furs. Does not include custom tailors and dressmakers not
33 operating as a factory and not located on the site of a clothing store (see **personal services**). See also,
34 **manufacturing—heavy—textile and leather product manufacturing**.
- 35 2. **Electronics, equipment, and appliance manufacturing.** An establishment that manufactures
36 equipment, apparatus, and/or supplies for the generation, storage, transmission, transformation and use
37 of electrical energy, including: Appliances including stoves/ovens, refrigerators, freezers, laundry
38 equipment, fans, vacuum cleaners, sewing machines; aviation instruments; computers, computer
39 components, peripherals; electrical transmission and distribution equipment; electronic components
40 and accessories, semiconductors, integrated circuits, related devices; electrical welding apparatus;
41 lighting and wiring equipment such as lamps and fixtures, wiring devices, vehicle lighting; industrial
42 controls; instruments for measurement, testing, analysis and control, associated sensors and
43 accessories; miscellaneous electrical machinery, equipment and supplies such as batteries, X-ray
44 apparatus and tubes, electromedical and electrotherapeutic apparatus, electrical equipment for internal
45 combustion engines; motors and generators; optical instruments and lenses; photographic equipment
46 and supplies; radio and television receiving equipment; surgical, medical and dental instruments,
47 equipment, and supplies; storage media, blank and pre-recorded, including magnetic, magneto-optical,
48

1 and optical products such as compact disks (CDs), computer diskettes and hard drives, digital versatile
2 disks (DVDs), magnetic tape products, phonograph records, etc.; surveying and drafting instruments;
3 telephone and telegraph apparatus; transformers, switch gear and switchboards; and watches and
4 clocks. Does not include testing laboratories (soils, materials testing, etc.) (see **business support
5 services**), or research and development facilities separate from manufacturing (see **research and
6 development**).

- 7
- 8 3. **Food and beverage product manufacturing.** Manufacturing establishments producing or
9 processing foods and beverages for human consumption, and certain related products. Examples of
10 these uses include: Bottling plants; breweries; candy, sugar and confectionery products manufacturing;
11 catering services separate from stores or restaurants; coffee roasting; dairy products manufacturing; fats
12 and oil product manufacturing; fruit and vegetable canning, preserving, related processing; grain mill
13 products and by-products; meat, poultry, and seafood canning, curing, by-product processing; soft drink
14 production; and miscellaneous food item preparation from raw products. Does not include: bakeries,
15 which are separately defined; or beer brewing as part of a brew pub, bar or restaurant (see **bar/tavern,
16 and night club**)
- 17 4. **Handcraft industries, small-scale manufacturing.** Establishments manufacturing and/or assembling
18 small products primarily by hand, including jewelry, pottery and other ceramics, as well as small glass
19 and metal art and craft products, and taxidermists. Also includes manufacturing establishments
20 producing small products not classified in another major manufacturing group, including: brooms and
21 brushes; buttons, costume novelties; jewelry; musical instruments; pens, pencils, and other office and
22 artists' materials; sporting and athletic goods; toys; etc.
- 23 5. **Paper product manufacturing.** An establishment that converts pre-manufactured paper or paperboard
24 into boxes, envelopes, paper bags, wallpaper, etc., and/or that coats or glazes pre-manufactured paper.
25 Does not include the manufacturing of pulp, paper, or paperboard (see **manufacturing—heavy—pulp
and pulp manufacturing**).
- 26 6. **Photo/film processing lab.** A facility that provides high volume and/or custom processing services
27 for photographic negative film, transparencies, and/or prints, where the processed products are
28 delivered to off-site retail outlets for customer pick-up. Does not include small-scale photo
29 processing machines accessory to other retail businesses.

30
31 **Map Act.** See **Subdivision Map Act**.

32
33 **Marsh.** Any area designated as marsh or swamp on the largest scale United States Geologic Survey topographic
34 map most recently published. A marsh usually is an area periodically or permanently covered with shallow
35 water, either fresh or saline.

36
37 **May.** That which is permissible.

38
39 **Mean Sea Level.** The average altitude of the sea surface for all tidal stages.

40
41 **Media Production.** Facilities for motion picture, television, video, sound, computer, and other communications
42 media production. These facilities include the following types:

- 43 1. **Backlots/outdoor facilities.** Outdoor sets, backlots, and other outdoor facilities, including supporting
44 indoor workshops and craft shops.
- 45 2. **Indoor support facilities.** Administrative and technical production support facilities, including
46 administrative and production offices, post-production facilities (editing and sound recording studios,
47 Foley stages, etc.), optical and special effects units, film processing laboratories, etc.
- 48 3. **Soundstages.** Warehouse-type facilities providing space for the construction and use of indoor sets,
49 including supporting workshops and craft shops.

1 **Median Strip.** The dividing area, either paved or landscaped, between opposing lanes of traffic on a roadway.

2
3
4 **Medical Services, Clinic, Urgent Care.** A facility other than a hospital where medical, mental health, surgical and
5 other personal health services are provided on an outpatient basis. Examples of these uses include: Medical offices
6 with four or more licensed practitioners and/or medical specialties; out-patient care facilities; urgent care facilities;
7 and Other allied health services. These facilities may also include accessory medical laboratories. Counseling
8 services by other than medical doctors or psychiatrists are included under **offices—professional**.

9
10 **Medical Services, Doctor Office.** A facility other than a hospital where medical, dental, mental health, surgical,
11 and/or other personal health care services are provided on an outpatient basis, and that accommodates no more than
12 three licensed primary practitioners (for example, chiropractors, medical doctors, psychiatrists, etc., other than
13 nursing staff) within an individual office suite. A facility with four or more licensed practitioners is instead classified
14 under **medical services—clinic, urgent care**. Counseling services by other than medical doctors or psychiatrists
15 are included under **offices—professional**.

16
17 **Medical Services, Extended Care.** Residential facilities providing nursing and health-related care as a primary use
18 with in-patient beds. Examples of these uses include: board and care homes; convalescent and rest homes; extended
19 care facilities; and skilled nursing facilities. Long-term personal care facilities that do not emphasize medical
20 treatment are included under **residential care**.

21
22 **Medical Services, Hospital.** Hospitals and similar facilities engaged primarily in providing diagnostic services,
23 and extensive medical treatment, including surgical and other hospital services. These establishments have an
24 organized medical staff, inpatient beds, and equipment and facilities to provide complete health care. May include
25 on-site accessory clinics and laboratories, accessory retail uses and emergency heliports (see the separate definition
26 of **accessory retail uses**).

27
28 **Mello-Roos Bonds.** Locally issued bonds that are repaid by a special tax imposed on property owners within
29 a "community facilities" district established by a governmental entity. The bond proceeds can be used for
30 public improvements and for a limited number of services. Named after the program's legislative authors.

31
32 **Mercalli Intensity Scale.** A subjective measure of the observed effects (human reactions, structural damage,
33 geologic effects) of an earthquake. Expressed in Roman numerals from I to XII.

34
35 **Merger (District).** Elimination of a special district by transferring its service responsibilities to a city
36 government. The merging district's territory must be totally included inside the city.

37
38 **Metropolitan.** Of, relating to, or characteristic of a large important city.

39
40 **Microclimate.** The climate of a small, distinct area, such as a city street or a building's courtyard; can be
41 favorably altered through functional landscaping, architecture, or other design features.

42
43 **Midden.** A deposit marking a former habitation site and containing such materials as discarded artifacts, bone and
44 shell fragments, food refuse, charcoal, ash, rock, human remains, structural remnants, and other cultural leavings.

45
46 **Mineral Resource.** Land on which known deposits of commercially viable mineral or aggregate deposits exist.
47 This designation is applied to sites determined by the State Division of Mines and Geology as being a resource
48 of regional significance, and is intended to help maintain the quarrying operations and protect them from
49 encroachment of incompatible land uses.

50
51 **Minimize.** To reduce or lessen, but not necessarily to eliminate.

- 1
2 **Mining.** The act or process of extracting resources, such as coal, oil, or minerals, from the earth.
3
4 **Ministerial (Administrative) Decision.** An action taken by a governmental agency that follows established
5 procedures and rules and does not call for the exercise of judgment in deciding whether to approve a project.
6
7 **Mitigate.** To ameliorate, alleviate, or avoid to the extent reasonably feasible.
8
9 **Mixed-use.** Properties on which various uses, such as office, commercial, institutional, and residential, are
10 combined in a single building or on a single site in an integrated development project with significant functional
11 interrelationships and a coherent physical design. A "single site" may include contiguous properties.
12
13 **Mixed-use Project.** A project that combines both commercial and residential uses, where the residential component
14 is typically located above the commercial.
15
16 **Mobile Home.** A structure, transportable in one or more sections, built on a permanent chassis and designed
17 for use as a single-family dwelling unit and that (1) has a minimum of 400 square feet of living space; (2) has
18 a minimum width in excess of 102 inches; (3) is connected to all available permanent utilities; and (4) is tied
19 down (a) to a permanent foundation on a lot either owned or leased by the homeowner or (b) is set on piers,
20 with wheels removed and skirted, in a mobile home park. (See "Manufactured Housing" and "Modular Unit.")
21 A trailer, transportable in one or more sections, that is certified under the National Manufactured Housing
22 Construction and Safety Standards Act of 1974, which is over eight feet in width and forty feet in length, with or
23 without a permanent foundation and not including recreational vehicle, commercial coach or factory-built housing.
24 A mobile home on a permanent foundation is included under the definition of **single-family dwellings**.
25
26 **Mobile Home Park.** Any site that is planned and improved to accommodate two or more mobile homes used for
27 residential purposes, or on which two or more mobile home lots are rented, leased, or held out for rent or lease, or
28 were formerly held out for rent or lease and later converted to a subdivision, cooperative, condominium, or other
29 form of resident ownership, to accommodate mobile homes used for residential purposes. May include a common
30 storage area for recreational vehicles owned by residents only.
31
32 **Mobile Home Park Conversion.** Changing the use of a mobile home park for a purpose other than the rental, or
33 the holding out for rent, of two or more mobile home sites to accommodate mobile homes used for human habitation.
34 Such conversion may affect an entire mobile home park or any portion thereof. A conversion shall include, but is
35 not limited to, a change of any existing mobile home park or any portion thereof to condominium, stock cooperative,
36 planned unit development, or any form of ownership wherein spaces within the mobile home park are to be sold,
37 and the cessation of use of all or a portion of the park as a mobile home park, whether immediately or on a gradual
38 basis, or the closure of the park. **Conversion** shall not include the purchase of the park by its existing residents.
39
40 **Mobile Home, RV, and Boat Sales.** Retail establishments selling both mobile home dwelling units, and/or various
41 vehicles and watercraft for recreational uses. Includes the sales of boats, campers and camper shells, jet skis, mobile
42 homes, motor homes, and travel trailers.
43
44 **Moderate-income Household.** A household with an annual income between the lower income eligibility
45 limits and 120 percent of the area median family income adjusted by household size, usually as established by
46 the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program. (See
47 "Area" and "Low-income Household.")
48
49 **Modular Unit.** A factory-fabricated, transportable building or major component designed for use by itself or
50 for incorporation with similar units on-site into a structure for residential, commercial, educational, or
51 industrial use. Differs from mobile homes and manufactured housing by (in addition to lacking an integral

1 chassis or permanent hitch to allow future movement) being subject to California housing law design
2 standards. California standards are more restrictive than federal standards in some respects (e.g., plumbing and
3 energy conservation). Also called Factory-built Housing and regulated by State law of that title. (See "Mobile
4 Home" and "Manufactured Housing.")

5
6 **Mortuary, Funeral Home.** Funeral homes and parlors, where deceased are prepared for burial or cremation, and
7 funeral services may be conducted.

8
9 **Motel.** See **hotel or motel.**

10
11 **Multifamily Housing.** A dwelling unit that is part of a structure containing one or more other dwelling units, or a
12 structure containing a nonresidential use. An example of the latter is a mixed-use project where, for example, one
13 or more dwelling units are part of a structure that also contains one or more commercial uses (retail, office, etc.).
14 Multifamily dwellings include carriage units, duplexes, triplexes, fourplexes (buildings with two, three or four
15 dwelling units, respectively, in the same structure); apartments (five or more units in a single building); and
16 townhouse development (three or more attached dwellings where no unit is located over another unit). Multifamily
17 housing may also comprise a row of single-family homes adjacent to existing single-family homes within a larger
18 multifamily project.

19
20 **Multiple Family Building.** A detached building designed and used exclusively as a dwelling by three or more
21 families occupying separate suites.

22
23 **Multi-Use Trail.** A trail designed to accommodate a variety of user groups, such as pedestrians, cyclists, and
24 equestrians, on the same trail with two-way, non-motorized off-street access.

25
26 **Must.** That which is mandatory.

27
28 **National Ambient Air Quality Standards.** The prescribed level of pollutants in the outside air that cannot
29 be exceeded legally during a specified time in a specified geographical area.

30
31 **National Environmental Policy Act (NEPA).** An act passed in 1974 establishing federal legislation for
32 national environmental policy, a council on environmental quality, and the requirements for environmental
33 impact statements.

34
35 **National Flood Insurance Program.** A federal program that authorizes the sale of federally subsidized flood
36 insurance in communities where such flood insurance is not available privately.

37
38 **National Historic Preservation Act.** A 1966 federal law that established a National Register of Historic Places
39 and the Advisory Council on Historic Preservation, and that authorized grants-in-aid for preserving historic
40 properties.

41
42 **National Pollutant Discharge Elimination System (NPDES).** A national program for issuing, modifying,
43 revoking and reissuing, terminating, monitoring and enforcing permits, and imposing and enforcing pretreatment
44 requirements under sections 307, 402, 318, and 405 of the Clean Water Act.

45
46 **National Register of Historic Places.** The official list, established by the National Historic Preservation Act, of
47 sites, districts, buildings, structures, and objects significant in the nation's history or whose artistic or
48 architectural value is unique.

49
50 **Natural or Existing Grade.** The contour of the ground surface before grading.

- 1 **Natural State.** The condition existing prior to development.
2
- 3 **Necessary.** Essential or required.
4
- 5 **Need.** A condition requiring supply or relief. The City or County may act upon findings of need within or on
6 behalf of the community.
7
- 8 **Negative Declaration.** A statement describing the reasoning that a proposed action will not have a significant
9 adverse effect on the environment, in compliance with the California Environmental Quality Act (CEQA).
10
- 11 **Neighborhood Park.** City- or County-owned land intended to serve the recreation needs of people living or
12 working within one-half mile radius of the park.
13
- 14 **Night Club.** A facility serving alcoholic beverages for on-site consumption, and providing entertainment, examples of
15 which include live music and/or dancing, comedy, etc.
16
- 17 **Nitrogen Oxide(s).** A reddish brown gas that is a byproduct of combustion and ozone formation processes.
18 Often referred to as NOX, this gas gives smog its "dirty air" appearance.
19
- 20 **Noise.** Any sound that is undesirable because it interferes with speech and hearing, or is intense enough to
21 damage hearing, or is otherwise annoying. Noise, simply, is "unwanted sound."
22
- 23 **Noise Attenuation.** Reduction of an acoustic signal or the level of a noise source using a substance, material,
24 or surface, such as earth berms and/or solid concrete walls.
25
- 26 **Noise Contour.** A line connecting points of equal noise level as measured on the same scale. Noise levels greater
27 than the 60 Ldn contour (measured in dBA) require noise attenuation in residential development.
28
- 29 **Noise Element.** One of the seven State-mandated elements of a local General Plan, it assesses noise levels of
30 highways and freeways, local arterials, railroads, airports, local industrial plants, and other ground stationary
31 sources, and adopts goals, policies, and implementation programs to reduce the community's exposure to noise.
32
- 33 **Non-attainment.** The condition of not achieving a desired or required level of performance. Frequently used in
34 reference to air quality.
35
- 36 **Non-conforming Parcel.** A parcel that was legally created prior to the adoption of this title or amendment, but
37 does not comply with the current area, width, depth, or other applicable requirements of this title.
38
- 39 **Non-conforming Sign.** A sign that lawfully existed prior to the effective date of this title or amendment, but does
40 not comply with the current sign regulations of this title.
41
- 42 **Non-conforming Structure.** A structure that was legally constructed prior to the adoption or amendment of this
43 title, but does not comply with the current setback, height limit, and/or other applicable requirements of this title.
44
- 45 **Non-conforming Use.** A use that was valid when brought into existence, but by subsequent regulation becomes no
46 longer conforming. "Non-conforming use" is a generic term and includes (1) non-conforming structures (by virtue
47 of size, type of construction, location on land, or proximity to other structures), (2) non-conforming use of a
48 conforming building, (3) non-conforming use of a non-conforming building, and (4) non-conforming use of land.
49 Thus, any use lawfully existing on any piece of property that is inconsistent with a new or amended General Plan,
50 and that in turn is a violation of a zoning ordinance amendment subsequently adopted in conformance with the

1 General Plan, will be a non-conforming use. Typically, non-conforming uses are permitted to continue for a
 2 designated period of time, subject to certain restrictions.

3
 4 **Non-prime Agricultural Land.** Property used for the production of food or fiber, with soils that qualify for rating
 5 as Classes III through VII in the Soil Conservation Service land capability classifications

6
 7 **Notice (of Hearing).** A legal document announcing the opportunity for the public to present their views to an official
 8 representative or board of a public agency concerning an official action pending before the agency.

9
 10 **Nuisance.** a person, thing, or circumstance causing inconvenience or annoyance. A nuisance involves an
 11 unreasonable or unlawful use of property that results in material annoyance, inconvenience, discomfort, or injury
 12 to another person or to the public. The unlawful use may involve doing something or failing to do something.
 13 Common nuisances may include junk accumulation, animals, noise, dangerous buildings, sewage and unsanitary
 14 conditions, and encroachments on the public right-of-way that interfere with pedestrian passage.

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15
 16 **Objective.** A specific statement of desired future condition toward which the City or County will expend effort in
 17 the context of striving to achieve a broader goal. An objective should be achievable and, where possible, should be
 18 measurable and time-specific. The State Government Code (Section 65302) requires that General Plans spell out
 19 the objectives, principles, standards, and proposals of the General Plan. “The addition of 100 units of affordable
 20 housing by 1995” is an example of an objective.

21
 22 **Occupancy.** All or a portion of a structure occupied by one tenant.

23
 24 **Off-sale Liquor Establishment.** Any establishment at which alcohol is sold, served, or given to patrons, to be
 25 consumed off-site, except food markets, supermarkets, drugstores, and other retail establishments in which the
 26 sale of alcohol for off-site use constitutes less than twenty percent of the total sales.

27
 28 **Off-site.** An activity or accessory use that is related to a specific primary use, but is not located on the same site
 29 as the primary use.

30
 31 **Office.** The following are types of offices. These do not include medical offices (see **medical service—clinic,**
 32 **laboratory, urgent care, and medical service—doctor office.**)

- 33 1. **Accessory.** Office facilities that are incidental and accessory to another business or sales activity that
 34 is the primary use.
- 35 2. **Business/service.** Establishments providing direct services to consumers. Examples of these uses
 36 include employment agencies, insurance agent offices, real estate offices, travel agencies, utility
 37 company offices, etc. This use does not include **bank, financial services**, which are separately defined.
- 38 3. **Government.** Administrative, clerical, or public contact and/or service offices of a local, state, or federal
 39 government agency or service facilities. Includes post offices, but not bulk mailing distribution centers,
 40 which are under **truck or freight terminal**.
- 41 4. **Processing.** Office-type facilities characterized by high-employee densities, and occupied by
 42 businesses engaged in information processing, and other computer-dependent and/or
 43 telecommunications-based activities. Examples of these uses include: Airline, lodging chain, and rental
 44 car company reservation centers; computer software and hardware design and development; consumer
 45 credit reporting; data processing services; health management organization (HMO) offices where no
 46 medical services are provided; insurance claim processing; mail order and electronic commerce
 47 transaction processing; telecommunications facility design and management; and telemarketing.
- 48 5. **Professional.** Office-type facilities occupied by businesses that provide professional services and/or
 49 engaged in the production of intellectual property. Examples of these uses include: Accounting,
 50 auditing and bookkeeping services; advertising agencies; attorneys; commercial art and design services;
 51 construction contractors (office facilities only); counseling services; court reporting services; detective

1 agencies and similar services; design services including architecture, engineering, landscape
 2 architecture, urban planning; educational, scientific and research organizations; financial management
 3 and investment counseling; literary and talent agencies; management and public relations services;
 4 media post-production services; news services; photographers and photography studios; psychologists;
 5 secretarial, stenographic, word processing, and temporary clerical employee services; security and
 6 commodity brokers; and writers and artists offices.

- 7 **6. Temporary.** A mobile home, recreational vehicle or modular unit used as a temporary office facility.
 8 Temporary offices may include: construction supervision offices on a construction site or off-site
 9 construction yard; a temporary on-site real estate office for a development project; or a temporary
 10 business office in advance of permanent facility construction.
- 11 **7. Temporary real estate.** The temporary use of a dwelling unit within a residential development project
 12 as a sales office for the units on the same site, which is converted to residential use at the conclusion of
 13 its office use.

14
 15 **Office Park.** (See "Industrial Park.")

16
 17 **Office-supporting Retail.** A retail store that carries one or more types of merchandise that will typically be of
 18 frequent interest to and/or needed by the various businesses listed under the definition of **office**, and/or the
 19 employees of those businesses. Examples of these types of merchandise include: Books; computer equipment;
 20 flowers; newspapers and magazines; office supplies, stationery; and photographic supplies and cameras.

21
 22 **Office Use.** The use of land by general business offices, medical and professional offices, administrative or
 23 headquarters offices for large wholesaling or manufacturing operations, and research and development.

24
 25 **On-sale Liquor Establishment.** Any establishment at which alcohol is sold, served, or given to patrons, to be
 26 consumed on-site.

27
 28 **On-site.** An activity or accessory use that is related to a specific primary use, which is located on the same site as
 29 the primary use.

30
 31 **Open Fencing.** A barrier constructed of material which is transparent, such as glass, plastic panels or wrought iron,
 32 used in conjunction with recreation and seating areas.

33
 34 **Open Space.** A public or private area that is predominantly unoccupied by buildings and other impervious surfaces;
 35 any structures or facilities are accessory to the primary land use. Open Spaces may be in natural or landscaped
 36 condition, and may include: Active Parks, Passive Parks, Greenways, Conservation Areas, Significant Ecological
 37 Areas, Agricultural Areas, Important Scenic Resources, and open storm-water treatment or detention areas.
 38 Generally, an area where improvements are minimal, but could include a trail, shade structure, bench, or similar
 39 small facilities designed for passive enjoyment. Open spaces include trails, oak preservations, and riparian corridors
 40 that provide passive recreational opportunities and buffers between uses.

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 Recreation, and Open Space Master Plan

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41
 42 **Open Space Element.** One of the seven State-mandated elements of a local General Plan, it contains an inventory
 43 of privately and publicly owned open-space lands, and adopted goals, policies, and implementation programs for
 44 the preservation, protection, and management of open space lands.

45
 46 **Open Space Land.** Any parcel or area of land or water that is essentially unimproved and devoted to an open space
 47 use for the purposes of (1) the preservation of natural resources, (2) the managed production of resources, (3)
 48 outdoor recreation, or (4) public health and safety.

49
 50 **Ordinance.** A law or regulation set forth and adopted by a governmental authority, usually a city or county.

1
2 **Ordinary Maintenance and Repair.** Work for which a building permit is not required, the purpose and effect of
3 which is to correct deterioration of or damage to a structure or any part thereof and to restore the structure to its
4 condition before the deterioration or damage

5
6 **Organizational House.** A residential lodging facility operated by a membership organization for its members and
7 not open to the general public. Includes fraternity and sorority houses, student dormitories, convents, monasteries,
8 and religious residential retreats.

9
10 **Outdoor Recreation Use.** A privately or publicly owned or operated use providing facilities for outdoor recreation
11 activities.

12
13 **Paleontology.** The science of the forms of life existing in former geologic periods, as represented by their fossils.

14
15 **Parcel.** A lot, or contiguous group of lots, in single ownership or under single control, usually considered a unit for
16 purposes of development. See **Lot**.

17
18 **Parking Facility, Public or Commercial.** Parking lots or structures operated by the town, or a private entity
19 providing parking for a fee. Does not include towing impound and storage facilities, which are instead defined under
20 **storage—outdoor**.

21
22 **Park.** An area of active or passive land that usually contains improvements such as baseball fields, skateboard
23 parks, playground equipment, amphitheater, soccer fields and other amenities intended for organized play or
24 individual recreation. A park may also contain support structures such as restrooms, parking, picnic facilities,
25 gazebos, and similar facilities. Open space lands whose primary purpose is recreation. (See "Open Space Land,"
26 "Community Park," and "Neighborhood Park.")

Commented [CC11]: From draft Parks and Rec Element

27
28 **Passive Park.** A public area of predominantly undisturbed or restored natural land containing no principle
29 structures, with little disturbance to topography and vegetation, that provides passive recreational activities (e.g.,
30 walking/jogging, photography wildlife viewing, picnicking, biking, other non-motorized uses).

Commented [CC12]: From unadopted 2010 Parks, Recreation, and Open Space Master Plan

31
32 **Peak Hour/Peak Period.** For any given roadway, a daily period during which traffic volume is highest, usually
33 occurring in the morning and evening commute periods. Where "F" Levels of Service are encountered, the "peak
34 hour" may stretch into a "peak period" of several hours' duration.

35
36 **Pedestrian Orientation.** Any physical structure or place with design qualities and elements that contribute to an
37 active, inviting and pleasant place for pedestrians including:

- 38 1. Building facades that are highly articulated at the street level, with interesting uses of material, color,
39 and architectural detailing, located directly behind the sidewalk;
 - 40 2. Design amenities related to the street level such as awnings, paseos, arcades;
 - 41 3. Visibility into buildings at the street level;
 - 42 4. A continuous sidewalk, with a minimum of intrusions into pedestrian right-of-way;
 - 43 5. Continuity of building facades along the street with few interruptions in the progression of buildings
44 and stores;
 - 45 6. Signs oriented and scaled to the pedestrian rather than the motorist;
 - 46 7. Landscaping; and
 - 47 8. Street furniture.
- 48

1 **Pedestrian-oriented Use.** A land use that is intended to encourage walk-in customers and that generally does not
2 limit the number of customers by requiring appointments or otherwise excluding the general public. A pedestrian-
3 oriented use provides spontaneous draw from sidewalk and street due to visual interest, high customer turnover,
4 and social interaction.

5
6 **Performance Standards.** Zoning regulations that permit uses based on a particular set of standards of operation
7 rather than on particular type of use. Performance standards provide specific criteria limiting noise, air pollution,
8 emissions, odors, vibration, dust, dirt, glare, heat, fire hazards, wastes, traffic impacts, and visual impacts of use.

9
10 **Person.** Any individual, firm, partnership, corporation, company, association, joint stock association; city, county,
11 state, or district; and includes any trustee, receiver, assignee, or other similar representative thereof.

12
13 **Personal Services.** Establishments providing nonmedical services to individuals as a primary use. Examples of
14 these uses include: Barber and beauty shops; clothing rental; dry cleaning pick-up stores with limited equipment;
15 home electronics and small appliance repair; laundromats (self-service laundries); locksmiths; massage (licensed,
16 therapeutic, nonsexual); pet grooming with no boarding; shoe repair shops; tailors; tanning salons. These uses may
17 also include accessory retail sales of products related to the services provided.

18
19 **Personal Services, Restricted.** Personal services that may tend to have a blighting and/or deteriorating effect upon
20 surrounding areas and which may need to be dispersed to minimize their adverse impacts. Examples of these uses
21 include: Check cashing stores; fortune tellers; palm and card readers; pawnshops; psychics; spas and hot tubs for
22 hourly rental; tattoo and body piercing services.

23
24 **Planned Development (PD) or Planned Unit Development (PUD).** A description of a proposed unified
25 development, consisting at a minimum of a map and adopted ordinance setting forth the regulations governing,
26 and the location and phasing of all proposed uses and improvements to be included in the development.

27
28 **Planning and Research, Office of (OPR).** A governmental division of the State of California that has among
29 its responsibilities the preparation of a set of guidelines for use by local jurisdictions in drafting General Plans.

30
31 **Planning Area.** The Planning Area is the land area addressed by the General Plan. For a city, the Planning
32 Area boundary typically coincides with the Sphere of Influence that encompasses land both within the City
33 Limits and potentially annexable land.

34
35 **Planning Commission.** The town of Loomis planning commission, appointed by the Loomis town council. A body,
36 usually having five or seven members, created by a city or county in compliance with California law (Section
37 65100) that requires the assignment of the planning functions of the city or county to a planning department,
38 planning commission, hearing officers, and/or the legislative body itself, as deemed appropriate by the legislative
39 body.

40
41 **Plant Nursery.** A commercial agricultural establishment engaged in the production of ornamental plants and other
42 nursery products, grown under cover either in containers or in the soil on the site, or outdoors in containers. The
43 outdoor production of ornamental plants in the soil on the site is instead included under **crop production,**
44 **horticulture, orchard, vineyard.** Also includes establishments engaged in the sale of these products (e.g.,
45 wholesale and retail nurseries) and commercial-scale greenhouses (home greenhouses are included under
46 **residential accessory use or structure**). The sale of house plants or other nursery products entirely within a
47 building is also included under **general retail.**

48
49 **Policy.** A specific statement of principle or of guiding actions that implies clear commitment but is not
50 mandatory. A general direction that a governmental agency sets to follow, in order to meet its goals and
51 objectives before undertaking an action program. (See "Program.")

1
2 **Pollutant.** Any introduced gas, liquid, or solid that makes a resource unfit for its normal or usual purpose.

3
4 **Pollution.** The presence of matter or energy whose nature, location, or quantity produces undesired
5 environmental effects.

6
7 **Pollution, Non-Point.** Sources for pollution that are less definable and usually cover broad areas of land, such
8 as agricultural land with fertilizers that are carried from the land by runoff, or automobiles.

9
10 **Pollution, Point.** In reference to water quality, a discrete source from which pollution is generated before it
11 enters receiving waters, such as a sewer outfall, a smokestack, or an industrial waste pipe.

12
13 **Poverty Level.** As used by the U.S. Census, families and unrelated individuals are classified as being above
14 or below the poverty level based on a poverty index that provides a range of income cutoffs or "poverty
15 thresholds" varying by size of family, number of children, and age of householder. The income cutoffs are
16 updated each year to reflect the change in the Consumer Price Index.

17
18 **Preserve.** An area in which beneficial uses in their present condition are protected; for example, a nature
19 preserve or an agricultural preserve. (See "Agricultural Preserve" and "Protect.")

20
21 **Preserve.** To keep safe from destruction or decay; to maintain or keep intact. (See "Maintain.")

22
23 **Primary Structure.** A structure that accommodates the primary use of the site.

24
25 **Primary Use.** The main purpose for which a site is developed and occupied, including the activities that are
26 conducted on the site a majority of the hours during which activities occur.

27
28 **Primary Zoning District.** The zoning district applied to a site by the zoning map, to which an overlay zoning
29 district may also be applied.

30
31 **Prime Agricultural Land.** Any of the following, in compliance with Williamson Act Section 51201:

- 32 1. All land that qualifies for rating as Class I or Class II in the Soil Conservation Service land capability
33 classifications.
- 34 2. Land that qualifies for a rating of eighty through one hundred in the Storie Index Rating.
- 35 3. Land that supports livestock used for the production of food and fiber and which has an annual carrying
36 capacity equivalent to at least one animal unit per acre as defined by the United States Department of
37 Agriculture.
- 38 4. Land planted with fruit- or nut-bearing trees, vines, bushes, or crops that have a nonbearing period of
39 less than five years and which will normally return during the commercial bearing period on an annual
40 basis from the production of unprocessed agricultural plant production not less than two hundred dollars
41 per acre.
- 42 5. Land that has returned from the production of unprocessed agricultural plant products an annual gross
43 value of not less than two hundred dollars per acre for three of the previous five years.

44
45 **Principle.** An assumption, fundamental rule, or doctrine that will guide General Plan policies, proposals,
46 standards, and implementation measures. The State Government Code (Section 65302) requires that General
47 Plans spell out the objectives, "principles," standards, and proposals of the General Plan. "Adjacent land uses
48 should be compatible with one another" is an example of a principle.

1 **Printing and Publishing.** An establishment engaged in printing by letterpress, lithography, gravure, screen, offset,
2 or electrostatic (xerographic) copying; and other establishments serving the printing trade such as bookbinding,
3 typesetting, engraving, photoengraving and electrotyping. This use also includes establishments that publish
4 newspapers, books and periodicals; establishments manufacturing business forms and binding devices. **Quick**
5 **printing** services are included in the definition of **business support services**.
6

7 **Private Residential Recreation Facility.** A privately owned, noncommercial outdoor recreation facility provided
8 for residential project or neighborhood residents, including swimming pools, swim and tennis clubs, park and sport
9 court facilities. Does not include golf courses and country clubs, which are separately defined.
10

11 **Production of Food or Fiber.** Any type of commercial agricultural operation that produces food or fiber products,
12 including but not limited to all types of: irrigated field crop production (vegetables, fruits, grains, seed crops, etc.),
13 dry farming operations (grain, etc.), orchards and vineyards, berries, etc.; and animal raising operations such as the
14 raising of cattle, fowl or poultry, goats, sheep, swine, or other animals used for food or clothing products; but not
15 including timber production
16

17 **Program.** An action, activity, or strategy carried out in response to adopted policy to achieve a specific goal
18 or objective. Policies and programs establish the "who," "how" and "when" for carrying out the "what" and
19 "where" of goals and objectives.
20

21 **Project.** A proposal that requires a discretionary action by the Town.
22

23 **Property Line.** The recorded boundary of a parcel of land.
24

25 **Proposed Project.** A proposed new structure, new addition to an existing structure, or area of other new site
26 development; these do not include the alteration of any portion of an existing structure other than an addition.
27

28 **Protect.** To maintain and preserve beneficial uses in their present condition as nearly as possible. (See
29 "Enhance.")
30

31 **Public and Quasi-public Facilities.** Institutional, academic, governmental and community service uses, either
32 publicly owned or operated by non-profit organizations.
33

34 **Public Buildings and Uses.** Facilities owned and operated by the town, and/or state or federal governments, or a
35 local agency (e.g., a special district).
36

37 **Public Safety Facility.** A facility operated by a public agency including fire stations, other fire prevention and fire-
38 fighting facilities, police and sheriff substations and headquarters, including interim incarceration facilities.
39

40 **Qualifying Resident.** A senior citizen or other person eligible to reside in senior citizen housing.
41

42 **Rare or Endangered Species.** A species of animal or plant listed in: Sections 670.2 or 670.5, Title 14,
43 California Administrative Code; or Title 50, Code of Federal Regulations, Section 17.11 or Section 17.2,
44 pursuant to the Federal Endangered Species Act designating species as rare, threatened, or endangered.
45

46 **Recharge.** The infiltration and movement of surface water into the soil, past the vegetation root zone, to the zone
47 of saturation or water table.
48

49 **Reclamation.** The reuse of resources, usually those present in solid wastes or sewage.
50

51 **Recognize.** To officially (or by official action) identify or perceive a given situation.

1
2 **Recreation, Active.** A type of recreation or activity that requires the use of organized play areas including,
3 but not limited to softball, baseball, football, and soccer fields, tennis and basketball courts, and various forms
4 of children's play equipment.

5
6 **Recreation, Passive.** Type of recreation or activity that does not require the use of organized play areas.

7
8 **Recreational Vehicle (RV).** A motor home, travel trailer, truck camper, or camping trailer, with or without motive
9 power, originally designed for human habitation for recreational, emergency, or other occupancy, which:

- 10 1. Contains less than three hundred twenty square feet of internal living room area, excluding built-in
11 equipment, including wardrobe, closets, cabinets, kitchen units or fixtures, and bath or toilet rooms;
- 12 2. Contains four hundred square feet or less of gross area measured at maximum horizontal projections;
- 13 3. Is built on a single chassis; and
- 14 4. Is either self-propelled, truck-mounted, or permanently towable on the highways without a towing
15 permit.

16
17 **Recreational Vehicle Park.** A site where one or more lots are used, or are intended to be used, by campers with
18 recreational vehicles or tents. Recreational vehicle parks may include public restrooms, water, sewer, and electric
19 hookups to each lot and are intended as a higher density, more intensively developed use than campgrounds. May
20 include accessory retail uses where they are clearly incidental and intended to serve RV park patrons only.

21
22 **Recreational Use.** The use of land by the public, with or without charge, for walking, hiking, picnicking, camping,
23 swimming, boating, fishing, hunting, or other outdoor games or sports for which facilities are provided for public
24 participation.

25
26 **Recycle.** The process of extraction and reuse of materials from waste products.

27
28 **Recycling Facility.** A variety of facilities involved with the collection, sorting and processing of recyclable
29 materials.

- 30 1. **Collection facility.** A center where the public may donate, redeem or sell recyclable materials, which
31 may include the following, where allowed by the applicable zoning district:
 - 32 a. Reverse vending machines;
 - 33 b. Small collection facilities which occupy an area of three hundred fifty square feet or less and
34 may include:
 - 35 i. A mobile unit;
 - 36 ii. Bulk reverse vending machines or a grouping of reverse vending machines occupying
37 more than fifty square feet; and
 - 38 iii. Kiosk-type units which may include permanent structures.
 - 39 c. Large collection facilities which occupy an area of more than three hundred fifty square feet
40 and/or include permanent structures.
- 41 2. **Mobile recycling unit.** An automobile, truck, trailer, or van used for the collection of recyclable
42 materials, carrying bins, boxes, or other containers.
- 43 3. **Processing facility.** A structure or enclosed space used for the collection and processing of recyclable
44 materials for shipment, or to an end-user's specifications, by such means as baling, briquetting,
45 cleaning, compacting, crushing, flattening, grinding, mechanical sorting, re-manufacturing and
46 shredding. Processing facilities include the following types, both of which are included under the
47 definition of **scrap and dismantling yards**, below:

1 a. A **light processing facility** occupies an area of under forty-five thousand square feet of
 2 collection, processing and storage area, and averages two outbound truck shipments each day.
 3 Light processing facilities are limited to baling, briquetting, compacting, crushing, grinding,
 4 shredding and sorting of source separated recyclable materials sufficient to qualify as a certified
 5 processing facility. A light processing facility shall not shred, compact, or bale ferrous metals
 6 other than food and beverage containers; and

7 b. A **heavy processing facility** is any processing facility other than a light processing facility.

8 4. **Recycling facility.** A center for the collection and/or processing of recyclable materials. A “certified”
 9 recycling or processing facility is certified by the California Department of Conservation as meeting
 10 the requirements of the California Beverage Container Recycling and Litter Reduction Act of 1986. A
 11 recycling facility does not include storage containers located on a residentially, commercially or
 12 industrially designated site used solely for the recycling of material generated on the site. See **collection**
 13 **facility** above.

14 5. **Recycling or recyclable material.** Reusable domestic containers and other materials which can be
 15 reconstituted, re-manufactured, or reused in an altered form, including glass, metals, paper and plastic.
 16 Recyclable material does not include refuse or hazardous materials.

17 6. **Reverse vending machine.** An automated mechanical device which accepts at least one or more types
 18 of empty beverage containers and issues a cash refund or a redeemable credit slip with a value not less
 19 than the container’s redemption value, as determined by state law. These vending machines may accept
 20 aluminum cans, glass and plastic bottles, and other containers. A bulk reverse vending machine is a
 21 reverse vending machine that is larger than fifty square feet, is designed to accept more than one
 22 container at a time, and issues a cash refund based on total weight instead of by container.

23 7. **Scrap and dismantling yards.** Outdoor establishments primarily engaged in assembling, breaking
 24 up, sorting, and the temporary storage and distribution of recyclable or reusable scrap and waste
 25 materials, including auto wreckers engaged in dismantling automobiles for scrap, and the incidental
 26 wholesale or retail sales of parts from those vehicles. Includes light and heavy processing facilities
 27 for recycling (see the definitions above). Does not include: places where these activities are
 28 conducted entirely within buildings; pawnshops, and other secondhand stores; the sale of operative
 29 used cars; or landfills or other waste disposal sites.

30 **Redevelop.** To demolish existing buildings; or to increase the overall floor area existing on a property; or
 31 both; irrespective of whether a change occurs in land use.

32 **Regional.** Pertaining to activities or economies at a scale greater than that of a single jurisdiction, and affecting
 33 a broad geographic area.

34 **Regional Housing Needs Plan.** A quantification by a COG or by HCD of existing and projected housing
 35 need, by household income group, for all localities within a region.

36 **Regional Park.** A park typically 150-500 acres in size focusing on activities and natural features not included
 37 in most other types of parks and often based on a specific scenic or recreational opportunity. Regional parks
 38 offer a variety of improvements including sport fields, tot lots, an equestrian facility, and more.

Commented [CC13]: From the draft Parks and Rec Element

39 **Regional Water Quality Control Board (RWQCB).** California RWQCBs are responsible for implementing
 40 pollution control provisions of the Clean Water Act and California Water Code within their jurisdiction.

41 **Regulation.** A rule or order prescribed for managing government.

42 **Rehabilitation.** The repair, preservation, and/or improvement of substandard housing.

1
2 **Religious facility.** A permanent facility operated by a religious organization exclusively for worship, or the
3 promotion of religious activities, including accessory uses on the same site. Examples of these types of facilities
4 include churches, mosques, synagogues, and temples. Examples of allowable accessory uses on the same site
5 include living quarters for ministers and staff, facilities for child day care and religious instruction operated at the
6 same time as religious services (where authorized by the same type of land use permit required for the religious
7 facility itself). May also include fund-raising sales, bazaars, dinners, parties, or other indoor and outdoor events on
8 the same site. Other facilities maintained by religious organizations, including full-time day care centers, full-time
9 educational institutions, hospitals and other potentially related operations (for example, a recreational camp) are defined
10 in this chapter according to their respective activities. Does not include the temporary use of an approved public assembly
11 facility (for example, a private meeting hall, community center, theater, or auditorium) by a congregation for religious
12 meetings, which is instead defined under the type of meeting facility hosting the congregation.
13

14 **Repair Service—Equipment, Large Appliances, etc.** A service and facility where various types of electrical,
15 electronic, and mechanical equipment, and home and business appliances are repaired and/or maintained away from
16 the site of the equipment owner. Does not include vehicle repair or maintenance, which is included under **vehicle**
17 **services**, the repair of small home appliances and electronic equipment, which is included under **personal services**,
18 or maintenance and repair activities that occur on the client's site, which are included under **maintenance service—**
19 **client site services**.
20

21 **Residential.** Land designated in the City or County General Plan and zoning ordinance for buildings
22 consisting only of dwelling units. May be improved, vacant, or unimproved. (See "Dwelling Unit.")
23

24 **Residential Accessory Use or Structure.** Any use and/or structure that is customarily a part of, and clearly
25 incidental and secondary to a residence, and does not change the character of the residential use. This definition
26 includes the following detached accessory structures, and other similar structures normally associated with a
27 residential use of property. See also **agricultural accessory structure**. Includes: garages, gazebos, greenhouses
28 (noncommercial), spas and hot tubs, storage sheds, studios, swimming pools, tennis and other on-site sport courts,
29 and workshops. Also includes the indoor storage of automobiles (including their incidental restoration and repair),
30 personal recreational vehicles and other personal property, accessory to a residential use. Does not include: second
31 units, which are separately defined; guest houses, which are included under the definition of second units; or home
32 satellite dish and other receiving antennas for earth-based TV and radio broadcasts (see **telecommunications**
33 **facilities**).
34

35 **Residential Care Facility.** A single dwelling unit or multiple-unit facility licensed or supervised by a federal, state,
36 or local health/welfare agency that provides twenty-four-hour nonmedical care of unrelated persons who are
37 handicapped and in need of personal services, supervision, or assistance essential for sustaining the activities of
38 daily living or for the protection of the individual in a family-like environment.
39

40 **Residential Care Facility for the Elderly (RCFE).** A housing arrangement chosen voluntarily by the residents, or
41 the residents' guardians, conservators or other responsible persons; where seventy-five percent of the residents are
42 at least sixty-two years of age, or, if younger, have needs compatible with other residents; and where varying levels
43 of care and supervision are provided, as agreed to at the time of admission or as determined necessary at subsequent
44 times of reappraisal (definition from California Code of Regulations Title 22, Division 6, Chapter 6, Residential
45 Care Facilities for the Elderly). RCFE projects may include basic services and community space. RCFE projects
46 include assisted living facilities (board and care homes), congregate housing, independent living centers/senior
47 apartments, and life care facilities as defined in this definition:
48

- 49 1. **Assisted living facility.** A residential building or buildings that also provide housing, personal and
50 health care, as permitted by the Department of Social Services, designed to respond to the daily,
individual needs of the residents. Assisted living facilities may include kitchenettes (small refrigerator,

1 sink and/or microwave oven) within individual rooms. Assisted living facilities are required to be
2 licensed by the California Department of Social Services, and do not include skilled nursing services.

3 2. **Independent living center/senior apartment.** Independent living centers and senior apartments
4 and are multifamily residential projects reserved for senior citizens, where common facilities may
5 be provided (for example, recreation areas), but where each dwelling unit has individual living,
6 sleeping, bathing, and kitchen facilities.

7 3. **Life care facility.** Sometimes called continuing care retirement communities, or senior continuum of
8 care complex, these facilities provide a wide range of care and supervision, and also provide health care
9 (skilled nursing) so that residents can receive medical care without leaving the facility. Residents can
10 expect to remain, even if they become physically incapacitated later in life. Life care facilities require
11 multiple licensing from the State Department of Social Services, the State Department of Health
12 Services, and the State Department of Insurance.

13
14 **Residential, Multiple Family.** Usually three or more dwelling units on a single site, which may be in the
15 same or separate buildings.

16
17 **Residential, Single-family.** A single dwelling unit on a building site.

18
19 **Residential Zoning District.** Any of the residential zoning districts established by the Zoning Code.

20
21 **Resources, Non-renewable.** Refers to natural resources, such as fossil fuels and natural gas, which, once used,
22 cannot be replaced and used again.

23
24 **Rest Stop.** A public or private facility providing restrooms, sitting and/or picnic areas, traveler information kiosks,
25 and similar facilities to serve the traveling public on Interstate 80.

26
27 **Restaurant, Cafe, Coffee Shop.** A retail business selling ready-to-eat food and/or beverages for on- or off-premises
28 consumption. These include eating establishments where customers are served from a walk-up ordering counter for
29 either on- or off-premises consumption (counter service); and establishments where customers are served food at
30 their tables for on-premises consumption (table service), that may also provide food for take-out.

31
32 **Restore.** To renew, rebuild, or reconstruct to a former state.

33
34 **Restrict.** To check, bound, or decrease the range, scope, or incidence of a particular condition.

35
36 **Retrofit.** To add materials and/or devices to an existing building or system to improve its operation, safety,
37 or efficiency. Buildings have been retrofitted to use solar energy and to strengthen their ability to withstand
38 earthquakes, for example.

39
40 **Review Authority.** The individual or official town body (the planning director, planning commission, or town council)
41 identified by this title as having the responsibility and authority to review, and approve or disapprove permit applications.

42
43 **Rezoning.** An amendment to the map and/or text of a zoning ordinance to effect a change in the nature,
44 density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

45
46 **Richter Scale.** A measure of the size or energy release of an earthquake at its source. The scale is logarithmic;
47 the wave amplitude of each number on the scale is 10 times greater than that of the previous whole number.

48
49 **Rideshare.** A travel mode other than driving alone, such as buses, rail transit, carpools, and vanpools.
50

1 **Ridgeline.** A line connecting the highest points along a ridge and separating drainage basins or small-scale
2 drainage systems from one another.

3
4 **Right-of-way.** A strip of land occupied or intended to be occupied by certain transportation and public use
5 facilities, such as roadways, railroads, and utility lines.

6
7 **Riparian Areas.** Plant communities contiguous to and affected by surface and subsurface hydrologic features of
8 perennial or intermittent waterbodies. Riparian areas have one or both of the following characteristics: 1)
9 distinctively different vegetative species than adjacent areas, and 2) species similar to adjacent areas but exhibiting
10 more vigorous or robust growth forms. Riparian areas are usually transitional between wetland and upland.

11
12 **Riparian Lands.** Riparian lands or habitat are comprised of the vegetative and wildlife areas adjacent to
13 perennial and intermittent streams. Riparian areas are delineated by the existence of plant species normally
14 found near freshwater per California Department of Fish and Wildlife regulations.

15
16 **Risk.** The danger or degree of hazard or potential loss.

17
18 **Rooming or Boarding House.** A dwelling or part of a dwelling where lodging is furnished for compensation to five or
19 more persons living independently from each other. Meals may also be included. Does not include fraternities, sororities,
20 convents, or monasteries, which are separately defined under **organizational house**.

21
22 **Runoff.** That portion of rain or snow that does not percolate into the ground and is discharged into streams
23 instead.

24
25 **Rural.** In, relating to, or characteristic of the countryside, country people or country living, rather than urban; rustic,
26 or country living.

Commented [CC14]: For discussion

27
28 **Rural Character.** A predominant visual landscape of open spaces, topography, forests, and farms and the activities
29 which preserve such features. It balances environmental, forest, and farm protection with rural development and
30 recreational opportunities. Socially, it means knowing your neighbors and valuing community.

Commented [CC15]: For discussion

31
32 **Safety Element.** One of the seven elements of a local General Plan mandated by California law, it contains
33 adopted goals, policies, and implementation programs for the protection of the community from any
34 unreasonable risks associated with seismic and geologic hazards, flooding, and wildland and urban fires. Many
35 safety elements also incorporate a review of police needs, objectives, facilities, and services.

36
37 **Sanitary Landfill.** The controlled placement of refuse within a limited area, followed by compaction and
38 covering with a suitable thickness of earth and other containment material.

39
40 **Sanitary Sewer.** A system of subterranean conduits that carries refuse liquids or waste matter to a plant where
41 the sewage is treated, as contrasted with storm drainage systems (that carry surface water) and septic tanks or
42 leech fields (that hold refuse liquids and waste matter on-site). (See "Combined Sewer" and "Septic System.")

43
44 **School.** A public or private academic educational institution, including: boarding school; community college,
45 college, or university, elementary, middle, and junior high schools; high school; and military academy. Also
46 includes schools providing specialized education/training. Examples include the following: art school; ballet and
47 other dance school; business, secretarial, and vocational school; computers and electronics school; drama school;
48 driver education school; establishments providing courses by mail; language school; martial arts; music school;
49 professional school (law, medicine, etc.); and seminaries/religious ministry training facility. Also includes facilities,
50 institutions and conference centers that offer specialized programs in personal growth and development, such as
51 fitness, environmental awareness, arts, communications, and management. Does not include pre-schools and child

1 day care facilities (see **day care**). See also the definition of **studios—art, dance, martial arts, music, etc.** for
2 smaller-scale facilities offering specialized instruction.

3
4 **Secondhand Store.** A retail store that buys and sell used products, including clothing, furniture and household
5 goods, jewelry, appliances, musical instruments, business machines and office equipment, tools, motors, machines,
6 instruments, firearms, or any similar secondhand articles or objects. Does not include bookstores (**retail stores**);
7 secondhand farm and construction equipment (**construction, farm, and heavy equipment sales**); junk dealers, or
8 scrap/dismantling yards (**recycling facilities—scrap and dismantling yards**); the sale of antiques and collectibles
9 (**retail stores**); the sale of cars and other used vehicles (**auto and vehicle sales, leasing, and rental, used**); or
10 pawnshops (**personal services—restricted**).

11
12 **Second Unit.** A second permanent dwelling that is accessory to a primary dwelling on the same site. A second unit
13 provides complete, independent living facilities for one or more persons, including permanent provisions for living,
14 sleeping, eating, cooking, sanitation, and parking, and if attached to the primary dwelling, is provided exterior
15 access separate from the primary dwelling. Includes guest houses. Sometimes called a "Granny Flat."

16 **Seiche.** An earthquake-generated wave in an enclosed body of water such as a lake, reservoir, or bay.

17
18 **Seismic.** Caused by or subject to earthquakes or earth vibrations.

19
20 **Semi-Rural.** A previously rural area of increasing development, having both rural and urban characteristics.

Commented [CC16]: For Discussion

21
22 **Senior Housing.** (See "Elderly Housing.")

23
24 **Seniors.** Persons age 62 and older.

25
26 **Sensitive Land Uses or Noise-Sensitive Land Uses.** (See "Sensitive Receptors.")

27
28 **Sensitive Receptors.** Persons or areas where the occupants are more susceptible to the adverse effects of exposure
29 to toxic chemicals, pesticides, and other pollutants, including noise. Sensitive receptors include, but are not limited
30 to, residences, hospitals, schools, daycare facilities, playgrounds, elderly housing and convalescent facilities.

31
32 **Sensitive Plant and Wildlife Species or Sensitive Species.** Species listed as rare, threatened, endangered,
33 candidate, and those not yet officially listed but undergoing status review for listing on the USFWS's or CDFW's
34 official threatened and endangered list; species whose populations are small and widely dispersed or restricted to a
35 few localities; and species whose numbers are declining so rapidly that official listing may be necessary. Those
36 species which rely on specific habitat conditions that are limited in abundance, restricted in distribution, or are
37 particularly sensitive to development.

38
39 **Septic System.** A sewage-treatment system that includes a settling tank through which liquid sewage flows
40 and in which solid sewage settles and is decomposed by bacteria in the absence of oxygen. Septic systems are
41 often used for individual-home waste disposal where an urban sewer system is not available. (See "Sanitary
42 Sewer.")

43
44 **Service Station.** See **gas station**, and **vehicle services**.

45
46 **Setback.** The distance by which a structure, parking area or other development feature must be separated from a
47 lot line, other structure or development feature, or street centerline (unless otherwise provided).

48
49 **Shall.** That which is obligatory or necessary.

1 **Shopping Center.** A primarily retail commercial site with three or more separate businesses sharing common
2 pedestrian and parking areas.

3
4 **Should.** Signifies a directive to be honored if at all possible.

5
6 **Sign.** A structure, device, figure, display, message placard, or other contrivance, or any part thereof, situated
7 outdoors or indoors, which is designed, constructed, intended, or used to advertise, or to provide information in the
8 nature of advertising, to direct or attract attention to an object, person, institution, business, product, service, event,
9 or location by any means, including words, letters, figures, designs, symbols, fixtures, colors, illumination, or
10 projected images. Does not include murals, paintings and other works of art that are not intended to advertise or
11 identify any business or product. Types of signs include the following:

- 12 1. **Abandoned sign.** A sign that no longer advertises a business, lessor, owner, product, service or
13 activity on the premises where the sign is displayed.
- 14 2. **Animated or moving sign.** A sign which uses movement, lighting, or special materials to depict
15 action or create a special effect to imitate movement.
- 16 3. **Awning sign.** A sign copy or logo attached to or painted on an awning.
- 17 4. **Banner, flag, or pennant.** Cloth, bunting, plastic, paper, or similar nonrigid material used for
18 advertising purposes attached to a structure, staff, pole, line, framing, or vehicle, not including official
19 flags of the United States, the state of California, and other states of the nation, counties,
20 municipalities, official flags of foreign nations and nationally or internationally recognized
21 organizations.
- 22 5. **Bench sign.** Copy painted on a portion of a bench.
- 23 6. **Cabinet sign (can sign).** A sign with its text and/or logo symbols and artwork on a translucent face panel
24 that is mounted within a metal frame or cabinet that contains the lighting fixtures that illuminate the sign
25 face.
- 26 7. **Changeable copy sign.** A sign designed to allow the changing of copy through manual, mechanical,
27 or electrical means including time and temperature.
- 28 8. **Directional sign.** A sign that is designed and erected solely for the purposes of directing vehicular
29 and/or pedestrian traffic within a project.
- 30 9. **Directory sign.** A sign for listing the tenants and their suite numbers of a multiple tenant structure or
31 center.
- 32 10. **Double-faced sign.** A sign constructed to display its message on the outer surfaces of two identical
33 and/or opposite parallel planes.
- 34 11. **Electronic reader board sign.** A sign with a fixed or changing display composed of a series of
35 lights, but not including time and temperature displays.
- 36 12. **Flashing sign.** A sign that contains an intermittent or sequential flashing light source.
- 37 13. **Freestanding sign.** A sign fixed in an upright position on the ground not attached to a structure other than
38 a framework, pole or device, erected primarily to support the sign. Includes monument signs and pole
39 signs.
- 40 14. **Illegal sign.** A sign that includes any of the following:
 - 41 a. A sign erected without complying with all regulations in effect at the time of its construction
42 or use;
 - 43 b. A sign that was legally erected, but whose use has ceased, the structure upon which the
44 display is placed has been abandoned by its owner, or the sign is not being used to identify or
45 advertise an ongoing business for a period of not less than ninety days;

- 1 c. A sign that was legally erected which later became nonconforming as a result of the adoption of
2 an ordinance, the amortization period for the display provided by the ordinance rendering the
3 display conforming has expired, and conformance has not been accomplished;
- 4 d. A sign that was legally erected which later became nonconforming and then was damaged to
5 the extent of fifty percent or more of its current replacement value;
- 6 e. A sign which is a danger to the public or is unsafe;
- 7 f. A sign which is a traffic hazard not created by relocation of streets or highways or by acts of
8 the town; or
- 9 g. A sign that pertains to a specific event, and five days have elapsed since the occurrence of the
10 event.
- 11 15. **Indirectly illuminated sign.** A sign whose light source is external to the sign and which casts its light
12 onto the sign from some distance.
- 13 16. **Internally illuminated sign.** A sign whose light source is located in the interior of the sign so that the
14 rays go through the face of the sign, or light source which is attached to the face of the sign and is
15 perceived as a design element of the sign.
- 16 17. **Marquee (canopy) sign.** A sign which is attached to or otherwise made a part of a permanent roof-
17 like structure which projects beyond the building wall in the form of a large canopy to provide
18 protection from the weather.
- 19 18. **Monument sign.** An independent, freestanding structure supported on the ground having a solid base
20 as opposed to being supported by poles or open braces.
- 21 19. **Multi-tenant sign.** An identification sign for a commercial site with multiple tenants, displaying the
22 names of each tenant on the site.
- 23 20. **Nonconforming sign.** An advertising structure or sign which was lawfully erected and maintained
24 prior to the adoption of this title, but does not now completely comply with current regulations.
- 25 21. **Off-site directional sign.** A sign identifying a publicly owned facility, emergency facility, or a
26 temporary subdivision sign, but excluding real estate signs.
- 27 22. **Off-site sign.** A sign identifying a use, facility, service, or product that is not located, sold, or
28 manufactured on the same premises as the sign, or that identifies a use, service, or product by a brand
29 name which, although sold or manufactured on the premise, is not a principal item for sale or
30 manufactured on the premises.
- 31 23. **Permanent sign.** A sign constructed of durable materials and intended to exist for the duration of
32 time that the use or occupant is located on the premises; and any other sign that is in place for more
33 than thirty days.
- 34 24. **Political sign.** A sign designed for the purpose of advertising support of or opposition to a candidate
35 or proposition for a public election.
- 36 25. **Pole/pylon sign.** An elevated freestanding sign, typically supported by one or two poles or columns.
- 37 26. **Portable sidewalk sign.** An **A-frame** or **sandwich board** sign.
- 38 27. **Portable sign.** A sign that is not permanently affixed to a structure or the ground.
- 39 28. **Projecting sign.** A sign other than a wall sign suspending from, or supported by, a structure and
40 projecting outward.
- 41 29. **Real estate sign.** A sign indicating that a property or any portion thereof is available for inspection,
42 sale, lease, rent, or directing people to a property, but not including temporary subdivision signs.
- 43 30. **Roof sign.** A sign constructed upon or over a roof, or placed so as to extend above the edge of the
44 roof.

- 1 31. **Temporary sign.** A sign intended to be displayed for a limited period of time and capable of being
2 viewed from a public right-of-way, parking area or neighboring property.
- 3 32. **Vehicle sign.** A sign which is attached to or painted on a vehicle which is parked on or adjacent to
4 any property, the principal purpose of which is to attract attention to a product sold or business
5 located on the property.
- 6 33. **Wall sign.** A sign which is attached to or painted on the exterior wall of a structure with the display
7 surface of the sign approximately parallel to the building wall.
- 8 34. **Window sign.** A sign posted, painted, placed, or affixed in or on a window exposed to public view.
9 An interior sign which faces a window exposed to public view and is located within three feet of the
10 window.
- 11
- 12 **Sign Area.** The entire area within a perimeter defined by a continuous line composed of right angles using not more
13 than four lines which enclose the extreme limits of lettering, logo, trademark, or other graphic representation
14
- 15 **Sign Height.** The vertical distance from the uppermost point used in measuring the area of a sign to the average
16 grade immediately below the sign, including its base or the top of the nearest curb of the street on which the sign
17 fronts, whichever measurement is the greatest.
- 18
- 19 **Significant Ecological Area.** areas that include but are not limited to: wetland areas; stream environment
20 zones; suitable habitat for rare, threatened or endangered species, and species of concern; large areas of non-
21 fragmented habitat, including oak woodlands and riparian habitat; potential wildlife movement corridors; and
22 important spawning areas for anadromous fish.
- 23
- 24 **Significant Effect.** A beneficial or detrimental impact on the environment. May include, but is not limited to,
25 significant changes in an area's air, water, and land resources.
- 26
- 27 **Siltation.** (1) The accumulating deposition of eroded material. (2) The gradual filling in of streams and other bodies
28 of water with sand, silt, and clay.
- 29
- 30 **Single-family Dwelling.** A building designed for and/or occupied exclusively by one family. Also includes factory-
31 built, modular housing units, constructed in compliance with the Uniform Building Code (UBC), and mobile
32 homes/manufactured housing units that comply with the National Manufactured Housing Construction and Safety
33 Standards Act of 1974, placed on permanent foundations.
- 34
- 35 **Single-family Dwelling, Attached.** A dwelling unit occupied or intended for occupancy by only one household
36 that is structurally connected with at least one other such dwelling unit. (See "Townhouse.")
- 37
- 38 **Single-family Dwelling, Detached.** A dwelling unit occupied or intended for occupancy by only one household
39 that is structurally independent from any other such dwelling unit or structure intended for residential or other use.
40 (See "Family.")
- 41
- 42 **Site.** A parcel or adjoining parcels under single ownership or single control, considered a unit for the purposes of
43 development or other use. A parcel of land used or intended for one use or a group of uses and having frontage on
44 a public or an approved private street. A lot. (See "Lot.")
- 45
- 46 **Site Coverage.** The percentage of total site area occupied by structures. Structure or building coverage includes the
47 primary structure, all accessory structures (e.g., carports, garages, patio covers, storage sheds, trash dumpster
48 enclosures, etc.) and architectural features (e.g., chimneys, balconies, decks above the first floor, porches, stairs,
49 etc.). Structure/building coverage is measured from exterior wall to exterior wall.
- 50

1 **Slope.** Land gradient described as the vertical rise divided by the horizontal run and expressed in percent.

2
3 **Small-family Day Care Home.** See Day Care.

4
5 **Small Town Character.** The visual and social character of the central areas of Town that are more densely
6 developed than the outskirts of Town and provide small-scale residential, commercial, industrial, and public uses.
7 Small Town Character reflects a community where people are a generally friendly, polite, and where everybody
8 knows their neighbors.

Commented [CC17]: For discussion. Needs additional definition

9
10 **Social Service Organization.** A public or quasi-public establishment providing social and/or rehabilitation
11 services, serving persons with social or personal problems requiring special services, the handicapped, and the
12 otherwise disadvantaged. Examples of this land use include: counseling centers, welfare offices, job counseling and
13 training centers, or vocational rehabilitation agencies. Includes organizations soliciting funds to be used directly for
14 these and related services, and establishments engaged in community improvement and neighborhood development.
15 Does not include day-care services, emergency shelters and transitional housing, or residential care, which are
16 separately defined.

17
18 **Soil.** The unconsolidated material on the immediate surface of the earth created by natural forces that serves as natural
19 medium for growing land plants.

20
21 **Solid Waste.** Any unwanted or discarded material that is not a liquid or gas. Includes organic wastes, paper products,
22 metals, glass, plastics, cloth, brick, rock, soil, leather, rubber, yard wastes, and wood, but does not include sewage
23 and hazardous materials. Organic wastes and paper products comprise about 75 percent of typical urban solid waste.

24
25 **Sound Exposure Level (SEL).** A rating, in decibels, of a discrete event, such as an aircraft flyover or train pass
26 by, that compresses the total sound energy into a one-second event.

27
28 **Specific Plan.** Under Article 8 of the Government Code (Section 65450 et seq), a legal tool for detailed design and
29 implementation of a defined portion of the area covered by a General Plan. A specific plan may include all detailed
30 regulations, conditions, programs, and/or proposed legislation that may be necessary or convenient for the systematic
31 implementation of any General Plan element(s).

32
33 **Speed, Average.** The sum of the speeds of the cars observed divided by the number of cars observed.

34
35 **Speed, Critical.** The speed that is not exceeded by 85 percent of the cars observed.

36
37 **Sphere of Influence.** The probable ultimate physical boundaries and service area of a local agency (city or district)
38 as determined by the Local Agency Formation Commission (LAFCo) of the County.

39
40 **Sports and Entertainment Assembly.** A large-scale indoor or outdoor facility accommodating spectator-oriented
41 sports, concerts, and other entertainment activities. Examples of this land use include amphitheatres, racetracks,
42 stadiums, and coliseums. May also include commercial facilities customarily associated with the above uses,
43 including bars and restaurants, gift shops, video game arcades, etc.

44
45 **Sports and Active Recreation Facility.** Public and private facilities for various outdoor sports and other types of
46 recreation, where the facilities are oriented more toward participants than spectators. Examples include:
47 athletic/sport fields (e.g., baseball, football, softball, soccer); health and athletic club outdoor facilities; skateboard
48 parks; swimming pools; and tennis and other sport courts (e.g., handball, squash).

49
50 **Standards.** (1) A rule or measure establishing a level of quality or quantity that must be complied with or satisfied.
51 The State Government Code (Section. 65302) requires that General Plans spell out the objectives, principles,

1 "standards", and proposals of the General Plan. Examples of standards might include the number of acres of park
2 land per 1,000 population that the community will attempt to acquire and improve, or the "traffic Level of Service"
3 (LOS) that the plan hopes to attain. (2) Requirements in a zoning ordinance that govern building and development
4 as distinguished from use restrictions – for example, site design regulations such as lot area, height limit, frontage,
5 landscaping and floor area ratio.

6
7 **Storage, Accessory.** The indoor storage of materials accessory and incidental to a primary use is not considered a
8 land use separate from the primary use

9
10 **Storage, Outdoor.** An area not within a building that is proposed or used for the storage of building materials, other
11 supplies, equipment, or other materials, either as the primary use of a parcel or as storage accessory to another use.
12 Includes towing impound and storage facilities, which are subject to the requirements for outdoor storage in the
13 Zoning Code.

14
15 **Storage, Personal Storage Facility.** Structures containing generally small, individual, compartmentalized stalls or
16 lockers rented as individual storage spaces and characterized by low parking demand.

17
18 **Storage, Storage Yard.** The storage of various materials outside of a structure other than fencing, either as an
19 accessory or primary use.

20
21 **Storage, Warehouse, Indoor Storage.** Facilities for the storage of furniture, household goods, or other commercial
22 goods of any nature. Includes cold storage. Does not include: warehouse, storage or mini-storage facilities offered
23 for rent or lease to the general public (**storage—personal storage facility**); warehouse facilities primarily used for
24 wholesaling and distribution (see **wholesaling and distribution**); or terminal facilities for handling freight (see
25 **truck or freight terminal**).

26
27 **Storm Runoff.** Surplus surface water generated by rainfall that does not seep into the earth but flows overland to
28 flowing or stagnant bodies of water.

29
30 **Storm Water.** Storm water is generated when precipitation from rain and snowmelt events flows over land or
31 impervious surfaces and does not percolate into the ground. As storm water flows over the land or impervious
32 surfaces, it accumulates debris, chemicals, sediment or other pollutants that could adversely affect water quality if
33 the storm water is discharged untreated.

34
35 **Story.** That portion of a building included between the surface of any floor and the surface of the floor next above,
36 or if there is no floor above, then the space between the floor and the ceiling or floor next above. Basements are
37 excluded from being considered a story.

38
39 **Stream.** All watercourses shown as blue lines on the most recent United States Geological Survey (USGS) 7.5-
40 minute topographic quadrangle maps applicable to the Town or as otherwise designated by the Town.

41
42 **Stream Corridor.** A horizontal distance of one hundred feet measured from each side of the centerline of the
43 stream, totaling a width of two hundred feet; or a horizontal distance of fifty feet measured from the top of each
44 stream or creek bank, whichever is greater. The commission may establish different horizontal measurements to
45 match specific stream environments.

46
47 **Stream or Creek Bank.** The point where the break in slope occurs between a stream channel and surrounding
48 topography.

1 **Street.** A public or private thoroughfare, which affords the principal means of access to abutting property, including
2 avenue, place, way, drive, lane, boulevard, highway, road and any other thoroughfare, except an alley as defined in
3 this subsection.
4

5 **Street Furniture.** Those features associated with a street that are intended to enhance that street's physical character
6 and use by pedestrians, such as benches, trash receptacles, kiosks, lights, newspaper racks.
7

8 **Street Tree Plan.** A comprehensive plan for all trees on public streets that sets goals for solar access, and standards
9 for species selection, maintenance, and replacement criteria, and for planting trees in patterns that will define
10 neighborhood character while avoiding monotony or maintenance problems.
11

12 **Streets, Local.** (See "Streets, Minor.")
13

14 **Streets, Major.** The transportation network that includes a hierarchy of freeways, arterials, and collectors to
15 service through traffic.
16

17 **Streets, Minor.** Local streets not shown on the Circulation Plan, Map, or Diagram, whose primary intended
18 purpose is to provide access to fronting properties.
19

20 **Streets, Through.** Streets that extend continuously between other major streets in the community.
21

22 **Structure.** Anything constructed or erected, the use of which requires attachment to the ground or attachment
23 to something located on the ground (excluding swimming pools, fences, and walls used as fences).
24

25 **Studio, Art, Dance, Martial Arts, Music, etc.** Small scale facilities, typically accommodating one group of
26 students at a time, in no more than one instructional space. Larger facilities are included under the definition of
27 **schools—specialized education and training.** Examples of these facilities include: individual and group
28 instruction and training in the arts; production rehearsal; photography, and the processing of photographs produced
29 only by users of the studio facilities; martial arts training studios; gymnastics instruction, and aerobics and
30 gymnastics studios with no other fitness facilities or equipment. Also includes production studios for individual
31 musicians, painters, sculptors, photographers, and other artists.
32

33 **Subdivision.** The division, by any subdivider, of any unit or portion of land shown on the latest equalized Placer
34 County assessment roll as a unit or contiguous units, for the purpose of sale, lease or financing, whether immediate
35 or future. Property shall be considered as contiguous units, even if it is separated by roads, streets, utility easement
36 or railroad rights-of-way. Subdivision includes the following, as defined in Civil Code Section 1315: a
37 condominium project; a community apartment project; or the conversion of five or more existing dwelling units to
38 a stock cooperative.
39

40 **Subdivision Map Act.** Division 2 (Sections 66410 et seq) of the California Government Code, this act vests
41 in local legislative bodies the regulation and control of the design and improvement of subdivisions, including
42 the requirement for tentative and final maps. (See "Subdivision.")
43

44 **Subsidence.** The gradual settling or sinking of an area with little or no horizontal motion. (See "Settlement.")
45

46 **Subsidize.** To assist by payment of a sum of money or by the granting of terms or favors that reduce the need
47 for monetary expenditures. Housing subsidies may take the forms of mortgage interest deductions or tax
48 credits from federal and/or state income taxes, sale or lease at less than market value of land to be used for the
49 construction of housing, payments to supplement a minimum affordable rent, and the like.
50

1 **Substandard Housing.** Residential dwellings that, because of their physical condition, do not provide safe
2 and sanitary housing.

3
4 **Substantial.** Considerable in importance, value, degree, or amount.

5
6 **Supportive Housing.** Housing with no limit on length of stay, that is occupied by the target population, and that is
7 linked to an on-site or off-site service that assists the supportive housing resident in retaining the housing, improving
8 his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

9
10 **Surface Water.** Any water found in rivers, lakes, streams, ponds, and underground rivers.

11
12 **Swale.** A shallow storm water channel that can be vegetated with some combination of grasses, shrubs, and/or trees
13 designed to slow, filter, and often infiltrate storm water runoff.

14
15 **Tax Increment.** Additional tax revenues that result from increases in property values within are development
16 area. State law permits the tax increment to be earmarked for redevelopment purposes but requires at least 20
17 percent to be used to increase and improve the community's supply of very low-and low-income housing.

18
19 **Telecommunications Facility.** Public, commercial and private electromagnetic and photoelectrical transmission,
20 broadcast, repeater and receiving stations for radio, television, telegraph, telephone, data network, and wireless
21 communications, including commercial earth stations for satellite-based communications. Includes antennas,
22 commercial satellite dish antennas, and equipment buildings. Does not include telephone, telegraph and cable
23 television transmission facilities utilizing hard-wired or direct cable connections.

24
25 **Temporary Structure.** A structure without any foundation or footings, and which is removed when the designated
26 time period, activity, or use for which the temporary structure was erected has ceased.

27
28 **Temporary Use.** A use of land that is designed, operated and occupies a site for a limited time, typically less than
29 twelve months.

30
31 **Theater, Auditorium.** An indoor facility for public assembly and group entertainment, other than sporting events.
32 Examples of these facilities include: civic theaters, and facilities for "live" theater and concerts; movie theaters;
33 and similar public assembly facilities. See also **sports and entertainment assembly**.

34
35 **Threshold of Hearing.** The lowest sound that can be perceived by the human auditory system, generally
36 considered to be 0 dB for persons with perfect hearing

37
38 **Topography.** Configuration of a surface, including its relief and the position of natural and man-made
39 features.

40
41 **Tot Lot.** A small area devoted to children's play.

42
43 **Tourism.** The business of providing services for persons traveling for pleasure, tourism contributes to the
44 vitality of the community by providing revenue to local business. Tourism can be measured through changes
45 in the transient occupancy tax, or restaurant sales.

46
47 **Town.** The Town of Loomis, State of California.

48
49 **Town Council.** The Loomis town council, referred to as the "council".
50

Commented [CC18]: From unadopted 2010 Parks,
Recreation, and Open Space Master Plan

1 **Traffic Model.** A mathematical representation of traffic movement within an area or region based on observed
2 relationships between the kind and intensity of development in specific areas. Many traffic models operate on
3 the theory that trips are produced by persons living in residential areas and are attracted by various non-
4 residential land uses. (See "Trip.")

5
6 **Transit.** The conveyance of persons or goods from one place to another by means of a local, public
7 transportation system.

8
9 **Transit-dependent.** Refers to persons unable to operate automobiles or other motorized vehicles, or those
10 who do not own motorized vehicles. Transit-dependent citizens must rely on transit, paratransit, or owners of
11 private vehicles for transportation. Transit-dependent citizens include the young, the handicapped, the elderly,
12 the poor, and those with prior violations in motor vehicle laws.

13
14 **Transit, Public.** A system of regularly scheduled buses and/or trains available to the public on a fee-per-ride
15 basis. Also called "Mass-Transit."

16
17 **Transit Station or Terminal.** A passenger station for vehicular, and rail mass transit systems; also terminal
18 facilities providing maintenance and service for the vehicles operated in the transit system. Includes buses, taxis,
19 railway, etc.

20
21 **Transitional Housing.** Buildings configured as rental housing developments but operated under program
22 requirements that require the termination of assistance and recirculating of the assisted unit to another eligible
23 program recipient at a predetermined future point in time that shall be no less than six months from the beginning
24 of the assistance.

25
26 **Transportation Demand Management (TDM).** A strategy for reducing demand on the road system by
27 reducing the number of vehicles using the roadways and/or increasing the number of persons per vehicle. IDM
28 attempts to reduce the number of persons who drive alone on the roadway during the commute period and to
29 increase the number in carpools, vanpools, buses and trains, walking, and biking. IDM can be an element of
30 TSM (see below).

31
32 **Transportation Systems Management (TSM).** A comprehensive strategy developed to address the problems
33 caused by additional development, increasing trips, and a shortfall in transportation capacity. Transportation
34 Systems Management focuses on more efficiently utilizing existing highway and transit systems rather than
35 expanding them. TSM measures are characterized by their low cost and quick implementation time frame, such
36 as computerized traffic signals, metered freeway ramps, and one-way streets.

37
38 **Trees, Heritage.** Trees planted by a group of citizens or by the City or County in commemoration of an event
39 or in memory of a person figuring significantly in history.

40
41 **Trees, Landmark.** Trees whose size, visual impact, or association with a historically significant structure or
42 event have led the City or County to designate them as landmarks.

43
44 **Trees, Street.** Trees strategically planted--usually in parkway strips, medians, or along streets--to enhance the
45 visual quality of a street.

46
47 **Trip.** A one-way journey that proceeds from an origin to a destination via a single mode of transportation; the
48 smallest unit of movement considered in transportation studies. Each trip has one "production end," (or origin-
49 often from home, but not always), and one "attraction end," (destination). (See "Traffic Model.")

50
51 **Trip Generation.** The dynamics that account for people making trips in automobiles or by means of public
52 transportation. Trip generation is the basis for estimating the level of use for a transportation system and the

1 impact of additional development or transportation facilities on an existing, local transportation system. Trip
2 generations of households are correlated with destinations that attract household members for specific
3 purposes.
4

5 **Truck Route.** A path of circulation required for all vehicles exceeding set weight or axle limits, a truck route
6 follows major arterials through commercial or industrial areas and avoids sensitive areas.
7

8 **Truck or Freight Terminal.** A transportation facility furnishing services incidental to air, motor freight, and rail
9 transportation. Examples of these facilities include: freight forwarding services; freight terminal facilities; joint
10 terminal and service facilities; overnight mail processing facilities; packing, crating, inspection and weighing
11 services; postal service bulk mailing distribution centers; transportation arrangement services; and trucking
12 facilities, including transfer and storage.
13

14 **Undevelopable.** Specific areas where topographic, geologic, and/or surficial soil conditions indicate a
15 significant danger to future occupants and a liability to the City or County are designated as "undevelopable"
16 by the City or County.
17

18 **Undue.** Improper, or more than necessary.
19

20 **Uniform Building Code (UBC).** A national, standard building code that sets forth minimum standards for
21 construction
22

23 **Uniform Housing Code (UHC).** State housing regulations governing the condition of habitable structures with
24 regard to health and safety standards, and which provide for the conservation and rehabilitation of housing in
25 accordance with the Uniform Building Code (UBC).
26

27 **United States Department of Agriculture Rural Development Administration.** A division within the
28 United States Department of Agriculture that runs programs to improve the economy and quality of life in
29 rural America through loans, loan guarantees, and grants, technical assistance and information to help
30 agricultural producers and cooperatives, and through programs that help rural residents buy or rent safe,
31 affordable housing or make health and safety repairs to existing homes. Formerly the Farmers Home
32 Administration. <http://www.rd.usda.gov/>.
33

34 **Urban Design.** The attempt to give form, in terms of both beauty and function, to selected urban areas or to
35 whole cities. Urban design is concerned with the location, mass, and design of various urban components and
36 combines elements of urban planning, architecture, and landscape architecture
37

38 **Urban Services.** Utilities (such as water, gas, electricity, and sewer) and public services (such as police, fire,
39 schools, parks, and recreation) provided to an urbanized or urbanizing area.
40

41 **Urban Sprawl.** Haphazard growth or outward extension of a city resulting from uncontrolled or poorly
42 managed development.
43

44 **Use.** The purpose for which a lot or structure is or may be leased, occupied, maintained, arranged, designed,
45 intended, constructed, erected, moved, altered, and/or enlarged in accordance with the City or County zoning
46 ordinance and General Plan land use designations. See also **Land Use** and **Primary Use**.
47

48 **Use, Non-conforming.** (See "Non-conforming Use.")
49

50 **Use Permit.** The discretionary and conditional review of an activity or function or operation on a site or in a
51 building or facility.
52

1 **Utility Corridors.** Rights-of-way or easements for utility lines on either publicly or privately owned property.
2 (See "Right-of-way" or "Easement.")
3

4 **Utility Facility.** A fixed-base structure or facility serving as a junction point for transferring electric utility services
5 from one transmission voltage to another or to local distribution and service voltages, and similar facilities for water
6 supply and natural gas distribution. These uses include any of the following facilities that are not exempted from
7 land use permit requirements by Government Code Section 53091: corporation and maintenance yards; electrical
8 substations and switching stations; natural gas regulating and distribution facilities; public water system wells,
9 treatment plants and storage; telephone switching facilities; and wastewater treatment plants, settling ponds and
10 disposal fields. These uses do not include office or customer service centers (classified in **offices**).
11

12 **Utility Infrastructure.** Pipelines for water, natural gas, and sewage collection and disposal; and facilities for the
13 transmission of electrical energy for sale, including transmission lines for a public utility company. Also includes
14 telephone, telegraph, cable television and other communications transmission facilities utilizing direct physical
15 conduits. Does not include offices or service centers (see **offices—business and service**), or distribution substations
16 (see **utility facility**).
17

18 **Vacant.** Lands or buildings that are not actively used for any purpose.
19

20 **Variance.** A departure from any provision of the zoning requirements for a specific parcel, except use, without
21 changing the zoning ordinance or the underlying zoning of the parcel. A variance usually is granted only upon
22 demonstration of hardship based on the peculiarity of the property in relation to other properties in the same
23 zone district.
24

25 **Vegetated Swale.** A long and narrow, trapezoidal or semicircular channel, planted with a variety of trees, shrubs,
26 and grasses or with a dense mix of grasses. Storm water runoff from impervious surfaces is directed through the
27 swale, where it is slowed and in some cases infiltrated, allowing pollutants to settle out. Check dams are often
28 used to create small ponded areas to facilitate infiltration.
29

30 **Vehicle Miles Traveled (VMT).** A key measure of overall street and highway use. Reducing VMT is often a
31 major objective in efforts to reduce vehicular congestion and achieve regional air quality goals.
32

33 **Vehicle Services.** The repair, servicing, alteration, restoration, towing, painting, cleaning, or finishing of
34 automobiles, trucks, recreational vehicles, boats and other vehicles as a primary use, including the incidental
35 wholesale and retail sale of vehicle parts as an accessory use. Does not include automobile parking (see **parking**
36 **facilities**), repair shops that are part of a vehicle dealership on the same site (see **auto and vehicle sales and rental**,
37 and **mobile home, RV, and boat sales and rental**); **gas stations**, which are separately defined; or **dismantling**
38 **yards**, which are included under **recycling scrap and dismantling yards**. This use includes the following
39 categories:
40

- 41 1. **Major repair/body work.** These establishments include towing, collision repair, other body work, and
42 painting services; tire recapping.
- 43 2. **Minor maintenance/repair.** Minor facilities providing limited repair and maintenance services.
44 Examples include: attended and self-service car washes; detailing services; muffler and radiator shops;
45 quick-lube services; tire and battery sales and installation (not including recapping).

46 **Vehicle Storage.** A service facility for the long-term storage of operative cars, trucks, buses, recreational vehicles,
47 and other motor vehicles, for clients. Does not include dismantling yards (classified in **recycling—scrap and**
48 **dismantling yards**).
49

1 **Very Low-income Household.** A household with an annual income usually no greater than 50 percent of the
2 area median family income adjusted by household size, as determined by a survey of incomes conducted by a
3 city or a county, or in the absence of such a survey, based on the latest available eligibility limits established
4 by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program. (See
5 "Area.")
6

7 **Veterinary Clinics, Animal Hospitals, Kennels.** Office and indoor medical treatment facilities used by
8 veterinarians, including large and small animal veterinary clinics, and animal hospitals. Kennels and boarding
9 operations are commercial facilities for the keeping, boarding or maintaining of four or more dogs four months of
10 age or older, or four or more cats, except for dogs or cats in pet shops.
11

12 **View Corridor.** The line of sight-identified as to height, width, and distance-of an observer looking toward an
13 object of significance to the community (e.g., ridgeline, river, historic building, etc.); the route that directs the
14 viewer's attention.
15

16 **Viewshed.** The area within view from a defined observation point.
17

18 **Volume-to-Capacity Ratio.** A measure of the operating capacity of a roadway or intersection, in terms of the
19 number of vehicles passing through, divided by the number of vehicles that theoretically could pass through
20 when the roadway or intersection is operating at its designed capacity. Abbreviated as "v/c." At a v/c ratio of
21 1.0, the roadway or intersection is operating at capacity. If the ratio is less than 1.0, the traffic facility has
22 additional capacity. Although ratios slightly greater than 1.0 are possible, it is more likely that the peak hour
23 will elongate into a "peak period." (See "Peak Hour" and "Level of Service.")
24

25 **Warehouse.** See **storage—warehouse, indoor storage.**
26

27 **Warehouse Retail.** A retail store that emphasizes the packaging and sale of products in large quantities or
28 volumes, some at discounted prices, where products are typically displayed in their original shipping
29 containers. Sites and buildings are usually large and industrial in character. Patrons may be required to pay
30 membership fees.
31

32 **Watercourse.** Natural or once natural flowing (perennially or intermittently) water including rivers, streams,
33 and creeks. Includes natural waterways that have been channelized, but does not include manmade channels,
34 ditches, and underground drainage and sewage systems.
35

36 **Watershed.** The total area above a given point on a watercourse that contributes water to its flow; the entire
37 region drained by a waterway or watercourse that drains into a lake, or reservoir.
38

39 **Waterway.** (See "Watercourse.")
40

41 **Wetlands.** Transitional areas between terrestrial and aquatic systems where the water table is usually at or
42 near the surface, or the land is covered by shallow water. Under a "unified" methodology now used by all
43 federal agencies, wetlands are defined as "those areas meeting certain criteria for hydrology, vegetation, and
44 soils."
45

46 **Wholesaling and Distribution.** Establishments engaged in selling merchandise to retailers; to contractors,
47 industrial, commercial, institutional, farm, or professional business users; to other wholesalers; or acting as agents
48 or brokers in buying merchandise for or selling merchandise to such persons or companies. Examples of these
49 establishments include: agents, merchandise or commodity brokers, and commission merchants; assemblers, buyers
50 and associations engaged in the cooperative marketing of farm products; merchant wholesalers; and stores primarily
51 selling electrical, plumbing, heating and air conditioning supplies and equipment. Also includes storage, processing,
52 packaging, and shipping facilities for mail order and e-commerce retail establishments.

1
2 **Wildlife Refuge.** An area maintained in a natural state for the preservation of both animal and plant life.
3

4 **Williamson Act.** California Government Code Section 51200 et seq., as they may be amended from time to time.
5 Known formally as the California Land Conservation Act of 1965, it was designed as an incentive to retain
6 prime agricultural land and open space in agricultural use, thereby slowing its conversion to urban and
7 suburban development. The program entails a 10-year contract between the City or County and an owner of
8 land whereby the land is taxed on the basis of its agricultural use rather than the market value. The land
9 becomes subject to certain enforceable restrictions, and certain conditions need to be met prior to approval of
10 an agreement.
11

12 **Wine Tasting.** A facility, or area within a winery where wine and related products are offered for retail sale,
13 where wine may be tasted for a fee, or without charge.
14

15 **Winery.** A manufacturing facility where wine grapes are crushed, fermented, aged, bottled, and sold at wholesale
16 as finished wine. May include tasting and accessory retail sales of wine produced on-site.
17

18 **Wired Communications.** Any communication system using wire, cable, fiber optics, or other like connection
19 between the point of origin and the point of reception.
20

21 **Yard.** An area between a lot line and a structure, unobstructed and unoccupied from the ground upward, except for
22 projections permitted by this title. See also **setback**.

- 23 1. **Front yard.** An area extending across the full width of the lot between the front lot line and the primary
24 structure.
- 25 2. **Rear yard.** An area extending the full width of the lot between a rear lot line and the primary structure.
- 26 3. **Side yard.** An area between a side lot line and the primary structure extending between the front and
27 rear yards.

28 **Yard Area of Major Use.** That area to the rear or side of the main residence (usually not both) generally containing
29 a swimming pool, and/or patio area, and/or major landscaping, etc.
30
31

32 **Zero Lot Line.** The location of a building on a lot in such a manner that one or more building sides rests directly
33 on a lot line.
34

35 **Zone, Traffic.** In a mathematical traffic model, the area to be studied is divided into zones, with each zone
36 treated as producing and attracting trips. The production of trips by a zone is based on the number of trips to
37 or from work or shopping, or other trips produced per dwelling unit.
38

39 **Zoning.** The division of a city or county by legislative regulations into areas, or zones, which specify allowable
40 uses for real property and size restrictions for buildings within these areas; a program that implements policies
41 of the General Plan.
42

43 **Zoning District.** A designated section of a city or county for which prescribed land use requirements and
44 building and development standards are uniform. Any of the residential, commercial, public, or overlay districts
45 established by the Zoning Code, within which certain land uses are allowed or prohibited, and certain site planning
46 and development standards are established (e.g., setbacks, height limits, site coverage requirements, etc.).
47

48 **Zoning Map.** Government Code Section 65851 permits a legislative body to divide a county, a city, or
49 portions thereof, into zones of the number, shape, and area it deems best suited to carry out the purposes of
50 the zoning ordinance. These zones are delineated on a map or maps, called the Zoning Map.

1
2 **Zoning Ordinance.** The town of Loomis zoning ordinance, Title 13 of the Loomis Municipal Code.
3

4 **AGENCIES**

5
6 **California Department of Transportation (Caltrans).** The governmental agency that manages California's
7 highway and freeway lanes, provides inter-city rail services, and permits public-use airports and special-use
8 hospital heliports, working with local agencies. Caltrans has six primary programs: Aeronautics, Highway
9 Transportation, Mass Transportation, Transportation Planning, Administration and the Equipment Service
10 Center. <https://dot.ca.gov>.

11
12 **California Environmental Protection Agency (CalEPA).** The governmental agency overseeing
13 environmental protections. CalEPA consists of the Air Resources Board, Department of Pesticide Regulation,
14 Department of Resources Recycling Recovery, the Department of Toxic Substances Control, the Office of
15 Environmental Health Hazard Assessment, and the State Water Resources Control Board.
16 <https://calepa.ca.gov>

17
18 **California Housing Finance Agency (CHFA).** A State agency, established by the Housing and Home
19 Finance Act of 1975, which is authorized to sell revenue bonds and generate funds for the development,
20 rehabilitation, and conservation of low-and moderate-income housing. <https://www.calhfa.ca.gov>

21
22 **California Public Utilities Commission (CPUC).** The governmental agency which regulates the terms and
23 conditions of public utilities in the state. <https://www.cpuc.ca.gov>.

24
25
26 **Housing and Community Development Department of the State of California (HCD).** The State agency
27 that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of
28 low- and moderate-income households. <https://www.hcd.ca.gov>.

29
30 **Housing and Urban Development, U.S. Department of (HUD).** A cabinet-level department of the federal
31 government that administers housing and community development programs. <https://www.hud.gov>.

32
33 **Office of Planning and Research (OPR).** A governmental division of the State of California that has among
34 its responsibilities the preparation of a set of guidelines for use by local jurisdictions in drafting General Plans.
35 <https://opr.ca.gov>

36
37 **Placer County Air Pollution Control District (PCAPCD):** A Placer County agency managing the County's air
38 quality to protect and promote public health through reduction and control of air pollutants with consideration to
39 economic and environmental impacts. The PCAPCD is charged with enforcement of local air pollution control rules
40 and state and federal air quality requirements, monitoring air quality, preparing, adopting, and implementing air
41 quality plans, providing incentives to local businesses and agencies to reduce pollutants, develops an annual
42 emission inventory of all sources within Placer County for the California Air Resources Board, and serves as a
43 commenting agency under CEQA. <https://www.placer.ca.gov/1569/Air-Pollution-Control>

44
45 **United States Department of Agriculture Rural Development Administration.** A division within the
46 United States Department of Agriculture that runs programs to improve the economy and quality of life in
47 rural America through loans, loan guarantees, and grants, technical assistance and information to help
48 agricultural producers and cooperatives, and through programs that help rural residents buy or rent safe,
49 affordable housing or make health and safety repairs to existing homes. Formerly the Farmers Home
50 Administration. <http://www.rd.usda.gov/>.