

GLOSSARY

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1 Glossary

2 ABBREVIATIONS

3		
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	BMPs:	Best Management Practices
9	CalEPA:	California Environmental Protection Agency
10	Caltrans:	California Department of Transportation
11	CASQA:	California Stormwater Quality Association
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	CWA:	Clean Water Act
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	ESA:	Environmentally Sensitive Area
28	FAR:	Floor Area Ratio
29	FEMA:	Federal Emergency Management Agency
30	FHWA:	Federal Highway Administration
31	FIRM:	Flood Insurance Rate Map
32	HCD:	Housing and Community Development Department of the State of California
33	HOV:	High Occupancy Vehicle
34	HUD:	U.S. Department of Housing and Urban Development
35	ISO:	Insurance Service Office
36	ITS:	Intelligent Transportation Systems
37	JADU:	Junior Accessory Dwelling Unit
38	JPA:	Joint Powers Authority or Agreement
39	LAFCo:	Local Agency Formation Commission
40	Ldn:	Day and Night Average Sound Level
41	Leg:	Sound Energy Equivalent Level
42	LID:	Low Impact Development
43	LOS:	Level of Service
44	LUSD:	Loomis Unified School District
45	mgd:	Million Gallons Per Day
46	MND:	Mitigated Negative Declaration
47	MRF:	Materials Recovery Facility

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

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DEFINITIONS OF SPECIALIZED TERMS AND PHRASES

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

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35

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.

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

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Accessory Dwelling Unit (ADU). An attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multi-family dwelling is or will be situated. An accessory dwelling unit also includes the following: A) An efficiency unit. B) A manufactured home, as defined in Section 18007 of the California Health and Safety Code. A smaller, independent residential dwelling unit located on the same lot as a stand-alone (i.e., detached) single family home. ADUs can be

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1 ~~converted portions of existing homes (i.e., internal ADUs), additions to new or existing homes (i.e.,~~
2 ~~attached ADUs), or new stand-alone accessory structures or converted portions of existing stand-alone~~
3 ~~accessory structures (i.e., detached ADUs). An ADU is a permanent dwelling unit that provides permanent~~
4 ~~facilities for living, sleeping, eating, cooking, and sanitation. An ADU may occupy up to 1,200 square~~
5 ~~feet.~~

6
7 **Accessory Dwelling Unit, Junior (JADU).** A unit that is no more than 500 square feet in size and
8 contained entirely within a single-family residence. A junior accessory dwelling unit may include separate
9 sanitation facilities, or may share sanitation facilities with the existing structure. ~~A specific type of~~
10 ~~conversion of existing space contained entirely within an existing or proposed single-family residence.~~
11 ~~JADUs must not exceed 500 square feet, must include a kitchen and an entrance separate from those~~
12 ~~servicing the primary dwelling, but may be served by a common bathroom with the primary dwelling.~~

13
14 **Accessory Retail or Services.** The retail sale of various products, or the provision of certain personal
15 services within a health care, hotel, office, or industrial complex, to employees or customers. Examples
16 of these uses include pharmacies, gift shops, and food service establishments within hospitals;
17 convenience stores and food service establishments within hotel, office and industrial complexes; and
18 barber and beauty shops within residential care facilities

19
20 **Accessory Structure.** A structure that is physically detached from, secondary and incidental to, and
21 commonly associated with a primary structure on the same site. See also **Agricultural accessory**
22 **structure**, and **Residential accessory uses and structures**.

23
24 **Accessory Use.** A use customarily incidental to, related and clearly subordinate to a primary use on the
25 same parcel, which does not alter the primary use nor serve property other than the parcel where the
26 primary use is located.

27
28 **Acres, Gross.** The entire acreage of a site. Most communities calculate gross acreage to the centerline of
29 proposed bounding streets and to the edge of the right-of-way of existing or dedicated streets.

30
31 **Acres, Net.** The portion of a site that can actually be built upon. The following generally are not included
32 in the net acreage of a site: public or private road rights-of-way, public open space, and flood ways.

33
34 **Active Use Park.** A developed public area used for active or organized recreation (e.g., soccer fields,
35 playgrounds, equestrian arenas, golf courses).

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

36
37 **Adverse Impact.** A negative consequence for the physical, social, or economic environment resulting
38 from an action or project.

39
40 **Adult-oriented Business.** A business based upon materials or performances that depict, describe, or relate
41 to **specified sexual activities** or **specified anatomical areas**, as defined in the municipal code.

42
43 **Affordability Requirements.** Provisions established by a public agency to require that a specific
44 percentage of housing units in a project or development remain affordable to very low- and low- income
45 households for a specified period.

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

5
6 **Affordable Rent.** Monthly housing expenses, including a reasonable allowance for utilities, for rental units reserved
7 for very low or low income households, not exceeding the following calculations:

- 8 1. **Low income** means eighty percent of median income as defined by state law (Health and Safety Code
9 Section 50079.5) and the HUD income limits.
- 10 2. **Very low income** means fifty percent of median income as defined by state law (Health and Safety Code
11 Section 50105) and the HUD income limits.
- 12 3. **Extremely low income** means thirty percent of the median income as defined by state law (Health and
13 Safety Code Section 50106) and the HUD income limits.

14
15 **Affordable Sales Price.** A sales price at which very low and low income households can qualify for the
16 purchase of designated dwelling units, calculated on the basis of underwriting standards of mortgage
17 financing available for the development.

18
19 **Agency.** The governmental entity, department, office, or administrative unit responsible for carrying
20 out regulations.

21
22 **Agent.** A person authorized in writing by the property owner to represent and act for a property owner in contacts
23 with town employees, committees, commissions, and the council, regarding matters regulated by this title.

24
25 **Agricultural Accessory Structure.** A structure for sheltering or confining animals, or agricultural equipment, hay,
26 feed, etc. Examples of these structures include barns, noncommercial greenhouses, coops, corrals, and pens. Does
27 not include pasture fencing

28
29 **Agricultural Area.** An area of land dedicated to agriculture as defined in the Zoning Ordinance. This
30 may include: Livestock grazing fields and facilities, orchards, flower fields, vineyards, plant nurseries,
31 crop production fields, and equestrian facilities.

32
33 **Agricultural Preserve.** Land designated for agriculture or conservation. (See "Williamson Act.")

34
35 **Agricultural Products Processing.** The processing of harvested crops to prepare them for on-site marketing or
36 processing and packaging elsewhere. Examples of this land use include the following: alfalfa cubing; corn shelling;
37 cotton ginning; custom grist mills; custom milling of flour, feed and grain; dairies (but not feedlots, see instead
38 **livestock operations, sales yards, feedlots, stockyards**); drying of corn, rice, hay, fruits and vegetables; grain
39 cleaning and custom grinding; hay baling and cubing; precooling and packaging of fresh or farm-dried fruits and
40 vegetables; sorting, grading and packing of fruits and vegetables; and tree nut hulling and shelling. Does not include
41 wineries, which are separately defined.

42
43 **Agriculture.** Use of land for ~~the production of food and fiber, including the growing of crops and/or~~
44 ~~the grazing of animals keeping on natural prime or improved pastureland.~~ Means and includes the
45 activities defined by this glossary under the terms **agricultural accessory structure, agricultural**
46 **products processing, animal keeping, and crop production, horticulture, orchard, vineyard, plant**

1 **nursery, and winery**; and as defined by the state of California under the term **agricultural use** in
2 Government Code Section 51200 (the “Williamson Act”).

3
4 **Agriculture-related Business.** Feed mills, dairy supplies, poultry processing, creameries, auction
5 yards, veterinarians and other businesses supporting local agriculture.

6
7 **Air Pollution.** Concentrations of substances found in the atmosphere that exceed naturally occurring
8 quantities and are undesirable or harmful in some way.

9
10 **Alcoholic Beverage Sales.** The retail sale of beer, wine, and/or distilled spirits for on-premises or off-
11 premises consumption.

12
13 **Alley.** A narrow service way, either public or private, which provides a permanently reserved but
14 secondary means of public access not intended for general traffic circulation. Alleys typically are
15 located along rear property lines. A public or private roadway that provides vehicle access to the rear or
16 side of parcels having other public street frontage, that is not intended for general traffic circulation.

17
18 **Allowed Use.** A use of land identified by the zoning code as a permitted or conditional use that may be
19 established with land use permit and, where applicable, design review and/or building permit approval,
20 subject to compliance with all applicable provisions of the zoning code.

21
22 **Alteration.** Any construction or physical change in the internal arrangement of rooms or the supporting
23 members of a structure, or a change in the external appearance of any structure, not including painting.

24
25 **Alluvial.** Soils deposited by stream action.

26
27 **Alquist-Priolo Act, Seismic Hazard Zone.** A seismic hazard zone designated by the State of
28 California within which specialized geologic investigations must be prepared prior to approval of
29 certain new development.

30
31 **Ambient.** Surrounding on all sides; used to describe measurements of existing conditions with respect
32 to traffic, noise, air and other environments.

33
34 **Ambient Noise.** The distinctive acoustical characteristics of a given space consisting of all noise sources
35 audible at that location. In many cases, the term ambient is used to describe an existing or pre-project
36 condition such as the setting in an environmental noise study.

37
38 **Ambulance, Taxi, or Limousine Dispatch Facility.** A base facility from which taxis and limousines are
39 dispatched, and/or where ambulance vehicles and crews standby for emergency calls.

40
41 **Animal Keeping.** The keeping, raising, or boarding of animals including pets, fowl, livestock, or other small and
42 large animals. See Loomis Municipal Code Section 13.42.060.

Commented [CC2]: Beekeeping is listed in 13.42.060

43
44 **Annex.** To incorporate a land area into an existing district or municipality, with a resulting change
45 in the boundaries of the annexing jurisdiction.

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

5
6 **Applicant.** Any person who is filing an application requesting an action who is:

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

13
14 **Appropriate.** An act, condition, or state that is considered suitable.

15
16 **Approval.** Means and includes both approval and approval with conditions.

17
18 **Aquifer.** An underground, water-bearing layer of earth, porous rock, sand, or gravel, through which
19 water can seep or be held in natural storage. Aquifers generally hold sufficient water to be used as a
20 water supply.

21
22 **Arable.** Land capable of being cultivated for farming.

23
24 **Arborist.** (1) A person currently certified by the Western Chapter of the International Society of
25 Arboriculture as an expert on the care of trees; (2) a consulting arborist who satisfies the requirements of
26 the American Society of Consulting Arborists; or (3) other qualified professionals who the director
27 determines have gained through experience the qualifications to identify, remove, or replace trees.

28
29 **Archaeological.** Relating to the material remains of past human life, culture, or activities.

30
31 **Archeology.** The study of historic or prehistoric peoples and their cultures by analysis of their artifacts
32 and sites.

33
34 **Architectural Control; Architectural Review.** Regulations and procedures requiring the exterior
35 design of structures to be suitable, harmonious, and in keeping with the general appearance, historic
36 character, and/or style of surrounding areas. A process used to exercise control over the design of
37 buildings and their settings. (See "Design Review.")

38
39 **Architectural Feature.** An exterior building feature including roof, windows, doors, porches, etc.

40
41 **Area; Area Median Income.** As used in State of California housing law with respect to income
42 eligibility limits established by the U.S. Department of Housing and Urban Development (HUD),
43 "area" means metropolitan area or non-metropolitan county. In non-metropolitan areas, the "area
44 median income" is the higher of the county median family income or the statewide non-metropolitan
45 median family income.

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

5
6 **Artisan/Craft Product Manufacturing.** Establishments manufacturing and/or assembling small
7 products primarily by hand, including jewelry, pottery and other ceramics, as well as small glass and metal
8 art and craft products.

9
10 **Artisan Shop.** A retail store selling art glass, ceramics, jewelry, paintings, sculpture, and other
11 handcrafted items, where the store includes an area for the crafting of the items being sold.

12
13 **Assessed Value.** The value of a structure as shown in the records of the county assessor.

14
15 **Assisted Housing.** Generally multi-family rental housing, but sometimes single-family ownership
16 units, whose construction, financing, sales prices, or rents have been subsidized by federal, state, or
17 local housing programs including, but not limited to Federal Section 8 (new construction, substantial
18 rehabilitation, and loan management set-asides), Federal Sections 213, 236, and 202, Federal Section
19 221(d)(3) (below-market interest rate program), Federal Section 101 (rent supplement assistance),
20 CDBG, FmHA Section 515, multi-family mortgage revenue bond programs, local redevelopment and
21 in lieu fee programs, and units developed pursuant to local inclusionary housing and density bonus
22 programs. By January 1, 1992, all California Housing Elements are required to address the
23 preservation or replacement of assisted housing that is eligible to change to market rate housing by
24 2002.

25
26 **Attached.** Connected, or solidly incorporated together, through the extension of a common wall or similar main
27 component for at least five feet and not capable of being removed without damage to the structure and not simply
28 joined together by a breezeway or similar smaller connecting structure.

29
30 **Attic.** The area located between the uppermost plate and the roof or ridge of a structure.

31
32 **Auto and Vehicle Sales/Rental.** A retail or wholesale establishment selling and/or renting automobiles, trucks and
33 vans, trailers, motorcycles, and bicycles (bicycle sales are also included under “General retail”). May also include
34 repair shops and the sales of parts and accessories, incidental to vehicle dealerships. Does not include: the sale of
35 auto parts/accessories separate from a vehicle dealership (see **auto parts sales**); mobile home, recreational vehicle,
36 or watercraft sales (see **mobile home, RV and boat sales**); tire recapping establishments (see **vehicle services**);
37 businesses dealing exclusively in used parts, (see **recycling—scrap and dismantling yards**); or **gas stations**,
38 which are separately defined.

39
40 **Auto Parts Sales.** Stores that sell new automobile parts, tires, and accessories. Establishments that provide
41 installation services are instead included under “Vehicle services—repair and maintenance—minor.” Does not
42 include tire recapping establishments, which are found under “Vehicle services” or businesses dealing exclusively
43 in used parts, which are included under “Recycling—scrap and dismantling yards.”

44
45 **Auto Repair.** See **vehicle services**.

46

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

4
5 **A-Weighting.** A frequency-response adjustment of a sound level meter that conditions the output signal
6 to approximate human response

7
8 **Bank, Financial Services.** Financial institutions including: Banks and trust companies, credit agencies,
9 holding (but not primarily operating) companies, lending and thrift institutions, other investment
10 companies, securities/ commodity contract brokers and dealers, security and commodity exchanges, and
11 vehicle finance (equity) leasing agencies. See also, **automated teller machine.**

12
13 **Bar/Tavern.** A business where alcoholic beverages are sold for on-site consumption, which are not part
14 of a larger restaurant. Includes bars, taverns, pubs and similar establishments where any food service is
15 subordinate to the sale of alcoholic beverages. May also include beer brewing as part of a microbrewery
16 (“brew-pub”), and other beverage tasting facilities. Does not include adult-oriented businesses.

17
18 **Base Flood.** In any given year, a 100-year flood that has 1 percent likelihood of occurring and is
19 recognized as a standard for acceptable risk.

20
21 **Baseline Hydromodification Management Measures.** Storm water control measures designed to
22 mitigate hydromodification on Regulated Projects that are not hydromodification Management Projects.

23
24 **Bed and Breakfast Inn (B&B).** A residential structure with one or more bedrooms rented for overnight
25 lodging, where meals may be provided subject to applicable Environmental Health Department
26 regulations. Does not include room rental, which is separately defined (see **Rooming house**).

27
28 **Best Management Practices (BMPs).** Methods, measures, or practices designed and selected to reduce
29 or eliminate the discharge of pollutants to surface waters from point and non-point source discharges
30 including storm water. BMPs include structural, which are permanent, and non-structural controls and
31 operation and maintenance procedures, which when implemented prevents, controls, removes, or reduces
32 pollution from entering surface waters.

33
34 **Bicycle Lane (Class II facility).** A corridor expressly reserved for bicycles, existing on a street or
35 roadway in addition to any lanes for use by motorized vehicles. A striped lane for one-way bike travel
36 on a street or highway.

37
38 **Bicycle Path (Class I facility).** A completely separated paved route not on a street or roadway with
39 minimized cross-flow and expressly reserved for bicycles and pedestrians traversing an otherwise
40 unpaved area. Bicycle paths may parallel roads but typically are separated from them by landscaping.

41
42 **Bicycle Route (Class III facility).** A facility shared with motorists and identified only by signs, a
43 bicycle route has no pavement markings or lane stripes. Level A provides shared use with motor
44 vehicle traffic and is identified by Bike Route signs. These routes are intended to have a minimum
45 amount of paving (at least two feet beyond the travel to provide more room for bicyclists. Level B

1 includes unsigned “bike routes” that provide “Share the Road” only. signage on roads that are very
2 narrow, winding, or difficult to widen due to physical/environmental constraints.

3
4 **Bikeways.** A term that encompasses bicycle lanes, bicycle paths, and bicycle routes.

5
6 **Bioretention.** Post-construction storm water treatment BMP that treats storm water runoff vertically
7 through an engineered soil filter media and vegetation and retains storm water runoff on-site through
8 infiltration or evapotranspiration.

9
10 **Bioswale.** Shallow channels lined with grass and used to convey and store runoff.

11
12 **Biotic Community.** A group of living organisms characterized by a distinctive combination of both
13 animal and plant species in a particular habitat.

14
15 **Brownfields.** Sites with soil contamination.

16
17 **Building and Landscape Materials Sales.** Retail establishments selling hardware, lumber and other
18 large building materials, plant materials and other landscaping materials. Includes paint, wallpaper,
19 glass, fixtures. Includes all these stores selling to the general public, even if contractor sales account for
20 a major proportion of total sales. Establishments primarily selling electrical, plumbing, heating, and air
21 conditioning equipment and supplies are classified in **Wholesaling and distribution**.

22
23 **Buffer.** A forested or otherwise vegetated area located between water bodies such as streams, wetlands,
24 and lakes that provides a permanent barrier against runoff from development, agriculture, construction,
25 and other land uses. Buffers are designed to filter pollutants in storm water runoff before the pollutants
26 reach surface waters.

27
28 **Buffer Zone.** An area of land separating two distinct land uses that acts to soften or mitigate the
29 effects of one land use on the other.

30
31 **Building.** Any structure used or intended for supporting or sheltering any use or occupancy.

32
33 **Buildout; Build-out.** Development of land to its full potential or theoretical capacity as permitted
34 under current or proposed planning or zoning designations. (See "Carrying Capacity (3).")

35
36 **Business Support Service.** An establishment within a building that provides services to other businesses. Examples
37 of these services include: Blueprinting, computer-related services (rental, repair), copying and quick printing
38 services, film processing and photofinishing (retail), outdoor advertising services, mailing and mailbox services,
39 protective services (other than office related), and security systems services.

40
41 **Cabinet Shop.** See **furniture and fixtures manufacturing, cabinet shops**.

42
43 **California Department of Transportation (Caltrans).** The governmental agency that manages
44 California’s highway and freeway lanes, provides inter-city rail services, and permits public-use
45 airports and special-use hospital heliports, working with local agencies. Caltrans has six primary
46 programs: Aeronautics, Highway Transportation, Mass Transportation, Transportation Planning,
47 Administration and the Equipment Service Center. <https://dot.ca.gov>.

1
2 **California Environmental Protection Agency (CalEPA).** The governmental agency overseeing
3 environmental protections. CalEPA consists of the Air Resources Board, Department of Pesticide
4 Regulation, Department of Resources Recycling Recovery, the Department of Toxic Substances
5 Control, the Office of Environmental Health Hazard Assessment, and the State Water Resources
6 Control Board. <https://calepa.ca.gov>
7

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

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

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

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

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

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

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

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

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

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

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

2
3 **Carrying Capacity.** Used in determining the potential of an area to absorb development: (1) The
4 level of land use, human activity, or development for a specific area that can be accommodated
5 permanently without an irreversible change in the quality of air, water, land, or plant and animal
6 habitats. (2) The upper limits of development beyond which the quality of human life, health, welfare,
7 safety, or community character within an area will be impaired. (3) The maximum level of
8 development allowable under current zoning. (See "Buildout.")

9
10 **Catering Service.** A business that prepares food for consumption on the premises of a client.

11
12 **Cemetery, Mausoleum, Columbarium.** An interment establishment engaged in subdividing property into
13 cemetery lots and offering burial plots or air space for sale. Includes animal cemeteries, cemetery, mausoleum,
14 crematorium and columbarium operations, and full-service mortuaries and funeral parlors accessory to a
15 cemetery or columbarium.

16
17 **Census.** The official decennial enumeration of the population conducted by the federal government.

18
19 **Change of Use.** The replacement of an existing use on a lot or parcel, or any portion thereof, by a new
20 use, or a change in the nature of an existing use; but does not include a change of ownership, tenancy, or
21 management associated with a use for which the previous nature of the use will remain substantially
22 unchanged.

23
24 **Channelization.** (1) The straightening and/or deepening of a watercourse for purposes of storm-runoff
25 control or ease of navigation. Channelization often includes lining of stream banks with a retaining
26 material such as concrete. (2) At the intersection of roadways, the directional separation of traffic
27 lanes through the use of curbs or raised islands that limit the paths that vehicles may take through the
28 intersection.

29
30 **Character.** Special physical characteristics of a structure or area that set it apart from its surroundings
31 and contribute to its individuality.

32
33 **Charging Station.** A public or private parking space equipped with an Electric Vehicle Supply
34 Equipment battery charging station system or device used specifically to transfer electrical energy to
35 the battery of a plug-in electric vehicle as its primary purpose.

36
37 **Check Dam.** Structures constructed of a non-erosive material, such as suitably sized aggregate, wood,
38 gabions, riprap, or concrete, used to slow water to allow sedimentation, filtration, evapotranspiration, and
39 infiltration into the underlying native soil. Check dams can be employed in practices such as dry and
40 enhanced grass swales.

41
42 **Circulation Element.** One of the seven State-mandated elements of a local General Plan, it contains
43 adopted goals, policies, and implementation programs for the planning and management of existing
44 and proposed thoroughfares, transportation routes, and terminals, as well as local public utilities and
45 facilities, all correlated with the land use element of the General Plan.

1 **City.** City with a capital "C" generally refers to the government or administration of a city. City with
2 a lower case "c" may mean any city or may refer to the geographical area of a city (e.g., the city
3 bikeway system).

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

5
6
7 **Club, Lodge, Private Meeting Hall.** Permanent, headquarters-type and meeting facilities for organizations
8 operating on a membership basis for the promotion of the interests of the members, including facilities for: Business
9 associations; civic, social and fraternal organizations; labor unions and similar organizations; political
10 organizations; professional membership organizations; other membership organizations; and includes grange halls
11 and similar facilities.

12
13 **Clustered Development.** Development in which a number of dwelling units are placed in closer
14 proximity than usual, or are attached, with the purpose of retaining an open space area.

15
16 **Collector.** Relatively-low-speed (25-30 mph), relatively-low-volume (5,000-20,000 average daily
17 trips) street that provides circulation within and between neighborhoods. Collectors usually serve
18 short trips and are intended for collecting trips from local streets and distributing them to the arterial
19 network.

20
21 **Commercial.** A land use classification that permits facilities for the buying and selling of
22 commodities and services.

23
24 **Commercial Recreation Facility, Indoor.** Establishments providing indoor amusement and entertainment services
25 for a fee or admission charge, including: Bowling alleys, coin-operated amusement arcades, dance halls, clubs and
26 ballrooms, electronic game arcades (video games, pinball, etc.), ice skating and roller skating, and pool and billiard
27 rooms as primary uses. This use does not include adult-oriented businesses, which are separately defined. Four or
28 more electronic games or coin-operated amusements in any establishment, or a premises where fifty percent or
29 more of the floor area is occupied by amusement devices, are considered an electronic game arcade as described in
30 this definition; three or fewer machines are not considered a land use separate from the primary use of the site.

31
32 **Commercial Recreation Facility, Outdoor.** A facility for various outdoor recreational activities, where a fee is
33 charged for use. Examples include: Amusement and theme parks, go-cart tracks, golf driving ranges, miniature golf
34 courses, and water slides. May also include commercial facilities customarily associated with the above outdoor
35 commercial recreational uses, including bars and restaurants, video game arcades, etc.

36
37 **Commercial Zoning District.** Any of the commercial zoning districts established by Section 13.20.020.

38
39 **Common/Larger Plan of Development or Sale.** A contiguous area, plan area, specific plan, subdivision
40 or any other project site that has evaluated storm water management and may be phased in the future or
41 where multiple, distinct construction activities may be taking place at different times under one plan.

42
43 **Community Center.** A multi-purpose meeting and recreational facility typically consisting of one or more meeting
44 or multi-purpose rooms, kitchen and/or outdoor barbecue facilities, that are available for use by various groups for
45 such activities as meetings, parties, receptions, dances, etc.

46
47 **Community Development Block Grant (CDBG).** A grant program administered by the U.S.
48 Department of Housing and Urban Development (HUD) on a formula basis for entitlement

1 communities, and by the State Department of Housing and Community Development (HCD) for non-
2 entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and
3 community development, including public facilities and economic development.
4

5 **Community Equity.** Justice and fairness in Town policy where all members are afforded the same
6 societal benefits and participation.
7

8 **Community Noise Equivalent Level (CNEL).** A 24-hour energy equivalent level derived from a
9 variety of single-noise events, with weighting factors of 5 and 10 dBA applied to the evening (7 PM
10 to 10 PM) and nighttime (10 PM to 7 AM) periods, respectively, to allow for the greater sensitivity
11 to noise during these hours.
12

13 **Community Park.** Land with full public access intended to provide recreation opportunities beyond
14 those supplied by neighborhood parks. Community parks are larger in scale than neighborhood parks
15 but smaller than regional parks. Community parks are owned by the Town and offer a range of developed
16 amenities including play structures (tot lots), sport fields, walking paths, and picnicking facilities along
17 with open space. These parks are located in the north of town to be accessible to residents with smaller
18 home lots.
19

Commented [CC3]: From draft Parks and Rec Element.
Delete this last line?

20 **Compatible.** Capable of existing together without conflict or ill effects.
21

22 **Complete Streets.** A transportation policy and design approach that requires streets to be planned,
23 designed, operated and maintained to enable safe, convenient and comfortable travel and access for users
24 of all ages and abilities regardless of their mode of transportation.
25

26 **Complex.** A patterned grouping of similar artifact assemblages from two or more sites, presumed to
27 represent an archaeological culture.
28

29 **Condominium.** A structure of two or more units, the interior spaces of which are individually owned;
30 the balance of the property (both land and building) is owned in common by the owners of the
31 individual units. (See "Townhouse.") As defined by Civil Code Section 1315, a development where
32 undivided interest in common in a portion of real property is coupled with a separate interest in space
33 called a unit, the boundaries of which are described on a recorded final map or parcel map.
34

35 **Conference/Convention Facility.** One or more structures accommodating multiple assembly, meeting,
36 and/or exhibit rooms, and related support facilities (e.g., kitchens, offices, etc.).
37

38 **Conservation.** The management of natural resources to prevent waste, destruction, or neglect. The
39 state mandates that a Conservation Element be included in the General Plan.
40

41 **Conservation Area.** A public or private area protected in order to maintain or improve sensitive or
42 highly valued resources and functions including natural, scenic, ecological, historic, agricultural,
43 hydrological, or geological resources. Secondary uses may be accommodated in conservation areas
44 (e.g., passive recreational uses) provided they do not impact the primary uses for which the area is
45 protected.
46

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

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

5
6 **Consistent.** Free from variation or contradiction. Programs in the General Plan are to be consistent, not
7 contradictory or preferential. State law requires consistency between a General Plan and implementation
8 measures such as the zoning ordinance.

9
10 **Construction Contractors.** Office, and indoor and/or outdoor storage facilities operated by, or on behalf
11 of a contractor licensed by the state of California for storage of large equipment, vehicles, and/or other
12 materials commonly used in the individual contractor's type of business; storage of scrap materials used
13 for repair and maintenance of contractor's own equipment; and buildings or structures for uses such as
14 repair facilities.

15
16 **Construction/Heavy Equipment Sales and Rental.** Retail establishments selling or renting construction,
17 farm, or other heavy equipment. Examples include cranes, earth-moving equipment, tractors, combines,
18 heavy trucks, etc.

19
20 **Convenience Store.** A retail store of three thousand five hundred square feet or less in gross floor area,
21 which carries a range of merchandise oriented to convenience and/or travelers' shopping needs.

22
23 **Conveyance System.** Any channel, swale, gutter, or pipe for collecting and directing storm water.

24
25 **Core Concept.** The land use planning concept that represents the Town of Loomis, where higher-intensity
26 uses are concentrated within and adjacent to the downtown, along Taylor Road, and adjacent to Interstate
27 80 (I-80), with the land uses in surrounding areas becoming progressively less intense (and with lower
28 residential densities) as the distance from the "core" increases.

29
30 **County.** The county of Placer, state of California. County with a capital "C" generally refers to the
31 government or administration of a county. County with a lower case "c" may mean any county or
32 may refer to the geographical area of a county (e.g., the county road system).

33
34 **Covenants, Conditions, and Restrictions (CC&Rs).** A term used to describe restrictive limitations
35 that may be placed on property and its use, and which usually are made a condition of holding title
36 or lease.

37
38 **Criterion.** A standard upon which a judgment or decision may be based. (See "Standards.")

39
40 **Critical Facility.** Facilities housing or serving many people, which are necessary in the event of an
41 earthquake or flood, such as hospitals, fire, police, and emergency service facilities, utility "lifeline"
42 facilities, such as water, electricity, and gas supply, sewage disposal, and communications and
43 transportation facilities.

44
45 **Crop Production, Horticulture, Orchard, Vineyard.** Commercial agricultural production field and orchard uses,
46 including the production of the following, primarily in the soil on the site and not in containers, other than for initial
47 propagation prior to planting in the soil on the site, and/or in containers occupying one acre or less: Field crops,
48 flowers and seeds, fruits, grains, melons, ornamental crops, tree nuts, trees and sod, vegetables, wine and table

1 grapes. Also includes associated crop preparation services and harvesting activities, such as mechanical soil
2 preparation, irrigation system construction, spraying, crop processing and retail sales in the field, not including **sales**
3 **sheds**, which are instead defined under **produce stand**. Does not include **greenhouses** which are instead defined
4 under **plant nursery**, and **residential accessory use or structure**, or **containerized crop production**, which is
5 instead defined under **plant nursery**.

6
7 **Cul-de-sac.** A short street or alley with only a single means of ingress and egress at one end and with
8 a large turnaround at its other end.

9
10 **Cumulative Impact.** As used in CEQA, the total impact resulting from the accumulated impacts of
11 individual projects or programs over time.

12
13 **Curb Cuts.** Curb openings that allow storm water runoff to enter landscaped areas, vegetated swales,
14 planters, rain gardens, and other BMP features.

15
16 **Day Care.** Facilities that provide nonmedical care and supervision of minor children for periods of less
17 than twenty-four hours. These facilities include the following, all of which are required to be licensed by
18 the California State Department of Social Services:

- 19 1. **Child day care center.** Commercial or nonprofit child day care facilities designed and
20 approved to accommodate fifteen or more children. Includes infant centers, preschools, sick-
21 child centers and school-age day care facilities. These may be operated in conjunction with a
22 school or church facility, or as an independent land use.
- 23 2. **Large family day care home.** As provided by Health and Safety Code Section 1596.78, a
24 home that regularly provides care, protection, and supervision for seven to fourteen children,
25 inclusive, including children under the age of ten years who reside in the home, for periods of
26 less than twenty-four hours per day, while the parents or guardians are away.
- 27 3. **Small family day care home.** As provided by Health and Safety Code Section 1596.78, a
28 home that provides family day care for eight or fewer children, including children under the
29 age of ten years who reside in the home.
- 30 4. **Adult day care facility.** A day care facility providing care and supervision for adult clients.

31
32 **Daytime Hours.** In relation to noise and the limitation of hours of construction, daytime hours are
33 7:00 a.m. to 7:00 p.m. Monday through Friday, 8:00 a.m. to 7:00 p.m. Saturday, and by commission
34 or council approval between 9:00 a.m. and 5:00 p.m. on Sundays and National Holidays.

35
36 **dB, Decibel.** A fundamental unit of sound used to express the relative intensity of a sound as it is
37 heard by the human ear. A Bel is defined as the logarithm of the ratio of the sound pressure squared over
38 the reference pressure squared. A Decibel is one-tenth of a Bel.

39
40 **dBA.** The "A-weighted" scale for measuring sound in decibels; weighs or reduces the effects of low
41 and high frequencies in order to simulate human hearing. Every increase of 10 dBA doubles the
42 perceived loudness though the noise is actually ten times more intense.

43
44 **Dedication.** The turning over by an owner or developer of private land for public use, and the
45 acceptance of land for such use by the governmental agency having jurisdiction over the public

1 function for which it will be used. Dedications for roads, parks, school sites, or other public uses often
2 are made conditions for approval of a development by a city or county.

3
4 **Dedication, In lieu of.** Cash payments that may be required of an owner or developer as a substitute
5 for a dedication of land, usually calculated in dollars per lot, and referred to as in lieu fees or in lieu
6 contributions.

7
8 **Deer Fencing.** A fence that protects property from damage by deer or other animals. It is generally a
9 maximum of eight feet in height, with posts of metal or wood, and open fencing material such as netting,
10 wire or plastic mesh. It may also include such fencing added atop other allowable fences.

11
12 **Density.** The number of housing units per gross acre, unless otherwise stated, for residential uses.

13
14 **Density, Residential.** The number of permanent residential dwelling units per acre of land. Densities
15 specified in the General Plan may be expressed in units per gross acre or per net developable acre.
16 (See "Acres, Gross," and "Developable Acres, Net.")

17
18 **Density Bonus.** The allocation of development rights that allow a parcel to accommodate additional
19 square footage or additional residential units beyond the maximum for which the parcel is zoned,
20 usually in exchange for the provision or preservation of an amenity at the same site or at another
21 location. Under California law, a housing development that provides 20 percent of its units for lower
22 income households, or 10 percent of its units for very low income households, or 50 percent of its
23 units for seniors, is entitled to a density bonus. (See "Development Rights, Transfer of.") As defined
24 by state law (Government Code Section 65915 et seq.), an increase of at least twenty five percent over
25 the maximum density otherwise allowed by the applicable zoning district, that is granted to the
26 owner/developer of a housing project who agrees to construct a prescribed percentage of dwelling units
27 that are affordable to households of very low and/or low income. When determining the number of
28 dwelling units that shall be affordable, the units authorized by the density bonus shall not be included in
29 the calculation.

30
31 **Density, Control of.** A limitation on the occupancy of land. Density can be controlled through zoning
32 in the following ways: use restrictions, minimum lot-size requirements, floor area ratios, land use-
33 intensity ratios, setback and yard requirements, minimum house-size requirements, ratios comparing
34 number and types of housing units to land area, limits on units per acre, and other means. Allowable
35 density often serves as the major distinction between residential districts.

36
37 **Density, Employment.** A measure of the number of employed persons per specific area (for example,
38 employees/acre).

39
40 **Density Transfer.** A way of retaining open space by concentrating densities-usually in compact areas
41 adjacent to existing urbanization and utilities-while leaving unchanged historic, sensitive, or
42 hazardous areas. In some jurisdictions, for example, developers can buy development rights of
43 properties targeted for public open space and transfer the additional density to the base number of
44 units permitted in the zone in which they propose to develop.

1 **Design Engineer.** Engineer responsible for preparing the SWQP for Regulated Projects, site design, and
2 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
6 design, architecture, materials, colors, lighting, and signs, in accordance with a set of adopted criteria
7 and standards. "Design Control" requires that certain specific things be done and that other things not
8 be done. Design Control language is most often found within a zoning ordinance. "Design Review"
9 usually refers to a system set up outside of the zoning ordinance, whereby projects are reviewed
10 against certain standards and criteria by a specially established design review board or committee. (See
11 "Architectural Control.")

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

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

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

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

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

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

42
43 **Development Fee.** (See "Impact Fee.")

44
45 **Development Rights.** The right to develop land by a ~~property owner landowner~~
46 simple ownership over the land or by a party other than the owner who has obtained the rights to

1 develop. Such rights usually are expressed in terms of density allowed under existing zoning. For
2 example, one development right may equal one unit of housing or may equal a specific number of
3 square feet of gross floor area in one or more specified zone districts. (See "Interest, Fee" and
4 "Interest, Less-than-fee," and "Development Rights, Transfer of [TDR].")

5
6 **Development Rights, Transfer of (TDR).** Also known as "Transfer of Development Credits," a
7 program that can relocate potential development from areas where proposed land use or
8 environmental impacts are considered undesirable (the "donor" site) to another ("receiver") site
9 chosen on the basis of its ability to accommodate additional units of development beyond that for
10 which it was zoned, with minimal environmental, social, and aesthetic impacts. (See "Development
11 Rights.")

12
13 **Diameter of a Tree.** Trunk diameter measured at fifty-four inches above the ground (also known as
14 "Diameter at breast height," or "DBH"). In the case of a trunk that is divided into limbs at a point below
15 fifty-four inches, the trunk diameter shall be measured at the narrowest diameter of the trunk between the
16 base of the tree and fifty-four inches above the ground.

17
18 **Director.** The town of Loomis planning director, or designee of the director.

19
20 **Disabled.** Any person who has a physical or mental impairment that substantially limits one or more major
21 life activities; anyone who is regarded as having such an impairment or anyone who has a record of such
22 impairment. ~~People who are currently using illegal substances are not covered under the Fair Housing~~
23 ~~Act, unless they have a separate disability.~~

24
25 **Disadvantaged Community.** An area identified by the California Environmental Protection Agency
26 pursuant to Section 39711 of the Health and Safety Code or an area that is a low-income area that is
27 disproportionately affected by environmental pollution and other hazards that can lead to negative health
28 effects, exposure, or environmental degradation.

29
30 **Discourage.** To advise or persuade to refrain from.

31
32 **Discretionary Decision.** As used in CEQA, an action taken by a governmental agency that calls for
33 the exercise of judgment in deciding whether to approve and/or how to carry out a project.

34
35 **Discretionary Permit.** A town land use review and entitlement process where the review authority
36 exercises discretion in deciding to approve or disapprove the permit. Includes minor use permits, use
37 permits, minor variances, variances, design review approval, master development plans, and subdivision
38 maps.

39
40 **Diseased Tree.** A tree afflicted by, but not limited to, any of the following: insect infestation, heart rot,
41 exfoliation, slime flux, crown rot, leaf scorch, root fungus, structural defects or weaknesses.

42
43 **Diversity.** Differences among otherwise similar elements that give them unique forms and qualities.
44 E.g., housing diversity can be achieved by differences in unit size, tenure, or cost.

45
46 **Downtown.** The "downtown/town center area" shown in Figure 3-3 of the general plan.

1
2 **Drip Line.** A line that may be drawn on the ground around a tree directly under its outermost branch tips
3 and which identifies that location where rainwater tends to drip from the trees. When depicted on a map,
4 the drip line will appear as an irregular shaped circle that follows the contour of the tree's branches as
5 seen from overhead.
6

7 **Drive-through Sales or Services.** A facility where food or other products may be purchased, or where
8 services may be obtained by motorists without leaving their vehicles. Examples of drive-through sales
9 facilities include fast-food restaurants, drive-through coffee, dairy product, photo stores, pharmacies, etc.
10 Examples of drive-through service facilities include drive-through bank teller windows, dry cleaners, etc.,
11 but do not include automated teller machines (ATMs), gas stations or other vehicle services, which are
12 separately defined.
13

14 **Duplex.** A detached building under single ownership that is designed for occupation as the residence
15 of two families living independently of each other.
16

17 **Dwelling Unit.** A room or group of internally connected rooms (including sleeping, eating, cooking,
18 and sanitation facilities, but not more than one kitchen), which constitutes an independent
19 housekeeping unit, occupied or intended for occupancy by one household on a long-term basis.
20

21 **Easement.** A grant of one or more of the property rights by the property owner to and/or for the use by
22 the public, a corporation or another person or entity. Usually the right to use property owned by another
23 for specific purposes or to gain access to another property. For example, utility companies often have
24 easements on the private property of individuals to be able to install and maintain utility facilities.
25

26 **Easement, Conservation.** A tool for acquiring open space with less than full-fee purchase, whereby
27 a public agency buys only certain specific rights from the **property owner landowner**. These may be
28 positive rights (providing the public with the opportunity to hunt, fish, hike, or ride over the land), or
29 they may be restrictive rights (limiting the uses to which the **property owner landowner** may devote
30 the land in the future.)
31

32 **Easement, Scenic.** A tool that allows a public agency to use an owner's land for scenic enhancement,
33 such as roadside landscaping or vista preservation.
34

35 **Ecology.** The interrelationship of living things to one another and their environment; the study of
36 such interrelationships.
37

38 **Economic Base.** Economic Base theory essentially holds that the structure of the economy is made
39 up of two broad classes of productive effort-basic activities that produce and distribute goods and
40 services for export to firms and individuals outside a defined localized economic area, and non-basic
41 activities whose goods and services are consumed at home within the boundaries of the local
42 economic area. Viewed another way, basic activity exports goods and services and brings new dollars
43 into the area; non-basic activity recirculates dollars within the area. This distinction holds that the
44 reason for the growth of a particular region is its capacity to provide the means of payment for raw
45 materials, food, and services that the region cannot produce itself and also support the non-basic

1 activities that are principally local in productive scope and market area. (See "Industry, Basic" and
2 "Industry, Non-basic.")

3
4 **Ecosystem.** An interacting system formed by a biotic community and its physical environment.

5
6 **Emergency Shelter.** A facility that provides immediate and short-term housing of six months or less
7 and minimal supplemental services for the homeless. Shelters come in many sizes, but an optimum
8 size is considered to be 20 to 40 beds. Supplemental services may include food, counseling, and
9 access to other social programs. (See "Homeless" and "Transitional Housing.") No individual or
10 household may be denied emergency shelter because of an inability to pay.

11
12 **Eminent Domain.** The right of a public entity to acquire private property for public use by condemnation,
13 and the payment of just compensation.

14
15 **Emission Standard.** The maximum amount of pollutant legally permitted to be discharged from a
16 single source, either mobile or stationary.

17
18 **Encourage.** To stimulate or foster a particular condition through direct or indirect action by the
19 private sector or government agencies.

20
21 **Endangered Species.** A species of animal or plant is considered to be endangered when its prospects
22 for survival and reproduction are in immediate jeopardy from one or more causes.

23
24 **Enhance.** To improve existing conditions by increasing the quantity or quality of beneficial uses or
25 features.

26
27 **Environment.** CEQA defines environment as "the physical conditions which exist within the area which
28 will be affected by a proposed project, including land, air, water, mineral, flora, fauna, noise, and objects
29 of historic or aesthetic significance."

30
31 **Environmental Impact Report (EIR).** An informational document used to assess the physical
32 characteristics of an area and to determine what effects will result if the area is altered by a proposed
33 action, prepared in compliance with the California Environmental Quality Act (CEQA). A report required
34 of General Plans by CEQA and which assesses all the environmental characteristics of an area and
35 determines what effects or impacts will result if the area is altered or disturbed by a proposed action. (See
36 "California Environmental Quality Act.")

37
38 **Environmental Impact Statement (EIS).** Under the National Environmental Policy Act, a statement on
39 the effect of development proposals and other major actions that significantly affect the environment.

40
41 **Environmentally Sensitive Area (ESA).** A designated area that requires special protection because of its
42 landscape, wildlife, and/or historical value.

43
44 **Equestrian Facility.** A commercial facility for horses, donkeys, and/or mules, examples of which include
45 horse ranches, boarding stables, riding schools and academies, horse exhibition facilities (for shows or
46 other competitive events), and barns, stables, corrals and paddocks accessory and incidental to these uses.

1 Does not include the simple pasturing of horses, donkeys, and/or mules, which is instead included in
2 “Animal keeping”.

3
4 **Equipment Rental.** A service establishment that may offer a wide variety of household and business
5 equipment, furniture, and materials for rental. Does not include construction equipment rental, which is
6 separately defined.

7
8 **Equivalent Dwelling Unit (EDU).** A unit of measure for **the projected water use by or** sewage generated
9 from particular buildings, structures or uses, for which one equivalent dwelling unit is equal to an
10 approximation of the amount of **water used or** sewage generated by an average single-family residence.

11
12 **Erosion.** (1) The loosening and transportation of rock and soil debris by wind, rain, or running water. (2)
13 The gradual wearing away of the upper layers of earth.

14
15 **Ethnology.** The study of different societies and cultures.

16
17 **Exaction.** A contribution or payment required as an authorized precondition for receiving a development
18 permit; usually refers to mandatory dedication (or fee in lieu of dedication) requirements found in many
19 subdivision regulations.

20
21 **Expansive Soils.** Soils that swell when they absorb water and shrink as they dry.

22
23 **Extended Hour Retail.** Any business that is open to the public between the hours of 11:00 p.m., and 6:00
24 a.m.

25
26 **Family.** (1) Two or more persons related by birth, marriage, or adoption [U.S. Bureau of the Census]. (2)
27 An individual or a group of persons living together who constitute a bona fide single-family housekeeping
28 unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a
29 hotel, lodging house or institution of any kind [California].

30
31 **Farm Supply and Feed Store.** A retail business selling supplies for use in soil preparation and
32 maintenance, the planting and harvesting of crops, the keeping and raising of farm animals, and other
33 operations and processes pertaining to farming and ranching. Does not include the sale, rental, or repair
34 of farm machinery and equipment, which is instead included in the definition of **construction and heavy
35 equipment sales and rental.**

36
37 **Fault.** A fracture in the earth's crust forming a boundary between rock masses that have shifted.

38
39 **Feasible.** Capable of being accomplished in a successful manner within a reasonable period of time, taking
40 into account economic, environmental, social and technological factors.

41
42 **Feasible, Technically.** Capable of being implemented because the industrial, mechanical, or application
43 technology exists.

44
45 **Finding(s).** The result(s) of an investigation and the basis upon which decisions are made. Findings are
46 used by government agents and bodies to justify action taken by the entity.

1
2 **Fire Hazard Zone.** An area where, due to slope, fuel, weather, or other fire-related conditions, the
3 potential loss of life and property from a fire necessitates special fire protection measures and planning
4 before development occurs.

5
6 **Fire-resistive.** Able to withstand specified temperatures for a certain period of time, such as a one-hour
7 fire wall; not fireproof.

8
9 **Fiscal Impact Analysis.** A projection of the direct public costs and revenues resulting from population or
10 employment change to the local jurisdiction(s) in which the change is taking place. Enables local
11 governments to evaluate relative fiscal merits of General Plans, specific plans, or projects.

12
13 **Flood, 100-Year.** The magnitude of a flood expected to occur on the average every 100 years, based on
14 historical data. The 100-year flood has a 1/100, or one percent, chance of occurring in any given year.

15
16 **Flood Insurance Rate Map (FIRM).** For each community, the official map on which the **Federal**
17 **Emergency Management Agency (FEMA) Federal Insurance Administration** has delineated areas of
18 special flood hazard and the risk premium zones applicable to that community.

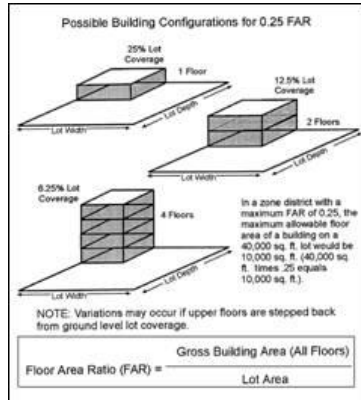
19
20 **Flood Plain.** The relatively level land area on either side of the banks of a stream regularly subject to
21 flooding. That part of the flood plain subject to a one percent chance of flooding in any given year is
22 designated as an "area of special flood hazard" by the Federal Insurance Administration.

23
24 **Flood Plain Fringe.** All land between the floodway and the upper elevation of the 100-year flood.

25
26 **Floodway.** The channel of a river or other watercourse and the adjacent land areas that must be
27 reserved in order to discharge the "base flood" without cumulatively increasing the water surface
28 elevation more than one foot. No development is allowed in floodways.

29
30 **Floor Area Ratio (FAR).** The ratio of floor area to total lot area. FAR restrictions are used to limit the
31 maximum floor area allowed on a site (including all structures on the site). The maximum floor area of all
32 structures (measured from exterior wall to exterior wall) permitted on a site (including carports) shall be
33 determined by multiplying the floor area ratio (FAR) by the total net area of the site (FAR x Net Site Area
34 = Maximum Allowable Floor Area). The gross floor area permitted on a site divided by the total net
35 area of the site, expressed in decimals to one or two places. For example, on a site with 10,000 net
36 sq. ft. of land area, a Floor Area Ratio of 1.0 will allow a maximum of 10,000 gross sq. ft. of building
37 floor area to be built. On the same site, a FAR of 1.5 would allow 15,000 sq. ft. of floor area; a FAR
38 of 2.0 would allow 20,000 sq. ft.; and a FAR of 0.5 would allow only 5,000 sq. ft. Also commonly
39 used in zoning, FARs typically are applied on a parcel-by-parcel basis as opposed to an average FAR
40 for an entire land use or zoning district.

Floor Area Ratio:



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

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

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

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

Fueling Station. A motor vehicle fueling component of a warehouse retail store, where warehouse consumers purchase bulk fuel from said warehouse retail store. Fueling stations are located adjacent to an operate in conjunction with a warehouse retail store. Fueling stations are an ancillary use of a warehouse retail use and are subject to siting and design requirements of the CG General Commercial zone Section 13.26.040 and are not subject to Section 13.42.100 regarding gas stations.

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

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

Commented [CC5]: From ordinance adopted August 2020.

1
2 **Garage or Carport.** Parking space and shelter for automobiles or other vehicles, where the size of the
3 parking space complies with the provisions of Chapter 13.36 of the Zoning Code.

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

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

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

8
9 **Gas Station.** A retail business selling gasoline and/or other motor vehicle fuels, and related products.
10 Where allowed by Division 2, a gas station may also include a **convenience store, vehicle services**, and/or
11 **trailer rental (auto and vehicle sales or rental)**, which are separately defined.

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

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

26
27 **General Retail.** Stores and shops selling many lines of merchandise. Examples of these stores and lines of
28 merchandise include: Antique stores; art galleries or retail; art supplies, including framing services; auction rooms;
29 bicycles; books, magazines, and newspapers; cameras and photographic supplies; clothing, shoes, and accessories;
30 collectibles (cards, coins, comics, stamps, etc.); department stores; drug stores and pharmacies; dry goods; fabrics
31 and sewing supplies; florists and houseplant stores (indoor sales only—outdoor sales are **building and landscape
32 materials sales**); hobby materials; jewelry; luggage and leather goods; musical instruments, parts and accessories;
33 orthopedic supplies; religious goods; small wares; specialty shops; sporting goods and equipment; stationery; toys
34 and games; and variety stores.

35
36 **Geological.** Pertaining to rock or solid matter.

37
38 **Goal.** A general, overall, and ultimate purpose, aim, or end toward which the City or County will
39 direct effort.

40
41 **Golf Course, Country Club.** Golf courses, and accessory facilities and uses including: clubhouses with
42 bar and restaurant, locker and shower facilities; driving ranges; "pro shops" for on-site sales of golfing
43 equipment; and golf cart storage and sales facilities.

44
45 **Grade.** The ground surface immediately adjacent to the exterior base of a structure, typically used as the
46 basis for measurement of the height of the structure.

1 **Grading.** The removal, addition, or alteration of surface or subsurface conditions of land by excavating
2 or filling to achieve a level earthen base or specific slope.

3
4 **Grasslands.** Land reserved for pasturing or mowing, in which grasses are the predominant
5 vegetation.

6
7 **Grocery Store.** A retail business where the majority of the floor area open to the public is occupied by
8 food products packaged for preparation and consumption away from the store.

9
10 **Groundwater.** Any water under the earth's surface, except for underground rivers.

11
12 **Groundwater Recharge.** The natural process of infiltration and percolation of rainwater from land
13 areas or streams through permeable soils into water-holding rocks that provide underground storage
14 ("aquifers").

15
16 **Guest House.** A detached structure accessory to a single-family dwelling, accommodating living/sleeping
17 quarters, but without kitchen or cooking facilities.

18
19 **Guidelines.** General statements of policy direction around which specific details may be later
20 established.

21
22 **Habitable Space.** Space within a dwelling unit for living, sleeping, eating, or cooking.

23
24 **Habitat.** The physical location or type of environment in which an organism or biological population
25 lives or occurs.

26
27 **Handicapped.** A person determined to have a physical impairment or mental disorder expected to
28 be of long or indefinite duration. Many such impairments or disorders are of such a nature that a
29 person's ability to live independently can be improved by appropriate housing conditions.

30
31 **Hazardous Material.** Any substance that, because of its quantity, concentration, or physical or
32 chemical characteristics, poses a significant present or potential hazard to human health and safety
33 or to the environment if released into the workplace or the environment. The term includes, but is not
34 limited to, hazardous substances and hazardous wastes.

35
36 **Health/Fitness Facility.** A fitness center, gymnasium, health and or athletic club., which may include any
37 of the following: sauna, spa or hot tub facilities; indoor tennis, handball, racquetball, archery and shooting
38 ranges and other indoor sports activities. Does not include adult entertainment businesses.

39
40 **High Occupancy Vehicle (HOV).** Any vehicle other than a driver-only automobile (e.g., a vanpool,
41 a bus, or two or more persons to a car).

42
43 **Highway.** High-speed, high-capacity, limited-access transportation facility serving regional and
44 county-wide travel. Highways may cross at a different grade level.

45
46 **Hillsides.** Land that has an average percent of slope equal to or exceeding fifteen percent.

1
2 **Historic; Historical.** An historic building or site is one that is noteworthy for its significance in local,
3 state, or national history or culture, its architecture or design, or its works of art, memorabilia, or
4 artifacts.

5
6 **Historic Building.** A building over 45 years old and meeting historic criteria set by the Town.
7

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

11
12 **Home Occupation.** A commercial activity conducted solely by the occupants of a particular dwelling
13 unit in a manner incidental to residential occupancy. The conduct of a business within a dwelling unit
14 or residential site, employing only the occupants of the dwelling, with the business activity being
15 subordinate to the residential use of the property.

16
17 **Homeless.** Persons and families who lack a fixed, regular, and adequate nighttime residence. Includes
18 those staying in temporary or emergency shelters or who are accommodated with friends or others with
19 the understanding that shelter is being provided as a last resort. California Housing Element law,
20 Section 65583(c)(1) requires all cities and counties to address the housing needs of the homeless. (See
21 "Emergency Shelter" and "Transitional Housing.")

22
23 **Hotel or Motel.** A facility with guest rooms or suites, with or without kitchen facilities, rented to the
24 general public for transient lodging. Hotels typically include a variety of services in addition to lodging;
25 for example, restaurants, meeting facilities, personal services, etc. Also includes accessory guest facilities
26 such as swimming pools, tennis courts, indoor athletic facilities, accessory retail uses, etc.

27
28 **Household.** All those persons--related or unrelated--who occupy a single housing unit. (See
29 "Family.")

30
31 **Household Pets.** The keeping/raising of birds, cats, dogs, or other common household pets, as determined
32 by the director, accessory to a residential use. (See "[Animal Keeping](#).")

33
34 **Householder.** The head of a household.

35
36 **Households, Number of.** The count of all year-round housing units occupied by one or more persons.
37 The concept of household is important because the formation of new households generates the
38 demand for housing. Each new household formed creates the need for one additional housing unit or
39 requires that one existing housing unit be shared by two households. Thus, household formation can
40 continue to take place even without an increase in population, thereby increasing the demand for
41 housing.

42
43 **Housing and Community Development Department of the State of California (HCD).** The State
44 agency that has principal responsibility for assessing, planning for, and assisting communities to meet
45 the needs of low- and moderate-income households.

1 **Housing Authority, Local (LHA).** Local housing agency established in State law, subject to local
2 activation and operation. Originally intended to manage certain federal subsidies, but vested with
3 broad powers to develop and manage other forms of affordable housing.
4

5 **Housing Element.** One of the seven State-mandated elements of a local General Plan, it assesses the
6 existing and projected housing needs of all economic segments of the community, identifies potential
7 sites adequate to provide the amount and kind of housing needed, and contains adopted goals,
8 policies, and implementation programs for the preservation, improvement, and development of
9 housing. Under State law, Housing Elements must be updated every **four, five, or eight years,**
10 **depending on a jurisdiction's planning period as determined by HCD.**
11

12 **Housing and Urban Development, U.S. Department of (HUD).** A cabinet-level department of the
13 federal government that administers housing and community development programs.
14

15 **Housing Unit.** The place of permanent or customary abode of a person or family. A housing unit
16 may be a single-family dwelling, a multi-family dwelling, a condominium, a modular home, a mobile
17 home, a cooperative, or any other residential unit considered real property under State law. A housing
18 unit has, at least, cooking facilities, a bathroom, and a place to sleep. It also is a dwelling that cannot
19 be moved without substantial damage or unreasonable cost. (See "Dwelling Unit," "Family," and
20 "Household.")
21

22 **Identity.** A consistent quality that makes a city, place, area, or building unique and gives it a
23 distinguishing character.
24

25 **Image.** The mental picture or impression of a city or place taken from memory and held in common
26 by members of the community.
27

28 **Impact.** The effect of any direct man-made actions or indirect repercussions of man-made actions on
29 existing physical, social, or economic conditions.
30

31 **Impact Fee.** A fee, also called a development fee, levied on the developer of a project by a city, county,
32 or other public agency as compensation for otherwise-unmitigated impacts the project will produce.
33 California Government Code Section 66000 et seq specifies that development fees shall not exceed
34 the estimated reasonable cost of providing the service for which the fee is charged. To lawfully
35 impose a development fee, the public agency must verify its method of calculation and document
36 proper restrictions on use of the fund.
37

38 **Impacted Areas.** Census tracts where more than 50 percent of the dwelling units house low- and
39 very low-income households.
40

41 **Impervious Surface.** Surface through which water cannot penetrate, such as roof, road, sidewalk,
42 and paved parking lot. The amount of impervious surface increases with development and establishes
43 the need for drainage facilities to carry the increased runoff.
44

45 **Implementation.** Actions, procedures, programs, or techniques that carry out policies.
46

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

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

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

15 **Industrial Park; Office Park.** A planned assemblage of buildings designed for "Workplace Use."
16 (See "Workplace Use.")

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

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

26 **Infrastructure.** Public services and facilities, such as sewage-disposal systems, water-supply
27 systems, other utility systems, and roads.

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

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

32 **Institutional Use.** (1) Publicly or privately owned and operated activities that are institutional in
33 nature, such as hospitals, museums, and schools; (2) churches and other religious organizations; and
34 (3) other nonprofit activities of a welfare, educational, or philanthropic nature that cannot be
35 considered a residential, commercial, or industrial activity.

Commented [CC6]: From unadopted 2010 Parks, Recreation, and Open Space Master Plan

Commented [CC7]: Needs work. No definition for Workplace Use provided in Code or GP glossary

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

5
 6 **Inter-agency.** Indicates cooperation between or among two or more discrete agencies in regard to a
 7 specific program.

8
 9 **Intermittent Stream.** A stream that normally flows for at least thirty (30) days after the last major
 10 rain of the season and is dry a large part of the year.

11
 12 **Issues.** Important unsettled community matters or problems that are identified in a community's
 13 General Plan and dealt with by the plan's goals, objectives, policies, plan proposals, and
 14 implementation programs.

15
 16 **Joint Powers Authority (JPA).** A legal arrangement that enables two or more units of government
 17 to share authority in order to plan and carry out a specific program or set of programs that serves both
 18 units.

19
 20 **Joint Use Agreement.** An agreement between the Town and agencies or organizations within the Town
 21 limits.

Commented [CC8]: Or "to broaden access for community use"?

22
 23 **Kennel, Animal Boarding.** A commercial facility for the grooming, keeping, boarding or maintaining of
 24 five or more dogs (four months of age or older), or five or more cats except for dogs or cats for sale in pet
 25 shops, or patients 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
 28 of food, which includes a refrigerator of at least 5 cubic feet in capacity with an appropriately sized
 29 electrical outlet, a sink. Less than 18 inches in depth with a waste line drain 1.5 inches or greater, and
 30 cooking appliances or rough in facilities including, but not limited to: any of the following: refrigerator,
 31 stoves, ovens, convection ovens, range top, dishwasher, kitchen sink. A bar or counter with a small sink,
 32 small refrigerator, and/or microwave is not considered a kitchen facility.

33
 34 **Laboratory, Medical, Analytical, Testing.** A facility for testing, analysis, and/or research. Examples of
 35 this use include medical labs, soils and materials testing labs, and forensic labs.

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

41
 42 **Landlord.** The owner of a property, including land or a structure, that is rented or leased to another.

43
 44 **Landmark.** (1) A building, site, object, structure, or significant tree, having historical, architectural,
 45 social, or cultural significance and marked for preservation by the local, state, or federal government.

1 (2) A visually prominent or outstanding structure or natural feature that functions as a point of
2 orientation or identification.

3
4 **Landscaping.** Planting-including trees, shrubs, and ground covers-suitably designed, selected,
5 installed, and maintained as to enhance a site or roadway permanently.

6
7 **Landslide.** A general term for a falling mass of soil or rocks.

8
9 **Land Use.** The purpose for which land or a structure is designed, arranged, intended, occupied, or
10 maintained. The occupation or utilization of land or water area for any human activity or any purpose
11 defined in the General Plan

12
13 **Land Use Designation.** A system for classifying and designating the appropriate use of properties.

14
15 **Land Use Element.** A required element of the General Plan that uses text and maps to designate the
16 future use or reuse of land within a given jurisdiction's planning area. The land use element serves as
17 a guide to the structuring of zoning and subdivision controls, urban renewal and capital improvements
18 programs, and to official decisions regarding the distribution and intensity of development and the
19 location of public facilities and open space. (See "Mandatory Element.")

20
21 **Land Use Permit.** Authority granted by the town to use a specified site for a particular purpose. Includes
22 use permits, minor use permits, limited term permits, variances, minor variances, design review, master
23 development plans, and zoning clearances.

24
25 **Land Use Regulation.** A term encompassing the regulation of land in general and often used to mean
26 those regulations incorporated in the General Plan, as distinct from zoning regulations (which are more
27 specific).

28
29 **Laundry, Dry Cleaning Plant.** A service establishment engaged primarily in high volume laundry and
30 garment services, including: carpet and upholstery cleaners; diaper services; dry cleaning and garment
31 pressing; commercial laundries; linen supply. These facilities may include accessory customer pick-up
32 facilities. These facilities do not include coin-operated laundries or dry-cleaning pick-up stores without
33 dry cleaning equipment; see **personal services**.

34
35 **Ldn.** Day-Night Average Sound Level. The A-weighted average sound level for a given area
36 (measured in decibels) during a 24-hour period with a 10 dB weighting applied to night-time sound
37 levels. The Ldn is approximately numerically equal to the CNEL for most environmental settings.

38
39 **Lease.** A contractual agreement by which an owner of real property (the lessor) gives the right of
40 possession to another (a lessee) for a specified period of time (term) and for a specified consideration
41 (rent).

42
43 **Leq.** The energy-averaged or equivalent sound level, defined as the average sound level on the basis
44 of sound energy (or sound pressure squared). The Leq is a "dosage" type measure and is the basis for
45 the descriptors used in current standards, such as the 24-hour CNEL used by the State of California.

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

4
5 **Level of Service A.** Indicates a relatively free flow of traffic, with little or no limitation. On
6 vehicle movement or speed.

7
8 **Level of Service B.** Describes a steady flow of traffic, with only slight delays in vehicle
9 movement and speed. All queues clear in a single signal cycle.

10
11 **Level of Service C.** Denotes a reasonably steady, high-volume flow of traffic, with some
12 limitations on movement and speed, and occasional backups on critical
13 approaches.

14
15 **Level of Service D.** Denotes the level where traffic nears an unstable flow. Intersections still
16 function, but short queues develop, and cars may have to wait through one
17 cycle during short peaks.

18
19 **Level of Service E.** Describes traffic characterized by slow movement and frequent (although
20 momentary) stoppages. This type of congestion is considered severe, but is
21 not uncommon at peak traffic hours, with frequent stopping, long-standing
22 queues, and blocked intersections.

23
24 **Level of Service F.** Describes unsatisfactory stop-and-go traffic characterized by "traffic jams"
25 and stoppages of long duration. Vehicles at signalized intersections usually
26 have to wait through one or more signal changes, and "upstream"
27 intersections may be blocked by the long queues.

28
29 (2) Some communities in California are developing standards for levels of service relating to municipal
30 functions such as police, fire, and library service. These standards are incorporated in the General Plan or in
31 separate "Level of Service Plans."

32
33 **Library, Museum.** Public or quasi-public facilities, examples of which include: aquariums, arboretums,
34 art galleries and exhibitions, botanical gardens, historic sites and exhibits, libraries, museums,
35 planetariums, and zoos. May also include accessory retail uses such as a gift/book shop, restaurant, etc.

36
37 **Light Rail Transit (LRT).** "Street cars" or "trolley cars" that typically operate entirely or substantially
38 in mixed traffic and in non-exclusive, at-grade rights-of-way. Passengers typically board vehicles
39 from the street level (as opposed to a platform that is level with the train) and the driver may collect
40 fares. Vehicles are each electrically self-propelled and usually operate in one or two-car trains.

41
42 **Linkage.** With respect to jobs/housing balance, a program designed to offset the impact of
43 employment on housing need within a community, whereby project approval is conditioned on the
44 provision of housing units or the payment of an equivalent in-lieu fee. The linkage program must
45 establish the cause-and-effect relationship between a new commercial or industrial development and
46 the increased demand for housing.

1 **Liquefaction.** The transformation of loose water-saturated granular materials (such as sand or silt)
2 from a solid into a liquid state. A type of ground failure that can occur during an earthquake.
3

4 **Live/Work Unit.** An integrated housing unit and working space, occupied and utilized by a single
5 household in a structure, either single-family or multifamily, that has been designed or structurally
6 modified to accommodate joint residential occupancy and work activity, and which includes: 1) Complete
7 kitchen space and sanitary facilities in compliance with the building code; and 2) Working space reserved
8 for and regularly used by one or more occupants of the unit.
9

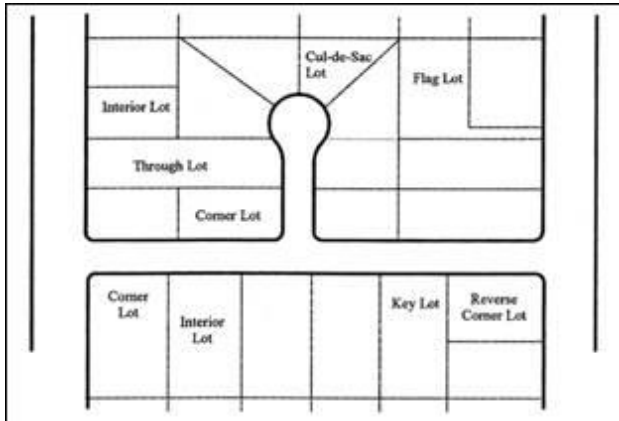
10 **Lmax.** The highest root-mean-square (RMS) sound level measured over a given period of time.
11

12 **Local Agency Formation Commission (LAFCo).** A five- or seven-member commission within
13 each county that reviews and evaluates all proposals for formation of special districts, incorporation
14 of cities, annexation to special districts or cities, consolidation of districts, and merger of districts
15 with cities. Each county's LAFCo is empowered to approve, disapprove, or conditionally approve
16 such proposals. The five LAFCo members generally include two county supervisors, two city council
17 members, and one member representing the general public. Some LAFCos include two representatives
18 of special districts.
19

20 **Lot, or Parcel.** A recorded lot or parcel of real property under single ownership, lawfully created as
21 required by applicable Subdivision Map Act and town ordinance requirements, including this title. Types
22 of lots include the following. See Figure Lot Types. (See "Site.")
23

- 24 1. **Corner lot.** A lot located at the intersection of two or more streets, where they intersect at an
25 interior angle of not more than one hundred thirty-five degrees. If the intersection angle is more
26 than one hundred thirty-five degrees, the lot is considered an interior lot.
- 27 2. **Flag lot.** A lot having access from the building site to a public street by means of private right-
28 of-way strip that is owned in fee.
- 29 3. **Interior lot.** lot abutting only one street.
- 30 4. **Key lot.** An interior lot, the front of which adjoins the side property line of a corner lot.
- 31 5. **Reverse corner lot.** A corner lot, the rear of which abuts a key lot.
- 32 6. **Through lot.** A lot with frontage on two generally parallel streets.
33

Lot Types



1
2
3 **Lot Area.** Gross lot area is the total area included within the lot lines of a lot, exclusive of adjacent
4 dedicated street rights-of-way. Net lot area is the gross area of the lot, exclusive of easements for streets
5 or driveways that are not for the exclusive use of the lot on which the easement is located.

6
7 **Lot Coverage.** See **site coverage**.

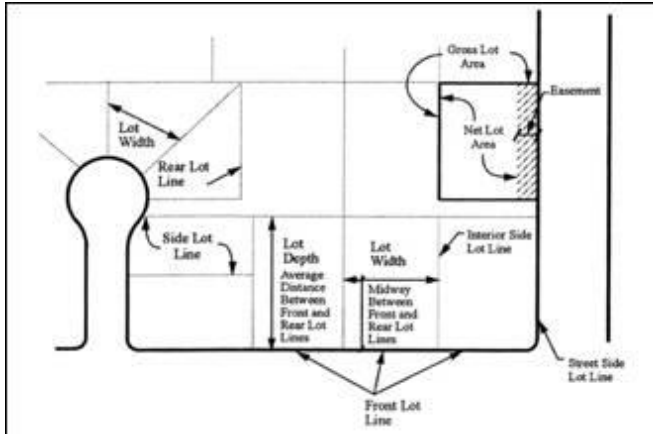
8
9 **Lot Depth.** The horizontal distance between the front and the rear lot lines measured longitudinally at the
10 midpoints of the front and rear lot lines.

11
12 **Lot Frontage.** The boundary of a lot adjacent to a public street right-of-way.

13
14 **Lot Line or Property Line.** Any recorded boundary of a lot. Types of lot lines are as follows (See Figure
15 Lot Features):

- 16
17
- 18 1. **Front lot line.** On an interior lot, the property line separating the parcel from the street. The
19 front lot line on a corner lot is the line with the shortest frontage. (If the street-fronting lot lines
20 of a corner lot are equal in length, the front lot line shall be determined by the director.) On a
21 through lot, both lot lines are front lot lines and the lot is considered to have no rear lot line.
 - 22 2. **Interior lot line.** Any lot line not abutting a street.
 - 23 3. **Rear lot line.** A property line that does not intersect the front lot line, which is most distant
24 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.")

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

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

7
8 **Maintain.** To keep in an existing state. (See "Preserve.")

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

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

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

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

- 34
35 1. **Chemical product manufacturing.** An establishment that produces or uses basic chemicals, and other
36 establishments creating products predominantly by chemical processes. Examples of these products
37 include: basic chemicals, including acids, alkalis, salts, and organic chemicals; chemical products to
38 be used in further manufacture, including synthetic fibers, plastic materials, dry colors, and pigments;
39 and finished chemical products to be used for ultimate consumption, including drugs/pharmaceuticals,
40 cosmetics, and soaps; or to be used as materials or supplies in other industries including paints,
41 fertilizers, and explosives. Also includes sales and transportation establishments handling the chemicals
42 described above, except as part of retail trade.
- 43 2. **Concrete, gypsum, and plaster product manufacturing.** An establishment that produces bulk
44 concrete, concrete building block, brick, and/or other types of precast and prefabricated concrete
45 products. Also includes ready-mix concrete batch plants, lime manufacturing, and the manufacture of
46 gypsum products, including plasterboard. A retail ready-mix concrete operation as an incidental use in
47 conjunction with a building materials outlet is defined under **building and landscape materials sales**.

- 1 3. **Glass product manufacturing.** An establishment that manufactures glass and/or glass products by
2 melting silica sand or cullet, including the production of flat glass and other glass products that are
3 pressed, blown, or shaped from glass produced in the same establishment. Artisan and craftsman type
4 operations of a larger scale than home occupations are instead included under (**manufacturing—
5 light—handcraft industries and small-scale manufacturing**).
- 6 4. **Paving and roofing materials manufacturing.** The manufacture of various common paving and
7 petroleum-based roofing materials, including bulk asphalt, paving blocks made of asphalt, creosote
8 wood, and various compositions of asphalt and tar. Does not include the manufacture of wood roofing
9 materials (shingles, shakes, etc.) (**lumber and wood product manufacturing**).
- 10 5. **Petroleum refining and related industries.** Industrial plants for purifying petroleum, and the
11 compounding of lubricating oils and greases from purchased materials. Also includes oil or gas
12 processing facilities, liquefied natural gas (LNG) facilities, the manufacture of petroleum coke and fuel
13 briquettes, tank farms, and terminal facilities for pipelines. Does not include petroleum pipeline surge
14 tanks and pump stations (**public utility facilities**), or petroleum product distributors (**petroleum
15 product storage and distribution**).
- 16 6. **Plastics, other synthetics, and rubber product manufacturing.** The manufacture of rubber products
17 including: tires, rubber footwear, mechanical rubber goods, heels and soles, flooring, and other rubber
18 products from natural, synthetic, or reclaimed rubber. Also includes establishments engaged primarily
19 in manufacturing tires; products from recycled or reclaimed plastics or styrofoam; molding primary
20 plastics for other manufacturers, manufacturing miscellaneous finished plastics products, fiberglass
21 manufacturing, and fiberglass application services. Does not include establishments engaged primarily
22 in recapping and retreading automobile tires (**vehicle services—major repair/body work**).
- 23 7. **Primary metal industries.** An establishment engaged in: the smelting and refining of ferrous and
24 nonferrous metals from ore, pig, or scrap; the rolling, drawing, and alloying of metals; the manufacture
25 of castings, forgings, stampings, extrusions, and other basic metal products; and the manufacturing of
26 nails, spikes, and insulated wire and cable. Also includes merchant blast furnaces and by-product or
27 beehive coke ovens.
- 28 8. **Pulp and pulp product manufacturing.** An establishment that manufactures pulp, paper, or
29 paperboard. Includes pulp, paper, and paperboard mills. Does not include establishments primarily
30 engaged in converting paper or paperboard without manufacturing the paper or paperboard, including
31 envelope manufacturing, converted paper products, paper coating and glazing, paper bags, assembly of
32 paperboard boxes, wallpaper (**manufacturing—light—paper product manufacturing**).
- 33 9. **Textile and leather product manufacturing.** An establishment that converts basic fibers (natural or
34 synthetic) into a product, including yarn or fabric, that can be further manufactured into usable items
35 (**manufacturing—light—clothing and fabric product manufacturing**), and industries that transform
36 hides into leather by tanning or curing. Includes: Coating, waterproofing, or otherwise treating fabric;
37 dressed and dyed furs; drying and finishing fiber, yarn, fabric, and knit apparel; leather-tanned, curried,
38 and finished; manufacture of knit apparel and other finished products from yarn; manufacture of felt
39 goods, lace goods, nonwoven fabrics and miscellaneous textiles; manufacturing of woven fabric,
40 carpets, and rugs from yarn; preparation of fiber and subsequent manufacturing of yarn, threads, braids,
41 twine cordage; scouring and combing plants; upholstery manufacturing; and yarn and thread mills
42

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

- 48 1. **Lumber and wood product manufacturing.** Manufacturing, processing, and sales involving the
49 milling of forest products to produce rough and finished lumber and other wood materials for use in
50 other manufacturing, craft, or construction processes. Includes the following processes and products:

1 Containers, pallets and skids; manufactured and modular homes; matches (wood); milling operations;
2 trusses and structural beams; turning and shaping of wood products; wholesaling of basic wood
3 products; and wood product assembly. Does not include craft-type shops (**handcraft industries and**
4 **small-scale manufacturing**); other wood and cabinet shops (**furniture and fixture manufacturing,**
5 **cabinet shops**); or the entirely indoor retail sale of building materials, construction tools and equipment
6 (**building and landscape materials sales**).

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

30 **Manufacturing/Processing, Light.** A facility accommodating manufacturing processes involving and/or
31 producing: apparel; food and beverage products; electronic, optical, and instrumentation products; ice;
32 jewelry; and musical instruments. Light manufacturing also includes other establishments engaged in the
33 assembly, fabrication, and conversion of already processed raw materials into products, where the
34 operational characteristics of the manufacturing processes and the materials used are unlikely to cause
35 significant impacts on surrounding land uses or the community. Examples of light manufacturing uses
36 include the following:
37

- 38 1. **Clothing and fabric product manufacturing.** An establishment that assembles clothing,
39 draperies, and/or other products by cutting and sewing purchased textile fabrics, and related
40 materials including leather, rubberized fabrics, plastics and furs. Does not include custom
41 tailors and dressmakers not operating as a factory and not located on the site of a clothing store
42 (see **personal services**). See also, **manufacturing—heavy—textile and leather product**
43 **manufacturing**.
- 44 2. **Electronics, equipment, and appliance manufacturing.** An establishment that manufactures
45 equipment, apparatus, and/or supplies for the generation, storage, transmission, transformation
46

1 and use of electrical energy, including: Appliances including stoves/ovens, refrigerators,
2 freezers, laundry equipment, fans, vacuum cleaners, sewing machines; aviation instruments;
3 computers, computer components, peripherals; electrical transmission and distribution
4 equipment; electronic components and accessories, semiconductors, integrated circuits, related
5 devices; electrical welding apparatus; lighting and wiring equipment such as lamps and
6 fixtures, wiring devices, vehicle lighting; industrial controls; instruments for measurement,
7 testing, analysis and control, associated sensors and accessories; miscellaneous electrical
8 machinery, equipment and supplies such as batteries, X-ray apparatus and tubes,
9 electromedical and electrotherapeutic apparatus, electrical equipment for internal combustion
10 engines; motors and generators; optical instruments and lenses; photographic equipment and
11 supplies; radio and television receiving equipment; surgical, medical and dental instruments,
12 equipment, and supplies; storage media, blank and pre-recorded, including magnetic, magneto-
13 optical, and optical products such as compact disks (CDs), computer diskettes and hard drives,
14 digital versatile disks (DVDs), magnetic tape products, phonograph records, etc.; surveying
15 and drafting instruments; telephone and telegraph apparatus; transformers, switch gear and
16 switchboards; and watches and clocks. Does not include testing laboratories (soils, materials
17 testing, etc.) (see **business support services**), or research and development facilities separate
18 from manufacturing (see **research and development**).

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

43 **Map Act.** See **Subdivision Map Act**.
44
45

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

4
5 **May.** That which is permissible.

6
7 **Mean Sea Level.** The average altitude of the sea surface for all tidal stages.

8
9 **Media Production.** Facilities for motion picture, television, video, sound, computer, and other
10 communications media production. These facilities include the following types:

- 11 1. **Backlots/outdoor facilities.** Outdoor sets, backlots, and other outdoor facilities, including
12 supporting indoor workshops and craft shops.
- 13 2. **Indoor support facilities.** Administrative and technical production support facilities,
14 including administrative and production offices, post-production facilities (editing and sound
15 recording studios, foley stages, etc.), optical and special effects units, film processing
16 laboratories, etc.
- 17 3. **Soundstages.** Warehouse-type facilities providing space for the construction and use of indoor
18 sets, including supporting workshops and craft shops.

19
20 **Median Strip.** The dividing area, either paved or landscaped, between opposing lanes of traffic on a
21 roadway.

22
23 **Medical Services, Clinic, Urgent Care.** A facility other than a hospital where medical, mental health, surgical and
24 other personal health services are provided on an outpatient basis. Examples of these uses include: Medical offices
25 with four or more licensed practitioners and/or medical specialties; out-patient care facilities; urgent care facilities;
26 and Other allied health services. These facilities may also include accessory medical laboratories. Counseling
27 services by other than medical doctors or psychiatrists are included under **offices—professional**.

28
29 **Medical Services, Doctor Office.** A facility other than a hospital where medical, dental, mental health,
30 surgical, and/or other personal health care services are provided on an outpatient basis, and that
31 accommodates no more than three licensed primary practitioners (for example, chiropractors, medical
32 doctors, psychiatrists, etc., other than nursing staff) within an individual office suite. A facility with four
33 or more licensed practitioners is instead classified under **medical services—clinic, urgent care**.
34 Counseling services by other than medical doctors or psychiatrists are included under **offices—**
35 **professional**.

36
37 **Medical Services, Extended Care.** Residential facilities providing nursing and health-related care as a
38 primary use with in-patient beds. Examples of these uses include: board and care homes; convalescent
39 and rest homes; extended care facilities; and skilled nursing facilities. Long-term personal care facilities
40 that do not emphasize medical treatment are included under **residential care**.

41
42 **Medical Services, Hospital.** Hospitals and similar facilities engaged primarily in providing diagnostic
43 services, and extensive medical treatment, including surgical and other hospital services. These
44 establishments have an organized medical staff, inpatient beds, and equipment and facilities to provide
45 complete health care. May include on-site accessory clinics and laboratories, accessory retail uses and
46 emergency heliports (see the separate definition of **accessory retail uses**).

1
2 **Mello-Roos Bonds.** Locally issued bonds that are repaid by a special tax imposed on property owners
3 within a "community facilities" district established by a governmental entity. The bond proceeds can
4 be used for public improvements and for a limited number of services. Named after the program's
5 legislative authors.

6
7 **Mercalli Intensity Scale.** A subjective measure of the observed effects (human reactions, structural
8 damage, geologic effects) of an earthquake. Expressed in Roman numerals from I to XII.

9
10 **Merger (District).** Elimination of a special district by transferring its service responsibilities to a
11 city government. The merging district's territory must be totally included inside the city.

12
13 **Metropolitan.** Of, relating to, or characteristic of a large important city.

14
15 **Microclimate.** The climate of a small, distinct area, such as a city street or a building's courtyard;
16 can be favorably altered through functional landscaping, architecture, or other design features.

17
18 **Midden.** A deposit marking a former habitation site and containing such materials as discarded artifacts,
19 bone and shell fragments, food refuse, charcoal, ash, rock, human remains, structural remnants, and
20 other cultural leavings.

21
22 **Mineral Resource.** Land on which known deposits of commercially viable mineral or aggregate
23 deposits exist. This designation is applied to sites determined by the State Division of Mines and
24 Geology as being a resource of regional significance, and is intended to help maintain the quarrying
25 operations and protect them from encroachment of incompatible land uses.

26
27 **Minimize.** To reduce or lessen, but not necessarily to eliminate.

28
29 **Mining.** The act or process of extracting resources, such as coal, oil, or minerals, from the earth.

30
31 **Ministerial (Administrative) Decision.** An action taken by a governmental agency that follows
32 established procedures and rules and does not call for the exercise of judgment in deciding whether to
33 approve a project.

34
35 **Mitigate.** To ameliorate, alleviate, or avoid to the extent reasonably feasible.

36
37 **Mitigated Negative Declaration (MND).** A statement describing the reasoning that a proposed action
38 will not have a significant adverse effect on the environment with the implementation of measures that
39 eliminate, reduce or minimize significant adverse effects associated with that action, in compliance with
40 the California Environmental Quality Act (CEQA).

41
42 **Mixed-use.** Properties on which various uses, such as office, commercial, institutional, and
43 residential, are combined in a single building or on a single site in an integrated development project
44 with significant functional interrelationships and a coherent physical design. A "single site" may
45 include contiguous properties.

1 **Mixed-use Project.** A project that combines both commercial and residential uses, where the residential
2 component is typically located above the commercial.

3
4 **Mixed-use Structure.** A structure or building housing more than one type of use, such as commercial and
5 residential uses. The uses may be vertically separated with one use on the bottom floor and another use
6 on secondary floors, horizontally separated with one use at the front of the structure and other uses at the
7 rear of the structure, or a combination of both vertical and horizontal separation.

8
9 **Mobile Home.** A structure, transportable in one or more sections, built on a permanent chassis and
10 designed for use as a single-family dwelling unit and that (1) has a minimum of 400 square feet of
11 living space; (2) has a minimum width in excess of 102 inches; (3) is connected to all available
12 permanent utilities; and (4) is tied down (a) to a permanent foundation on a lot either owned or leased
13 by the homeowner or (b) is set on piers, with wheels removed and skirted, in a mobile home park.
14 (See "Manufactured Housing" and "Modular Unit."). A trailer, transportable in one or more sections,
15 that is certified under the National Manufactured Housing Construction and Safety Standards Act of 1974,
16 which is over eight feet in width and forty feet in length, with or without a permanent foundation and not
17 including recreational vehicle, commercial coach or factory-built housing. A mobile home on a permanent
18 foundation is included under the definition of **single-family dwellings**.

19
20 **Mobile Home Park.** Any site that is planned and improved to accommodate two or more mobile homes
21 used for residential purposes, or on which two or more mobile home lots are rented, leased, or held out
22 for rent or lease, or were formerly held out for rent or lease and later converted to a subdivision,
23 cooperative, condominium, or other form of resident ownership, to accommodate mobile homes used for
24 residential purposes. May include a common storage area for recreational vehicles owned by residents
25 only.

26
27 **Mobile Home Park Conversion.** Changing the use of a mobile home park for a purpose other than the
28 rental, or the holding out for rent, of two or more mobile home sites to accommodate mobile homes used
29 for human habitation. Such conversion may affect an entire mobile home park or any portion thereof. A
30 conversion shall include, but is not limited to, a change of any existing mobile home park or any portion
31 thereof to condominium, stock cooperative, planned unit development, or any form of ownership wherein
32 spaces within the mobile home park are to be sold, and the cessation of use of all or a portion of the park
33 as a mobile home park, whether immediately or on a gradual basis, or the closure of the park. **Conversion**
34 shall not include the purchase of the park by its existing residents.

35
36 **Mobile Home, RV, and Boat Sales.** Retail establishments selling both mobile home dwelling units,
37 and/or various vehicles and watercraft for recreational uses. Includes the sales of boats, campers and
38 camper shells, jet skis, mobile homes, motor homes, and travel trailers.

39
40 **Moderate-income Household.** A household with an annual income between the lower income
41 eligibility limits and 120 percent of the area median family income adjusted by household size,
42 usually as established by the U.S. Department of Housing and Urban Development (HUD) for the
43 Section 8 housing program. (See "Area" and "Low-income Household.")

44
45 **Modular Unit.** A factory-fabricated, transportable building or major component designed for use by
46 itself or for incorporation with similar units on-site into a structure for residential, commercial,

1 educational, or industrial use. Differs from mobile homes and manufactured housing by (in addition
2 to lacking an integral chassis or permanent hitch to allow future movement) being subject to
3 California housing law design standards. California standards are more restrictive than federal
4 standards in some respects (e.g., plumbing and energy conservation). Also called Factory-built
5 Housing and regulated by State law of that title. (See "Mobile Home" and "Manufactured Housing.")
6

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

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

11
12 **Multifamily Housing.** A dwelling unit that is part of a structure containing one or more other dwelling
13 units, or a structure containing a nonresidential use. An example of the latter is a mixed-use project where,
14 for example, one or more dwelling units are part of a structure that also contains one or more commercial
15 uses (retail, office, etc.). Multifamily dwellings include carriage units, duplexes, triplexes, fourplexes
16 (buildings with two, three or four dwelling units, respectively, in the same structure); apartments (five or
17 more units in a single building); and townhouse development (three or more attached dwellings where no
18 unit is located over another unit). Multifamily housing may also comprise a row of single-family homes
19 adjacent to existing single-family homes within a larger multifamily project.
20

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

23
24 **Multi-Use Trail.** A trail designed to accommodate a variety of user groups, such as pedestrians,
25 cyclists, and equestrians, on the same trail with two-way, non-motorized off-street access.
26

27 **Must.** That which is mandatory.

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

31
32 **National Environmental Policy Act (NEPA).** An act passed in 1974 establishing federal legislation
33 for national environmental policy, a council on environmental quality, and the requirements for
34 environmental impact statements.
35

36 **National Flood Insurance Program.** A federal program that authorizes the sale of federally
37 subsidized flood insurance in communities where such flood insurance is not available privately.
38

39 **National Historic Preservation Act.** A 1966 federal law that established a National Register of
40 Historic Places and the Advisory Council on Historic Preservation, and that authorized grants-in-aid
41 for preserving historic properties.
42

43 **National Pollutant Discharge Elimination System (NPDES).** A national program for issuing,
44 modifying, revoking and reissuing, terminating, monitoring and enforcing permits, and imposing and
45 enforcing pretreatment requirements under sections 307, 402, 318, and 405 of the Clean Water Act.
46

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

4
5 **Natural or Existing Grade.** The contour of the ground surface before grading.

6
7 **Natural State.** The condition existing prior to development.

8
9 **Necessary.** Essential or required.

10
11 **Need.** A condition requiring supply or relief. The City or County may act upon findings of need
12 within or on behalf of the community.

13
14 **Negative Declaration (ND).** A statement describing the reasoning that a proposed action will not have a
15 significant adverse effect on the environment, in compliance with the California Environmental Quality
16 Act (CEQA).

17
18 **Neighborhood Park.** ~~City or County owned Parkland~~ intended to serve the recreation needs of
19 people living or working within one-half mile radius of the park.

20
21 **Night Club.** A facility serving alcoholic beverages for on-site consumption, and providing entertainment,
22 examples of which include live music and/or dancing, comedy, etc.

23
24 **Nitrogen Oxide(s).** A reddish brown gas that is a byproduct of combustion and ozone formation
25 processes. Often referred to as NOX, this gas gives smog its "dirty air" appearance.

26
27 **Noise.** Any sound that is undesirable because it interferes with speech and hearing, or is intense
28 enough to damage hearing, or is otherwise annoying. Noise, simply, is "unwanted sound."

29
30 **Noise Attenuation.** Reduction of an acoustic signal or the level of a noise source using a substance,
31 material, or surface, such as earth berms and/or solid concrete walls.

32
33 **Noise Contour.** A line connecting points of equal noise level as measured on the same scale. Noise
34 levels greater than the 60 Ldn contour (measured in dBA) require noise attenuation in residential
35 development.

36
37 **Noise Element.** One of the seven State-mandated elements of a local General Plan, it assesses noise levels
38 of highways and freeways, local arterials, railroads, airports, local industrial plants, and other ground
39 stationary sources, and adopts goals, policies, and implementation programs to reduce the community's
40 exposure to noise.

41
42 **Non-attainment.** The condition of not achieving a desired or required level of performance. Frequently
43 used in reference to air quality.

1 **Non-conforming Parcel.** A parcel that was legally created prior to the adoption of this title or
2 amendment, but does not comply with the current area, width, depth, or other applicable requirements of
3 this title.

4
5 **Non-conforming Sign.** A sign that lawfully existed prior to the effective date of this title or amendment,
6 but does not comply with the current sign regulations of this title.

7
8 **Non-conforming Structure.** A structure that was legally constructed prior to the adoption or amendment
9 of this title, but does not comply with the current setback, height limit, and/or other applicable
10 requirements of this title.

11
12 **Non-conforming Use.** A use that was valid when brought into existence, but by subsequent regulation
13 becomes no longer conforming. "Non-conforming use" is a generic term and includes (1) non-conforming
14 structures (by virtue of size, type of construction, location on land, or proximity to other structures), (2)
15 non-conforming use of a conforming building, (3) non-conforming use of a non-conforming building, and
16 (4) non-conforming use of land. Thus, any use lawfully existing on any piece of property that is
17 inconsistent with a new or amended General Plan, and that in turn is a violation of a zoning ordinance
18 amendment subsequently adopted in conformance with the General Plan, will be a non-conforming use.
19 Typically, non-conforming uses are permitted to continue for a designated period of time, subject to
20 certain restrictions.

21
22 **Non-prime Agricultural Land.** Property used for the production of food or fiber, with soils that qualify
23 for rating as Classes III through VII in the Soil Conservation Service land capability classifications

24
25 **Notice (of Hearing).** A legal document announcing the opportunity for the public to present their views to
26 an official representative or board of a public agency concerning an official action pending before the
27 agency.

28
29 **Nuisance.** a person, thing, or circumstance causing inconvenience or annoyance. A nuisance involves an
30 unreasonable or unlawful use of property that results in material annoyance, inconvenience, discomfort,
31 or injury to another person or to the public. The unlawful use may involve doing something or failing to
32 do something. Common nuisances may include junk accumulation, animals, noise, dangerous buildings,
33 sewage and unsanitary conditions, and encroachments on the public right-of-way that interfere with
34 pedestrian passage.

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35
36 **Objective.** A specific statement of desired future condition toward which the City or County will expend
37 effort in the context of striving to achieve a broader goal. An objective should be achievable and, where
38 possible, should be measurable and time-specific. The State Government Code (Section 65302) requires
39 that General Plans spell out the objectives, principles, standards, and proposals of the General Plan. "The
40 addition of 100 units of affordable housing by 1995" is an example of an objective.

41
42 **Occupancy.** All or a portion of a structure occupied by one tenant.

43
44 **Off-sale Liquor Establishment.** Any establishment at which alcohol is sold, served, or given to
45 patrons, to be consumed off-site, except food markets, supermarkets, drugstores, and other retail

1 establishments in which the sale of alcohol for off-site use constitutes less than twenty percent of the
2 total sales.

3
4 **Off-site.** An activity or accessory use that is related to a specific primary use, but is not located on the
5 same site as the primary use.

6
7 **Office.** The following are types of offices. These do not include medical offices (see **medical service—**
8 **clinic, laboratory, urgent care, and medical service—doctor office.**)

- 9 1. **Accessory.** Office facilities that are incidental and accessory to another business or sales
10 activity that is the primary use.
- 11 2. **Business/service.** Establishments providing direct services to consumers. Examples of these
12 uses include employment agencies, insurance agent offices, real estate offices, travel agencies,
13 utility company offices, etc. This use does not include **bank, financial services**, which are
14 separately defined.
- 15 3. **Government.** Administrative, clerical, or public contact and/or service offices of a local, state,
16 or federal government agency or service facilities. Includes post offices, but not bulk mailing
17 distribution centers, which are under **truck or freight terminal**.
- 18 4. **Processing.** Office-type facilities characterized by high-employee densities, and occupied by
19 businesses engaged in information processing, and other computer-dependent and/or
20 telecommunications-based activities. Examples of these uses include: Airline, lodging chain,
21 and rental car company reservation centers; computer software and hardware design and
22 development; consumer credit reporting; data processing services; health management
23 organization (HMO) offices where no medical services are provided; insurance claim
24 processing; mail order and electronic commerce transaction processing; telecommunications
25 facility design and management; and telemarketing.
- 26 5. **Professional.** Office-type facilities occupied by businesses that provide professional services
27 and/or engaged in the production of intellectual property. Examples of these uses include:
28 Accounting, auditing and bookkeeping services; advertising agencies; attorneys; commercial
29 art and design services; construction contractors (office facilities only); counseling services;
30 court reporting services; detective agencies and similar services; design services including
31 architecture, engineering, landscape architecture, urban planning; educational, scientific and
32 research organizations; financial management and investment counseling; literary and talent
33 agencies; management and public relations services; media post-production services; news
34 services; photographers and photography studios; psychologists; secretarial, stenographic,
35 word processing, and temporary clerical employee services; security and commodity brokers;
36 and writers and artists offices.
- 37 6. **Temporary.** A mobile home, recreational vehicle or modular unit used as a temporary office
38 facility. Temporary offices may include: construction supervision offices on a construction
39 site or off-site construction yard; a temporary on-site real estate office for a development
40 project; or a temporary business office in advance of permanent facility construction.
- 41 7. **Temporary real estate.** The temporary use of a dwelling unit within a residential development
42 project as a sales office for the units on the same site, which is converted to residential use at
43 the conclusion of its office use.

44
45 **Office Park.** (See "Industrial Park.")

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

5
 6 **Office Use.** The use of land by general business offices, medical and professional offices, administrative
 7 or headquarters offices for large wholesaling or manufacturing operations, and research and development.
 8

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

11
 12 **On-site.** An activity or accessory use that is related to a specific primary use, which is located on the same
 13 site as the primary use.

14
 15 **Open Fencing.** A barrier constructed of material which is transparent, such as glass, plastic panels or
 16 wrought iron, used in conjunction with recreation and seating areas.

17
 18 **Open Space.** A public or private area that is predominantly unoccupied by buildings and other impervious
 19 surfaces; any structures or facilities are accessory to the primary land use. Open Spaces may be in natural
 20 or landscaped condition, and may include: Active Parks, Passive Parks, Greenways, Conservation Areas,
 21 Significant Ecological Areas, Agricultural Areas, Important Scenic Resources, and open storm-water
 22 treatment or detention areas. Generally, an area where improvements are minimal, but could include a
 23 trail, shade structure, bench, or similar small facilities designed for passive enjoyment. Open spaces
 24 include trails, oak preservations, and riparian corridors that provide passive recreational opportunities and
 25 buffers between uses.

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 Recreation, and Open Space Master Plan

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26
 27 **Open Space Element.** One of the seven State-mandated elements of a local General Plan, it contains an
 28 inventory of privately and publicly owned open-space lands, and adopted goals, policies, and
 29 implementation programs for the preservation, protection, and management of open space lands.
 30

31 **Open Space Land.** Any parcel or area of land or water that is essentially unimproved and devoted to an
 32 open space use for the purposes of (1) the preservation of natural resources, (2) the managed production
 33 of resources, (3) outdoor recreation, or (4) public health and safety.
 34

35 **Ordinance.** A law or regulation set forth and adopted by a governmental authority, usually a city or
 36 county.
 37

38 **Ordinary Maintenance and Repair.** Work for which a building permit is not required, the purpose and
 39 effect of which is to correct deterioration of or damage to a structure or any part thereof and to restore the
 40 structure to its condition before the deterioration or damage
 41

42 **Organizational House.** A residential lodging facility operated by a membership organization for its
 43 members and not open to the general public. Includes fraternity and sorority houses, student dormitories,
 44 convents, monasteries, and religious residential retreats.
 45

46 **Outdoor Recreation Use.** A privately or publicly owned or operated use providing facilities for outdoor
 47 recreation activities.

1
2 **Paleontology.** The science of the forms of life existing in former geologic periods, as represented by
3 their fossils.

4
5 **Parcel.** A lot, or contiguous group of lots, in single ownership or under single control, usually considered
6 a unit for purposes of development. See **Lot**.

7
8 **Parking Facility, Public or Commercial.** Parking lots or structures operated by the town, or a private
9 entity providing parking for a fee. Does not include towing impound and storage facilities, which are
10 instead defined under **storage—outdoor**.

11
12 **Park.** An area of active or passive land that usually contains improvements such as baseball fields,
13 skateboard parks, playground equipment, amphitheater, soccer fields and other amenities intended for
14 organized play or individual recreation. A park may also contain support structures such as restrooms,
15 parking, picnic facilities, gazebos, and similar facilities. Open space whose primary purpose is recreation.
16 (See **Open Space, Community Park, and Neighborhood Park.**)

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17
18 **Passive Park.** A public area of predominantly undisturbed or restored natural land, with little disturbance
19 to topography and vegetation, that provides passive recreational activities (e.g., walking/jogging,
20 photography wildlife viewing, picnicking, biking, other non-motorized uses).

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21
22 **Peak Hour/Peak Period.** For any given roadway, a daily period during which traffic volume is highest,
23 usually occurring in the morning and evening commute periods. Where "F" Levels of Service are
24 encountered, the "peak hour" may stretch into a "peak period" of several hours' duration.

25
26 **Pedestrian Orientation.** Any physical structure or place with design qualities and elements that
27 contribute to an active, inviting and pleasant place for pedestrians including:

- 28 1. Building facades that are highly articulated at the street level, with interesting uses of material,
29 color, and architectural detailing, located directly behind the sidewalk;
- 30 2. Design amenities related to the street level such as awnings, paseos, arcades;
- 31 3. Visibility into buildings at the street level;
- 32 4. A continuous sidewalk, with a minimum of intrusions into pedestrian right-of-way;
- 33 5. Continuity of building facades along the street with few interruptions in the progression of
34 buildings and stores;
- 35 6. Signs oriented and scaled to the pedestrian rather than the motorist;
- 36 7. Landscaping; and
- 37 8. Street furniture.

38
39 **Pedestrian-oriented Use.** A land use that is intended to encourage walk-in customers and that generally
40 does not limit the number of customers by requiring appointments or otherwise excluding the general
41 public. A pedestrian-oriented use provides spontaneous draw from sidewalk and street due to visual
42 interest, high customer turnover, and social interaction.

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

5
6 **Person.** Any individual, firm, partnership, corporation, company, association, joint stock association; city,
7 county, state, or district; and includes any trustee, receiver, assignee, or other similar representative
8 thereof.

9
10 **Personal Services.** Establishments providing nonmedical services to individuals as a primary use.
11 Examples of these uses include: Barber and beauty shops; clothing rental; dry cleaning pick-up stores with
12 limited equipment; home electronics and small appliance repair; laundromats (self-service laundries);
13 locksmiths; massage (licensed, therapeutic, nonsexual); pet grooming with no boarding; shoe repair shops;
14 tailors; tanning salons. These uses may also include accessory retail sales of products related to the
15 services provided.

16
17 **Personal Services, Restricted.** Personal services that may tend to have a blighting and/or deteriorating
18 effect upon surrounding areas and which may need to be dispersed to minimize their adverse impacts.
19 Examples of these uses include: Check cashing stores; fortune tellers; palm and card readers; pawnshops;
20 psychics; spas and hot tubs for hourly rental; tattoo and body piercing services.

21
22 **Planned Development (PD) or Planned Unit Development (PUD).** A description of a proposed
23 unified development, consisting at a minimum of a map and adopted ordinance setting forth the
24 regulations governing, and the location and phasing of all proposed uses and improvements to be
25 included in the development.

26
27 **Planning and Research, Office of (OPR).** A governmental division of the State of California that
28 has among its responsibilities the preparation of a set of guidelines for use by local jurisdictions in
29 drafting General Plans.

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

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

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

1 are included under **residential accessory use or structure**). The sale of house plants or other nursery
2 products entirely within a building is also included under **general retail**.

3
4 **Policy.** A specific statement of principle or of guiding actions that implies clear commitment but is
5 not mandatory. A general direction that a governmental agency sets to follow, in order to meet its
6 goals and objectives before undertaking an action program. (See "Program.")

7
8 **Pollutant.** Any introduced gas, liquid, or solid that makes a resource unfit for its normal or usual
9 purpose.

10
11 **Pollution.** The presence of matter or energy whose nature, location, or quantity produces undesired
12 environmental effects.

13
14 **Pollution, Non-Point.** Sources for pollution that are less definable and usually cover broad areas of
15 land, such as agricultural land with fertilizers that are carried from the land by runoff, or automobiles.

16
17 **Pollution, Point.** In reference to water quality, a discrete source from which pollution is generated
18 before it enters receiving waters, such as a sewer outfall, a smokestack, or an industrial waste pipe.

19
20 **Poverty Level.** As used by the U.S. Census, families and unrelated individuals are classified as being
21 above or below the poverty level based on a poverty index that provides a range of income cutoffs or
22 "poverty thresholds" varying by size of family, number of children, and age of householder. The
23 income cutoffs are updated each year to reflect the change in the Consumer Price Index.

24
25 **Preserve.** An area in which beneficial uses in their present condition are protected; for example, a
26 nature preserve or an agricultural preserve. (See "Agricultural Preserve" and "Protect.")

27
28 **Preserve.** To keep safe from destruction or decay; to maintain or keep intact. (See "Maintain.")

29
30 **Primary Structure.** A structure that accommodates the primary use of the site.

31
32 **Primary Use.** The main purpose for which a site is developed and occupied, including the activities that
33 are conducted on the site a majority of the hours during which activities occur.

34
35 **Primary Zoning District.** The zoning district applied to a site by the zoning map, to which an overlay
36 zoning district may also be applied.

37
38 **Prime Agricultural Land.** Any of the following, in compliance with Williamson Act Section 51201:

- 39 1. All land that qualifies for rating as Class I or Class II in the Soil Conservation Service land
40 capability classifications.
- 41 2. Land that qualifies for a rating of eighty through one hundred in the Storie Index Rating.
- 42 3. Land that supports livestock used for the production of food and fiber and which has an annual
43 carrying capacity equivalent to at least one animal unit per acre as defined by the United States
44 Department of Agriculture.
- 45 4. Land planted with fruit- or nut-bearing trees, vines, bushes, or crops that have a nonbearing
46 period of less than five years and which will normally return during the commercial bearing

1 period on an annual basis from the production of unprocessed agricultural plant production not
2 less than two hundred dollars per acre.

- 3 5. Land that has returned from the production of unprocessed agricultural plant products an
4 annual gross value of not less than two hundred dollars per acre for three of the previous five
5 years.

6
7 **Principle.** An assumption, fundamental rule, or doctrine that will guide General Plan policies,
8 proposals, standards, and implementation measures. The State Government Code (Section 65302)
9 requires that General Plans spell out the objectives, "principles," standards, and proposals of the
10 General Plan. "Adjacent land uses should be compatible with one another" is an example of a
11 principle.

12
13 **Printing and Publishing.** An establishment engaged in printing by letterpress, lithography, gravure,
14 screen, offset, or electrostatic (xerographic) copying; and other establishments serving the printing trade
15 such as bookbinding, typesetting, engraving, photoengraving and electrotyping. This use also includes
16 establishments that publish newspapers, books and periodicals; establishments manufacturing business
17 forms and binding devices. **Quick printing** services are included in the definition of **business support**
18 **services.**

19
20 **Private Residential Recreation Facility.** A privately owned, noncommercial outdoor recreation facility
21 provided for residential project or neighborhood residents, including swimming pools, swim and tennis
22 clubs, park and sport court facilities. Does not include golf courses and country clubs, which are separately
23 defined.

24
25 **Production of Food or Fiber.** Any type of commercial agricultural operation that produces food or fiber
26 products, including but not limited to all types of: irrigated field crop production (vegetables, fruits, grains,
27 seed crops, etc.), dry farming operations (grain, etc.), orchards and vineyards, berries, etc.; and animal
28 raising operations such as the raising of cattle, fowl or poultry, goats, sheep, swine, or other animals used
29 for food or clothing products; but not including timber production

30
31 **Program.** An action, activity, or strategy carried out in response to adopted policy to achieve a
32 specific goal or objective. Policies and programs establish the "who," "how" and "when" for carrying
33 out the "what" and "where" of goals and objectives.

34
35 **Project.** A proposal that requires a discretionary action by the Town.

36
37 **Property Line.** The recorded boundary of a parcel of land.

38
39 **Property Owner.** The person(s) or company that has owner's rights to the property, such as land or
40 structures, and who is responsible for the payment of any rates and taxes associated with that property.

41
42 **Proposed Project.** A proposed new structure, new addition to an existing structure, or area of other new site
43 development; these do not include the alteration of any portion of an existing structure other than an addition.

44
45 **Protect.** To maintain and preserve beneficial uses in their present condition as nearly as possible.
46 (See "Enhance.")

1
2 **Public and Quasi-public Facilities.** Institutional, academic, governmental and community service
3 uses, either publicly owned or operated by non-profit organizations.
4

5 **Public Buildings and Uses.** Facilities owned and operated by the town, and/or state or federal
6 governments, or a local agency (e.g., a special district).
7

8 **Public Safety Facility.** A facility operated by a public agency including fire stations, other fire prevention
9 and fire-fighting facilities, police and sheriff substations and headquarters, including interim incarceration
10 facilities.
11

12 **Qualifying Resident.** A senior citizen or other person eligible to reside in senior citizen housing.
13

14 **Rare or Endangered Species.** A species of animal or plant listed in: Sections 670.2 or 670.5, Title
15 14, California Administrative Code; or Title 50, Code of Federal Regulations, Section 17.11 or
16 Section 17.2, pursuant to the Federal Endangered Species Act designating species as rare, threatened,
17 or endangered.
18

19 **Recharge.** The infiltration and movement of surface water into the soil, past the vegetation root zone, to
20 the zone of saturation or water table.
21

22 **Reclamation.** The reuse of resources, usually those present in solid wastes or sewage.
23

24 **Recognize.** To officially (or by official action) identify or perceive a given situation.
25

26 **Recreation, Active.** A type of recreation or activity that requires the use of organized play areas
27 including, but not limited to softball, baseball, football, and soccer fields, tennis and basketball courts,
28 and various forms of children's play equipment.
29

30 **Recreation, Passive.** Type of recreation or activity that does not require the use of organized play
31 areas.
32

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

- 36 1. Contains less than three hundred twenty square feet of internal living room area, excluding
37 built-in equipment, including wardrobe, closets, cabinets, kitchen units or fixtures, and bath
38 or toilet rooms;
- 39 2. Contains four hundred square feet or less of gross area measured at maximum horizontal
40 projections;
- 41 3. Is built on a single chassis; and
- 42 4. Is either self-propelled, truck-mounted, or permanently towable on the highways without a
43 towing permit.
44

1 **Recreational Vehicle Park.** A site where one or more lots are used, or are intended to be used, by campers
2 with recreational vehicles or tents. Recreational vehicle parks may include public restrooms, water, sewer,
3 and electric hookups to each lot and are intended as a higher density, more intensively developed use than
4 campgrounds. May include accessory retail uses where they are clearly incidental and intended to serve
5 RV park patrons only.
6

7 **Recreational Use.** The use of land by the public, with or without charge, for walking, hiking, picnicking,
8 camping, swimming, boating, fishing, hunting, or other outdoor games or sports for which facilities are
9 provided for public participation.
10

11 **Recycle.** The process of extraction and reuse of materials from waste products.
12

13 **Recycling Facility.** A variety of facilities involved with the collection, sorting and processing of
14 recyclable materials.

- 15 1. **Collection facility.** A center where the public may donate, redeem or sell recyclable materials,
16 which may include the following, where allowed by the applicable zoning district:
 - 17 a. Reverse vending machines;
 - 18 b. Small collection facilities which occupy an area of three hundred fifty square feet or
19 less and may include:
 - 20 i. A mobile unit;
 - 21 ii. Bulk reverse vending machines or a grouping of reverse vending machines
22 occupying more than fifty square feet; and
 - 23 iii. Kiosk-type units which may include permanent structures.
 - 24 c. Large collection facilities which occupy an area of more than three hundred fifty
25 square feet and/or include permanent structures.
- 26 2. **Mobile recycling unit.** An automobile, truck, trailer, or van used for the collection of
27 recyclable materials, carrying bins, boxes, or other containers.
- 28 3. **Processing facility.** A structure or enclosed space used for the collection and processing of
29 recyclable materials for shipment, or to an end-user's specifications, by such means as baling,
30 briquetting, cleaning, compacting, crushing, flattening, grinding, mechanical sorting, re-
31 manufacturing and shredding. Processing facilities include the following types, both of which
32 are included under the definition of **scrap and dismantling yards**, below:
 - 33 a. A **light processing facility** occupies an area of under forty-five thousand square feet
34 of collection, processing and storage area, and averages two outbound truck shipments
35 each day. Light processing facilities are limited to baling, briquetting, compacting,
36 crushing, grinding, shredding and sorting of source separated recyclable materials
37 sufficient to qualify as a certified processing facility. A light processing facility shall
38 not shred, compact, or bale ferrous metals other than food and beverage containers; and
 - 39 b. A **heavy processing facility** is any processing facility other than a light processing
40 facility.
- 41 4. **Recycling facility.** A center for the collection and/or processing of recyclable materials. A
42 "certified" recycling or processing facility is certified by the California Department of
43 Conservation as meeting the requirements of the California Beverage Container Recycling and

Litter Reduction Act of 1986. A recycling facility does not include storage containers located on a residentially, commercially or industrially designated site used solely for the recycling of material generated on the site. See **collection facility** above.

- 5. **Recycling or recyclable material.** Reusable domestic containers and other materials which can be reconstituted, re-manufactured, or reused in an altered form, including glass, metals, paper and plastic. Recyclable material does not include refuse or hazardous materials.
- 6. **Reverse vending machine.** An automated mechanical device which accepts at least one or more types of empty beverage containers and issues a cash refund or a redeemable credit slip with a value not less than the container’s redemption value, as determined by state law. These vending machines may accept aluminum cans, glass and plastic bottles, and other containers. A bulk reverse vending machine is a reverse vending machine that is larger than fifty square feet, is designed to accept more than one container at a time, and issues a cash refund based on total weight instead of by container.
- 7. **Scrap and dismantling yards.** Outdoor establishments primarily engaged in assembling, breaking up, sorting, and the temporary storage and distribution of recyclable or reusable scrap and waste materials, including auto wreckers engaged in dismantling automobiles for scrap, and the incidental wholesale or retail sales of parts from those vehicles. Includes light and heavy processing facilities for recycling (see the definitions above). Does not include: places where these activities are conducted entirely within buildings; pawnshops, and other secondhand stores; the sale of operative used cars; or landfills or other waste disposal sites.

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

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

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

Regional Park. A park typically 150-500 acres in size focusing on activities and natural features not included in most other types of parks and often based on a specific scenic or recreational opportunity.

Regional parks offer a variety of improvements including sport fields, tot lots, an equestrian facility, and more.

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

Regulation. A rule or order prescribed for managing government.

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

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1 **Religious facility.** A permanent facility operated by a religious organization exclusively for worship, or
2 the promotion of religious activities, including accessory uses on the same site. Examples of these types
3 of facilities include churches, mosques, synagogues, and temples. Examples of allowable accessory uses
4 on the same site include living quarters for ministers and staff, facilities for child day care and religious
5 instruction operated at the same time as religious services (where authorized by the same type of land use
6 permit required for the religious facility itself). May also include fund-raising sales, bazaars, dinners,
7 parties, or other indoor and outdoor events on the same site. Other facilities maintained by religious
8 organizations, including full-time day care centers, full-time educational institutions, hospitals and other
9 potentially related operations (for example, a recreational camp) are defined in this chapter according to their
10 respective activities. Does not include the temporary use of an approved public assembly facility (for example,
11 a private meeting hall, community center, theater, or auditorium) by a congregation for religious meetings,
12 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
15 electrical, electronic, and mechanical equipment, and home and business appliances are repaired and/or
16 maintained away from the site of the equipment owner. Does not include vehicle repair or maintenance,
17 which is included under **vehicle services**, the repair of small home appliances and electronic equipment,
18 which is included under **personal services**, or maintenance and repair activities that occur on the client's
19 site, which are included under **maintenance service—client site services**.

20
21 **Resident.** A person who lives somewhere on a permanent or long-term basis. Residents include owners
22 of property who reside in the property, as well as long-term guests and family members of the property
23 owner, and tenants.

24
25 **Residential.** Land designated in the City or County General Plan and zoning ordinance for buildings
26 consisting only of dwelling units. May be improved, vacant, or unimproved. (See "Dwelling Unit.")

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

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

44
45 **Residential Care Facility for the Elderly (RCFE).** A housing arrangement chosen voluntarily by the
46 residents, or the residents' guardians, conservators or other responsible persons; where seventy-five

1 percent of the residents are at least sixty-two years of age, or, if younger, have needs compatible with
2 other residents; and where varying levels of care and supervision are provided, as agreed to at the time of
3 admission or as determined necessary at subsequent times of reappraisal (definition from California Code
4 of Regulations Title 22, Division 6, Chapter 6, Residential Care Facilities for the Elderly). RCFE projects
5 may include basic services and community space. RCFE projects include assisted living facilities (board
6 and care homes), congregate housing, independent living centers/senior apartments, and life care facilities
7 as defined in this definition:

- 8 1. **Assisted living facility.** A residential building or buildings that also provide housing, personal
9 and health care, as permitted by the Department of Social Services, designed to respond to the
10 daily, individual needs of the residents. Assisted living facilities may include kitchenettes
11 (small refrigerator, sink and/or microwave oven) within individual rooms. Assisted living
12 facilities are required to be licensed by the California Department of Social Services, and do
13 not include skilled nursing services.
- 14 2. **Independent living center/senior apartment.** Independent living centers and senior
15 apartments and are multifamily residential projects reserved for senior citizens, where
16 common facilities may be provided (for example, recreation areas), but where each
17 dwelling unit has individual living, sleeping, bathing, and kitchen facilities.
- 18 3. **Life care facility.** Sometimes called continuing care retirement communities, or senior
19 continuum of care complex, these facilities provide a wide range of care and supervision, and
20 also provide health care (skilled nursing) so that residents can receive medical care without
21 leaving the facility. Residents can expect to remain, even if they become physically
22 incapacitated later in life. Life care facilities require multiple licensing from the State
23 Department of Social Services, the State Department of Health Services, and the State
24 Department of Insurance.

25
26 **Residential, Multiple Family.** Usually three or more dwelling units on a single site, which may be
27 in the same or separate buildings.

28
29 **Residential, Single-family.** A single dwelling unit on a building site.

30
31 **Residential Zoning District.** Any of the residential zoning districts established by the Zoning Code.

32
33 **Resources, Non-renewable.** Refers to natural resources, such as fossil fuels and natural gas, which,
34 once used, cannot be replaced and used again.

35
36 **Rest Stop.** A public or private facility providing restrooms, sitting and/or picnic areas, traveler
37 information kiosks, and similar facilities to serve the traveling public on Interstate 80.

38
39 **Restaurant, Cafe, Coffee Shop.** A retail business selling ready-to-eat food and/or beverages for on- or
40 off-premises consumption. These include eating establishments where customers are served from a walk-
41 up ordering counter for either on- or off-premises consumption (counter service); and establishments
42 where customers are served food at their tables for on-premises consumption (table service), that may also
43 provide food for take-out.

44
45 **Restore.** To renew, rebuild, or reconstruct to a former state.

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

2
3 **Retrofit.** To add materials and/or devices to an existing building or system to improve its operation,
4 safety, or efficiency. Buildings have been retrofitted to use solar energy and to strengthen their ability
5 to withstand earthquakes, for example.

6
7 **Review Authority.** The individual or official town body (the planning director, planning commission, or town
8 council) identified by this title as having the responsibility and authority to review, and approve or disapprove
9 permit applications.

10
11 **Rezoning.** An amendment to the map and/or text of a zoning ordinance to effect a change in the
12 nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land
13 area.

14
15 **Richter Scale.** A measure of the size or energy release of an earthquake at its source. The scale is
16 logarithmic; the wave amplitude of each number on the scale is 10 times greater than that of the
17 previous whole number.

18
19 **Rideshare.** A travel mode other than driving alone, such as buses, rail transit, carpools, and vanpools.

20
21 **Ridgeline.** A line connecting the highest points along a ridge and separating drainage basins or small-
22 scale drainage systems from one another.

23
24 **Right-of-way.** A strip of land occupied or intended to be occupied by certain transportation and
25 public use facilities, such as roadways, railroads, and utility lines.

26
27 **Riparian Areas.** Plant communities contiguous to and affected by surface and subsurface hydrologic
28 features of perennial or intermittent waterbodies. Riparian areas have one or both of the following
29 characteristics: 1) distinctively different vegetative species than adjacent areas, and 2) species similar to
30 adjacent areas but exhibiting more vigorous or robust growth forms. Riparian areas are usually transitional
31 between wetland and upland.

32
33 **Riparian Lands.** Riparian lands or habitat are comprised of the vegetative and wildlife areas adjacent
34 to perennial and intermittent streams. Riparian areas are delineated by the existence of plant species
35 normally found near freshwater per California Department of Fish and Wildlife regulations.

36
37 **Risk.** The danger or degree of hazard or potential loss.

38
39 **Rooming or Boarding House.** A dwelling or part of a dwelling where lodging is furnished for compensation
40 to five or more persons living independently from each other. Meals may also be included. Does not include
41 fraternities, sororities, convents, or monasteries, which are separately defined under **organizational house**.

42
43 **Runoff.** That portion of rain or snow that does not percolate into the ground and is discharged into
44 streams instead.

45

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

Commented [CC17]: For discussion

3
 4 **Rural Character.** A predominant visual landscape of open spaces, topography, forests, and farms and the
 5 activities which preserve such features. It balances environmental, forest, and farm protection with rural
 6 development and recreational opportunities. Socially, it means knowing your neighbors and valuing
 7 community.

Commented [CC18]: For discussion

8
 9 **Safety Element.** One of the seven elements of a local General Plan mandated by California law, it
 10 contains adopted goals, policies, and implementation programs for the protection of the community
 11 from any unreasonable risks associated with seismic and geologic hazards, flooding, and wildland
 12 and urban fires. Many safety elements also incorporate a review of police needs, objectives, facilities,
 13 and services.

14
 15 **Sanitary Landfill.** The controlled placement of refuse within a limited area, followed by compaction
 16 and covering with a suitable thickness of earth and other containment material.

17
 18 **Sanitary Sewer.** A system of subterranean conduits that carries refuse liquids or waste matter to a
 19 plant where the sewage is treated, as contrasted with storm drainage systems (that carry surface water)
 20 and septic tanks or leech fields (that hold refuse liquids and waste matter on-site). (See **Combined**
 21 **Sewer** and **Septic System**.)

22
 23 **School.** A public or private academic educational institution, including: boarding school; community
 24 college, college, or university, elementary, middle, and junior high schools; high school; and military
 25 academy. Also includes schools providing specialized education/training. Examples include the
 26 following: art school; ballet and other dance school; business, secretarial, and vocational school;
 27 computers and electronics school; drama school; driver education school; establishments providing
 28 courses by mail or internet; language school; martial arts; music school; professional school (law, medicine,
 29 etc.); and seminaries/religious ministry training facility. Also includes facilities, institutions and conference
 30 centers that offer specialized programs in personal growth and development, such as fitness,
 31 environmental awareness, arts, communications, and management. Does not include pre-schools and child
 32 day care facilities (see **day care**). See also the definition of **studios—art, dance, martial arts, music,**
 33 **etc.** for smaller-scale facilities offering specialized instruction.

34
 35 **Secondhand Store.** A retail store that buys and sell used products, including clothing, furniture and
 36 household goods, jewelry, appliances, musical instruments, business machines and office equipment,
 37 tools, motors, machines, instruments, firearms, or any similar secondhand articles or objects. Does not
 38 include bookstores (**retail stores**); secondhand farm and construction equipment (**construction, farm,**
 39 **and heavy equipment sales**); junk dealers, or scrap/dismantling yards (**recycling facilities—scrap and**
 40 **dismantling yards**); the sale of antiques and collectibles (**retail stores**); the sale of cars and other used
 41 vehicles (**auto and vehicle sales, leasing, and rental, used**); or pawnshops (**personal services—**
 42 **restricted**).

43
 44 **Second Unit.** A second permanent dwelling that is accessory to a primary dwelling on the same site. A
 45 second unit provides complete, independent living facilities for one or more persons, including permanent
 46 provisions for living, sleeping, eating, cooking, sanitation, and parking, and if attached to the primary

1 dwelling, is provided exterior access separate from the primary dwelling. Includes guest houses.
2 Sometimes called a "Granny Flat." **See Additional Residential Unit, ADU.**

3
4 **Seiche.** An earthquake-generated wave in an enclosed body of water such as a lake, reservoir, or bay.

5
6 **Seismic.** Caused by or subject to earthquakes or earth vibrations.

7
8 **Semi-Rural.** A previously rural area of increasing development, having both rural and urban
9 characteristics.

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10 **Senior Housing.** (See "**Elderly Housing Residential Care Facility for the Elderly.**")

11
12 **Seniors.** Persons age 62 and older.

13
14 **Sensitive Land Uses or Noise-Sensitive Land Uses.** (See "Sensitive Receptors.")

15
16 **Sensitive Receptors.** Persons or areas where the occupants are more susceptible to the adverse effects
17 of exposure to toxic chemicals, pesticides, and other pollutants, including noise. Sensitive receptors
18 include, but are not limited to, residences, hospitals, schools, daycare facilities, playgrounds, elderly
19 housing and convalescent facilities.

20
21 **Sensitive Plant and Wildlife Species or Sensitive Species.** Species listed as rare, threatened, endangered,
22 candidate, and those not yet officially listed but undergoing status review for listing on the USFWS's or
23 CDFW's official threatened and endangered list; species whose populations are small and widely dispersed
24 or restricted to a few localities; and species whose numbers are declining so rapidly that official listing
25 may be necessary. Those species which rely on specific habitat conditions that are limited in abundance,
26 restricted in distribution, or are particularly sensitive to development.

27
28 **Septic System.** A sewage-treatment system that includes a settling tank through which liquid sewage
29 flows and in which solid sewage settles **in a tank** and is decomposed by bacteria in the absence of
30 oxygen, **and a leaching field for secondary treatment and absorption.** Septic systems are often used
31 for individual-home waste disposal where an urban sewer system is not available. (See **Sanitary**
32 **Sewer.**)

33
34 **Service Station.** See **gas station**, and **vehicle services**.

35
36 **Setback.** The distance by which a structure, parking area or other development feature must be separated
37 from a lot line, other structure or development feature, or street centerline (unless otherwise provided).

38
39 **Shall.** That which is obligatory or necessary.

40
41 **Shopping Center.** A primarily retail commercial site with three or more separate businesses sharing
42 common pedestrian and parking areas.

43
44 **Should.** Signifies a directive to be honored if at all possible.

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

- 8 1. **Abandoned sign.** A sign that no longer advertises a business, lessor, owner, product, service
9 or activity on the premises where the sign is displayed.
- 10 2. **Animated or moving sign.** A sign which uses movement, lighting, or special materials to
11 depict action or create a special effect to imitate movement.
- 12 3. **Awning sign.** A sign copy or logo attached to or painted on an awning.
- 13 4. **Banner, flag, or pennant.** Cloth, bunting, plastic, paper, or similar nonrigid material used
14 for advertising purposes attached to a structure, staff, pole, line, framing, or vehicle, not
15 including official flags of the United States, the state of California, and other states of the
16 nation, counties, municipalities, official flags of foreign nations and nationally or
17 internationally recognized organizations.
- 18 5. **Bench sign.** Copy painted on a portion of a bench.
- 19 6. **Cabinet sign (can sign).** A sign with its text and/or logo symbols and artwork on a translucent
20 face panel that is mounted within a metal frame or cabinet that contains the lighting fixtures that
21 illuminate the sign face.
- 22 7. **Changeable copy sign.** A sign designed to allow the changing of copy through manual,
23 mechanical, or electrical means including time and temperature.
- 24 8. **Directional sign.** A sign that is designed and erected solely for the purposes of directing
25 vehicular and/or pedestrian traffic within a project.
- 26 9. **Directory sign.** A sign for listing the tenants and their suite numbers of a multiple tenant
27 structure or center.
- 28 10. **Double-faced sign.** A sign constructed to display its message on the outer surfaces of two
29 identical and/or opposite parallel planes.
- 30 11. **Electronic reader board sign.** A sign with a fixed or changing display composed of a series
31 of lights, but not including time and temperature displays.
- 32 12. **Flashing sign.** A sign that contains an intermittent or sequential flashing light source.
- 33 13. **Freestanding sign.** A sign fixed in an upright position on the ground not attached to a structure
34 other than a framework, pole or device, erected primarily to support the sign. Includes monument
35 signs and pole signs.
- 36 14. **Illegal sign.** A sign that includes any of the following:
 - 37 a. A sign erected without complying with all regulations in effect at the time of its
38 construction or use;
 - 39 b. A sign that was legally erected, but whose use has ceased, the structure upon which
40 the display is placed has been abandoned by its owner, or the sign is not being used to
41 identify or 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
2 adoption of an ordinance, the amortization period for the display provided by the
3 ordinance rendering the display conforming has expired, and conformance has not been
4 accomplished;
- 5 d. A sign that was legally erected which later became nonconforming and then was
6 damaged to the extent of fifty percent or more of its current replacement value;
- 7 e. A sign which is a danger to the public or is unsafe;
- 8 f. A sign which is a traffic hazard not created by relocation of streets or highways or by
9 acts of the town; or
- 10 g. A sign that pertains to a specific event, and five days have elapsed since the
11 occurrence of the event.
- 12 15. **Indirectly illuminated sign.** A sign whose light source is external to the sign and which
13 casts its light onto the sign from some distance.
- 14 16. **Internally illuminated sign.** A sign whose light source is located in the interior of the sign
15 so that the rays go through the face of the sign, or light source which is attached to the face of
16 the sign and is perceived as a design element of the sign.
- 17 17. **Marquee (canopy) sign.** A sign which is attached to or otherwise made a part of a
18 permanent roof-like structure which projects beyond the building wall in the form of a large
19 canopy to provide protection from the weather.
- 20 18. **Monument sign.** An independent, freestanding structure supported on the ground having a
21 solid base as opposed to being supported by poles or open braces.
- 22 19. **Multi-tenant sign.** An identification sign for a commercial site with multiple tenants,
23 displaying the names of each tenant on the site.
- 24 20. **Nonconforming sign.** An advertising structure or sign which was lawfully erected and
25 maintained prior to the adoption of this title, but does not now completely comply with
26 current regulations.
- 27 21. **Off-site directional sign.** A sign identifying a publicly owned facility, emergency facility, or
28 a temporary subdivision sign, but excluding real estate signs.
- 29 22. **Off-site sign.** A sign identifying a use, facility, service, or product that is not located, sold, or
30 manufactured on the same premises as the sign, or that identifies a use, service, or product by
31 a brand name which, although sold or manufactured on the premise, is not a principal item
32 for sale or manufactured on the premises.
- 33 23. **Permanent sign.** A sign constructed of durable materials and intended to exist for the
34 duration of time that the use or occupant is located on the premises; and any other sign that is
35 in place for more than thirty days.
- 36 24. **Political sign.** A sign designed for the purpose of advertising support of or opposition to a
37 candidate or proposition for a public election.
- 38 25. **Pole/pylon sign.** An elevated freestanding sign, typically supported by one or two poles or
39 columns.
- 40 26. **Portable sidewalk sign.** An **A-frame** or **sandwich board** sign.
- 41 27. **Portable sign.** A sign that is not permanently affixed to a structure or the ground.

- 1 28. **Projecting sign.** A sign other than a wall sign suspending from, or supported by, a structure
2 and projecting outward.
- 3 29. **Real estate sign.** A sign indicating that a property or any portion thereof is available for
4 inspection, sale, lease, rent, or directing people to a property, but not including temporary
5 subdivision signs.
- 6 30. **Roof sign.** A sign constructed upon or over a roof, or placed so as to extend above the edge
7 of the roof.
- 8 31. **Temporary sign.** A sign intended to be displayed for a limited period of time and capable of
9 being viewed from a public right-of-way, parking area or neighboring property.
- 10 32. **Vehicle sign.** A sign which is attached to or painted on a vehicle which is parked on or
11 adjacent to any property, the principal purpose of which is to attract attention to a product
12 sold or business located on the property.
- 13 33. **Wall sign.** A sign which is attached to or painted on the exterior wall of a structure with the
14 display surface of the sign approximately parallel to the building wall.
- 15 34. **Window sign.** A sign posted, painted, placed, or affixed in or on a window exposed to public
16 view. An interior sign which faces a window exposed to public view and is located within
17 three feet of the window.

18
19 **Sign Area.** The entire area within a perimeter defined by a continuous line composed of right angles using
20 not more than four lines which enclose the extreme limits of lettering, logo, trademark, or other graphic
21 representation

22
23 **Sign Height.** The vertical distance from the uppermost point used in measuring the area of a sign to the
24 average grade immediately below the sign, including its base or the top of the nearest curb of the street on
25 which the sign fronts, whichever measurement is the greatest.

26
27 **Significant Ecological Area.** areas that include but are not limited to: wetland areas; stream
28 environment zones; suitable habitat for rare, threatened or endangered species, and species of
29 concern; large areas of non-fragmented habitat, including oak woodlands and riparian habitat;
30 potential wildlife movement corridors; and important spawning areas for anadromous fish.

31
32 **Significant Effect.** A beneficial or detrimental impact on the environment. May include, but is not limited
33 to, significant changes in an area's air, water, and land resources.

34
35 **Siltation.** (1) The accumulating deposition of eroded material. (2) The gradual filling in of streams and
36 other bodies of water with sand, silt, and clay.

37
38 **Single-family Dwelling.** A building designed for and/or occupied exclusively by one family. Also
39 includes factory-built, modular housing units, constructed in compliance with the Uniform Building Code
40 (UBC), and mobile homes/manufactured housing units that comply with the National Manufactured
41 Housing Construction and Safety Standards Act of 1974, placed on permanent foundations.

42
43 **Single-family Dwelling, Attached.** A dwelling unit occupied or intended for occupancy by only one
44 household that is structurally connected with at least one other such dwelling unit. (See "Townhouse.")

1
2 **Single-family Dwelling, Detached.** A dwelling unit occupied or intended for occupancy by only one
3 household that is structurally independent from any other such dwelling unit or structure intended for
4 residential or other use. (See "Family.")

5
6 **Site.** A parcel or adjoining parcels under single ownership or single control, considered a unit for the
7 purposes of development or other use. A parcel of land used or intended for one use or a group of uses
8 and having frontage on a public or an approved private street. A lot. (See "Lot.")

9
10 **Site Coverage.** The percentage of total site area occupied by structures. Structure or building coverage
11 includes the primary structure, all accessory structures (e.g., carports, garages, patio covers, storage sheds,
12 trash dumpster enclosures, etc.) and architectural features (e.g., chimneys, balconies, decks above the first
13 floor, porches, stairs, etc.). Structure/building coverage is measured from exterior wall to exterior wall.

14
15 **Slope.** Land gradient described as the vertical rise divided by the horizontal run and expressed in percent.

16
17 **Small-family Day Care Home.** See **Day Care.**

18
19 **Small Town Character.** The visual and social character of the central areas of Town that are more densely
20 developed than the outskirts of Town and provide small-scale residential, commercial, industrial, and
21 public uses. Small Town Character reflects a community where people value the natural landscape and
22 are a generally friendly, polite, and where everybody knows their neighbors.

Commented [CC20]: For discussion. Needs additional definition

23
24 **Social Service Organization.** A public or quasi-public establishment providing social and/or
25 rehabilitation services, serving persons with social or personal problems requiring special services, the
26 handicapped, and the otherwise disadvantaged. Examples of this land use include: counseling centers,
27 welfare offices, job counseling and training centers, or vocational rehabilitation agencies. Includes
28 organizations soliciting funds to be used directly for these and related services, and establishments
29 engaged in community improvement and neighborhood development. Does not include **day-care**
30 **services, emergency shelters** and **transitional housing**, or **residential care**, which are separately
31 defined.

32
33 **Soil.** The unconsolidated material on the immediate surface of-the earth created by natural forces that serves
34 as natural medium for growing land plants.

35
36 **Solid Waste.** Any unwanted or discarded material that is not a liquid or gas. Includes organic wastes, paper
37 products, metals, glass, plastics, cloth, brick, rock, soil, leather, rubber, yard wastes, and wood, but does
38 not include sewage and hazardous materials. Organic wastes and paper products comprise about 75 percent
39 of typical urban solid waste.

40
41 **Sound Exposure Level (SEL).** A rating, in decibels, of a discrete event, such as an aircraft flyover or
42 train pass by, that compresses the total sound energy into a one-second event.

43
44 **Specific Plan.** Under Article 8 of the Government Code (Section 65450 et seq), a legal tool for detailed
45 design and implementation of a defined portion of the area covered by a General Plan. A specific plan

1 may include all detailed regulations, conditions, programs, and/or proposed legislation that may be
2 necessary or convenient for the systematic implementation of any General Plan element(s).

3
4 **Speed, Average.** The sum of the speeds of the cars observed divided by the number of cars observed.

5
6 **Speed, Critical.** The speed that is not exceeded by 85 percent of the cars observed.

7
8 **Sphere of Influence.** The probable ultimate physical boundaries and service area of a local agency (city
9 or district) as determined by the Local Agency Formation Commission (LAFCo) of the County.

10
11 **Sports and Entertainment Assembly.** A large-scale indoor or outdoor facility accommodating spectator-
12 oriented sports, concerts, and other entertainment activities. Examples of this land use include
13 amphitheaters, racetracks, stadiums, and coliseums. May also include commercial facilities customarily
14 associated with the above uses, including bars and restaurants, gift shops, video game arcades, etc.

15
16 **Sports and Active Recreation Facility.** Public and private facilities for various outdoor sports and other
17 types of recreation, where the facilities are oriented more toward participants than spectators. Examples
18 include: athletic/sport fields (e.g., baseball, football, softball, soccer); health and athletic club outdoor
19 facilities; skateboard parks; swimming pools; and tennis and other sport courts (e.g., handball, squash).

20
21 **Standards.** (1) A rule or measure establishing a level of quality or quantity that must be complied with or
22 satisfied. The State Government Code (Section. 65302) requires that General Plans spell out the
23 objectives, principles, "standards", and proposals of the General Plan. Examples of standards might
24 include the number of acres of park land per 1,000 population that the community will attempt to acquire
25 and improve, or the "traffic Level of Service" (LOS) that the plan hopes to attain. (2) Requirements in a
26 zoning ordinance that govern building and development as distinguished from use restrictions – for
27 example, site design regulations such as lot area, height limit, frontage, landscaping and floor area ratio.

28
29 **Storage, Accessory.** The indoor storage of materials accessory and incidental to a primary use is not
30 considered a land use separate from the primary use

31
32 **Storage, Outdoor.** An area not within a building that is proposed or used for the storage of building
33 materials, other supplies, equipment, or other materials, either as the primary use of a parcel or as storage
34 accessory to another use. Includes towing impound and storage facilities, which are subject to the
35 requirements for outdoor storage in the Zoning Code.

36
37 **Storage, Personal Storage Facility.** Structures containing generally small, individual,
38 compartmentalized stalls or lockers rented as individual storage spaces and characterized by low parking
39 demand.

40
41 **Storage, Storage Yard.** The storage of various materials outside of a structure other than fencing, either
42 as an accessory or primary use.

43
44 **Storage, Warehouse, Indoor Storage.** Facilities for the storage of furniture, household goods, or other
45 commercial goods of any nature. Includes cold storage. Does not include: warehouse, storage or mini-
46 storage facilities offered for rent or lease to the general public (**storage—personal storage facility**);

1 warehouse facilities primarily used for wholesaling and distribution (see **wholesaling and distribution**);
2 or terminal facilities for handling freight (see **truck or freight terminal**).
3

4 **Storm Runoff.** Surplus surface water generated by rainfall that does not seep into the earth but flows
5 overland to flowing or stagnant bodies of water.
6

7 **Storm Water.** Storm water is generated when precipitation from rain and snowmelt events flows over
8 land or impervious surfaces and does not percolate into the ground. As storm water flows over the land or
9 impervious surfaces, it accumulates debris, chemicals, sediment or other pollutants that could adversely
10 affect water quality if the storm water is discharged untreated.
11

12 **Story.** That portion of a building included between the surface of any floor and the surface of the floor
13 next above, or if there is no floor above, then the space between the floor and the ceiling or floor next
14 above. Basements are excluded from being considered a story.
15

16 **Stream.** All watercourses shown as blue lines on the most recent United States Geological Survey
17 (USGS) 7.5-minute topographic quadrangle maps applicable to the Town or as otherwise designated by
18 the Town.
19

20 **Stream Corridor.** A horizontal distance of one hundred feet measured from each side of the centerline
21 of the stream, totaling a width of two hundred feet; or a horizontal distance of fifty feet measured from
22 the top of each stream or creek bank, whichever is greater. The commission may establish different
23 horizontal measurements to match specific stream environments.
24

25 **Stream or Creek Bank.** The point where the break in slope occurs between a stream channel and
26 surrounding topography.
27

28 **Street.** A public or private thoroughfare, which affords the principal means of access to abutting property,
29 including avenue, place, way, drive, lane, boulevard, highway, road and any other thoroughfare, except
30 an alley. (See "Alley.")
31

32 **Street Furniture.** Those features associated with a street that are intended to enhance that street's physical
33 character and use by pedestrians, such as benches, trash receptacles, kiosks, lights, newspaper racks.
34

35 **Street Tree Plan.** A comprehensive plan for all trees on public streets that sets goals for solar access, and
36 standards for species selection, maintenance, and replacement criteria, and for planting trees in patterns
37 that will define neighborhood character while avoiding monotony or maintenance problems.
38

39 **Streets, Local.** (See "Streets, Minor")
40

41 **Streets, Major.** The transportation network that includes a hierarchy of freeways, arterials, and
42 collectors to service through traffic.
43

44 **Streets, Minor.** Local streets not shown on the Circulation Plan, Map, or Diagram, whose primary
45 intended purpose is to provide access to fronting properties.
46

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

2
3 **Structure.** Anything constructed or erected, the use of which requires attachment to the ground or
4 attachment to something located on the ground (excluding swimming pools, fences, and walls used as
5 fences).

6
7 **Studio, Art, Dance, Martial Arts, Music, etc.** Small scale facilities, typically accommodating one group
8 of students at a time, in no more than one instructional space. Larger facilities are included under the
9 definition of **schools—specialized education and training**. Examples of these facilities include:
10 individual and group instruction and training in the arts; production rehearsal; photography, and the
11 processing of photographs produced only by users of the studio facilities; martial arts training studios;
12 gymnastics instruction, and aerobics and gymnastics studios with no other fitness facilities or equipment.
13 Also includes production studios for individual musicians, painters, sculptors, photographers, and other
14 artists.

15
16 **Subdivision.** The division, by any subdivider, of any unit or portion of land shown on the latest equalized
17 Placer County assessment roll as a unit or contiguous units, for the purpose of sale, lease or financing,
18 whether immediate or future. Property shall be considered as contiguous units, even if it is separated by
19 roads, streets, utility easement or railroad rights-of-way. Subdivision includes the following, as defined in
20 Civil Code Section 1315: a condominium project; a community apartment project; or the conversion of
21 five or more existing dwelling units to a stock cooperative.

22
23 **Subdivision Map Act.** Division 2 (Sections 66410 et seq) of the California Government Code, this
24 act vests in local legislative bodies the regulation and control of the design and improvement of
25 subdivisions, including the requirement for tentative and final maps. (See "Subdivision.")

26
27 **Subsidence.** The gradual settling or sinking of an area with little or no horizontal motion. (See
28 "Settlement.")

29
30 **Subsidize.** To assist by payment of a sum of money or by the granting of terms or favors that reduce
31 the need for monetary expenditures. Housing subsidies may take the forms of mortgage interest
32 deductions or tax credits from federal and/or state income taxes, sale or lease at less than market
33 value of land to be used for the construction of housing, payments to supplement a minimum
34 affordable rent, and the like.

35
36 **Substandard Housing.** Residential dwellings that, because of their physical condition, do not
37 provide safe and sanitary housing.

38
39 **Substantial.** Considerable in importance, value, degree, or amount.

40
41 **Supportive Housing.** Housing with no limit on length of stay, that is occupied by the target population,
42 and that is linked to an on-site or off-site service that assists the supportive housing resident in retaining
43 the housing, improving his or her health status, and maximizing his or her ability to live and, when
44 possible, work in the community.

45
46 **Surface Water.** Any water found in rivers, lakes, streams, ponds, and underground rivers.

1
2 **Swale.** A shallow storm water channel that can be vegetated with some combination of grasses, shrubs,
3 and/or trees designed to slow, filter, and often infiltrate storm water runoff.
4

5 **Tax Increment.** Additional tax revenues that result from increases in property values within are
6 development area. State law permits the tax increment to be earmarked for redevelopment purposes
7 but requires at least 20 percent to be used to increase and improve the community's supply of very
8 low-and low-income housing.
9

10 **Telecommunications Facility.** Public, commercial and private electromagnetic and photoelectrical
11 transmission, broadcast, repeater and receiving stations for radio, television, telegraph, telephone, data
12 network, and wireless communications, including commercial earth stations for satellite-based
13 communications. Includes antennas, commercial satellite dish antennas, and equipment buildings. Does
14 not include telephone, telegraph and cable television transmission facilities utilizing hard-wired or direct
15 cable connections.
16

17 **Temporary Structure.** A structure without any foundation or footings, and which is removed when the
18 designated time period, activity, or use for which the temporary structure was erected has ceased.
19

20 **Temporary Use.** A use of land that is designed, operated and occupies a site for a limited time, typically
21 less than twelve months.
22

23 **Tenant.** A person or entity who temporarily occupies land or property from a landlord.
24

25 **Theater, Auditorium.** An indoor facility for public assembly and group entertainment, other than
26 sporting events. Examples of these facilities include: civic theaters, and facilities for “live” theater and
27 concerts; movie theaters; and similar public assembly facilities. See also **sports and entertainment**
28 **assembly.**
29

30 **Threshold of Hearing.** The lowest sound that can be perceived by the human auditory system, generally
31 considered to be 0 dB for persons with perfect hearing
32

33 **Topography.** Configuration of a surface, including its relief and the position of natural and man-
34 made features.
35

36 **Tot Lot.** A small area devoted to children’s play.
37

38 **Tourism.** The business of providing services for persons traveling for pleasure, tourism contributes
39 to the vitality of the community by providing revenue to local business. Tourism can be measured
40 through changes in the transient occupancy tax, or restaurant sales.
41

42 **Town.** The Town of Loomis, State of California.
43

44 **Town Council.** The Loomis town council, referred to as the “council”.
45

Commented [CC21]: 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
2 on observed relationships between the kind and intensity of development in specific areas. Many
3 traffic models operate on the theory that trips are produced by persons living in residential areas and
4 are attracted by various non-residential land uses. (See "Trip.")

5
6 **Trail.** A public access corridor providing non-motorized access between points of interest such as
7 Passive Parks, Recreation Parks, schools, and the Town Center. Trails can include: unpaved walking
8 paths, paved bikeways, equestrian paths, short sidewalk segments between portions of trails, railroad
9 corridors, and publicly accessible utility corridors.

10
11 **Transit.** The conveyance of persons or goods from one place to another by means of a local, public
12 transportation system.

13
14 **Transit-dependent.** Refers to persons unable to operate automobiles or other motorized vehicles, or
15 those who do not own motorized vehicles. Transit-dependent citizens must rely on transit, paratransit,
16 or owners of private vehicles for transportation. Transit-dependent citizens include the young, the
17 handicapped, the elderly, the poor, and those with prior violations in motor vehicle laws.

18
19 **Transit, Public.** A system of regularly scheduled buses and/or trains available to the public on a fee-
20 per-ride basis. Also called "Mass-Transit."

21
22 **Transit Station or Terminal.** A passenger station for vehicular, and rail mass transit systems; also
23 terminal facilities providing maintenance and service for the vehicles operated in the transit system.
24 Includes buses, taxis, railway, etc.

25
26 **Transitional Housing.** Buildings configured as rental housing developments but operated under program
27 requirements that require the termination of assistance and recirculating of the assisted unit to another
28 eligible program recipient at a predetermined future point in time that shall be no less than six months
29 from the beginning of the assistance.

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

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

43
44 **Trees, Heritage.** Trees planted by a group of citizens or by the City or County in commemoration
45 of an event or in memory of a person figuring significantly in history.

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

3
4 **Trees, Street.** Trees strategically planted--usually in parkway strips, medians, or along streets--to
5 enhance the visual quality of a street.

6
7 **Trip.** A one-way journey that proceeds from an origin to a destination via a single mode of
8 transportation; the smallest unit of movement considered in transportation studies. Each trip has one
9 "production end," (or origin--often from home, but not always), and one "attraction end,"
10 (destination). (See "Traffic Model.")

11
12 **Trip Generation.** The dynamics that account for people making trips in automobiles or by means of
13 public transportation. Trip generation is the basis for estimating the level of use for a transportation
14 system and the impact of additional development or transportation facilities on an existing, local
15 transportation system. Trip generations of households are correlated with destinations that attract
16 household members for specific purposes.

17
18 **Truck Route.** A path of circulation required for all vehicles exceeding set weight or axle limits, a
19 truck route follows major arterials through commercial or industrial areas and avoids sensitive areas.

20
21 **Truck or Freight Terminal.** A transportation facility furnishing services incidental to air, motor freight,
22 and rail transportation. Examples of these facilities include: freight forwarding services; freight terminal
23 facilities; joint terminal and service facilities; overnight mail processing facilities; packing, crating,
24 inspection and weighing services; postal service bulk mailing distribution centers; transportation
25 arrangement services; and trucking facilities, including transfer and storage.

26
27 **Undevelopable.** Specific areas where topographic, geologic, and/or surficial soil conditions indicate
28 a significant danger to future occupants and a liability to the City or County are designated as
29 "undevelopable" by the City or County.

30
31 **Undue.** Improper, or more than necessary.

32
33 **Uniform Building Code (UBC).** A national, standard building code that sets forth minimum
34 standards for construction

35
36 **Uniform Housing Code (UHC).** State housing regulations governing the condition of habitable
37 structures with regard to health and safety standards, and which provide for the conservation and
38 rehabilitation of housing in accordance with the Uniform Building Code (UBC).

39
40 **United States Department of Agriculture Rural Development Administration.** A division within
41 the United States Department of Agriculture that runs programs to improve the economy and quality
42 of life in rural America through loans, loan guarantees, and grants, technical assistance and
43 information to help agricultural producers and cooperatives, and through programs that help rural
44 residents buy or rent safe, affordable housing or make health and safety repairs to existing homes.
45 Formerly the Farmers Home Administration. <http://www.rd.usda.gov/>.

1 **Urban Design.** The attempt to give form, in terms of both beauty and function, to selected urban
2 areas or to whole cities. Urban design is concerned with the location, mass, and design of various
3 urban components and combines elements of urban planning, architecture, and landscape architecture
4

5 **Urban Services.** Utilities (such as water, gas, electricity, and sewer) and public services (such as
6 police, fire, schools, parks, and recreation) provided to an urbanized or urbanizing area.
7

8 **Urban Sprawl.** Haphazard growth or outward extension of a city resulting from uncontrolled or
9 poorly managed development.
10

11 **Use.** The purpose for which a lot or structure is or may be leased, occupied, maintained, arranged,
12 designed, intended, constructed, erected, moved, altered, and/or enlarged in accordance with the City
13 or County zoning ordinance and General Plan land use designations. See also **Land Use** and **Primary**
14 **Use**.
15

16 **Use, Non-conforming.** (See "Non-conforming Use.")
17

18 **Use Permit.** The discretionary and conditional review of an activity or function or operation on a site
19 or in a building or facility.
20

21 **Utility Corridors.** Rights-of-way or easements for utility lines on either publicly or privately owned
22 property. (See "Right-of-way" or "Easement.")
23

24 **Utility Facility.** A fixed-base structure or facility serving as a junction point for transferring electric utility
25 services from one transmission voltage to another or to local distribution and service voltages, and similar
26 facilities for water supply and natural gas distribution. These uses include any of the following facilities
27 that are not exempted from land use permit requirements by Government Code Section 53091: corporation
28 and maintenance yards; electrical substations and switching stations; natural gas regulating and
29 distribution facilities; public water system wells, treatment plants and storage; telephone switching
30 facilities; and wastewater treatment plants, settling ponds and disposal fields. These uses do not include
31 office or customer service centers (classified in **offices**).
32

33 **Utility Infrastructure.** Pipelines for water, natural gas, and sewage collection and disposal; and facilities
34 for the transmission of electrical energy for sale, including transmission lines for a public utility company.
35 Also includes telephone, telegraph, cable television and other communications transmission facilities
36 utilizing direct physical conduits. Does not include offices or service centers (see **offices—business and**
37 **service**), or distribution substations (see **utility facility**).
38

39 **Vacant.** Lands or buildings that are not actively used for any purpose.
40

41 **Variance.** A departure from any provision of the zoning requirements for a specific parcel, except
42 use, without changing the zoning ordinance or the underlying zoning of the parcel. A variance usually
43 is granted only upon demonstration of hardship based on the peculiarity of the property in relation to
44 other properties in the same zone district.
45

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

5
6 **Vehicle Miles Traveled (VMT).** A key measure of overall street and highway use. Reducing VMT
7 is often a major objective in efforts to reduce vehicular congestion and achieve regional air quality
8 goals.

9
10 **Vehicle Services.** The repair, servicing, alteration, restoration, towing, painting, cleaning, or finishing of
11 automobiles, trucks, recreational vehicles, boats and other vehicles as a primary use, including the
12 incidental wholesale and retail sale of vehicle parts as an accessory use. Does not include automobile
13 parking (see **parking facilities**), repair shops that are part of a vehicle dealership on the same site (see
14 **auto and vehicle sales and rental**, and **mobile home, RV, and boat sales and rental**); **gas stations**,
15 which are separately defined; or **dismantling yards**, which are included under **recycling scrap and**
16 **dismantling yards**. This use includes the following categories:

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

23
24 **Vehicle Storage.** A service facility for the long-term storage of operative cars, trucks, buses, recreational
25 vehicles, and other motor vehicles, for clients. Does not include dismantling yards (classified in
26 **recycling—scrap and dismantling yards**).

27
28 **Very Low-income Household.** A household with an annual income usually no greater than 50
29 percent of the area median family income adjusted by household size, as determined by a survey of
30 incomes conducted by a city or a county, or in the absence of such a survey, based on the latest
31 available eligibility limits established by the U.S. Department of Housing and Urban Development
32 (HUD) for the Section 8 housing program. (See "Area.")

33
34 **Veterinary Clinics, Animal Hospitals, Kennels.** Office and indoor medical treatment facilities used by
35 veterinarians, including large and small animal veterinary clinics, and animal hospitals. Kennels and
36 boarding operations are commercial facilities for the keeping, boarding or maintaining of four or more
37 dogs four months of age or older, or four or more cats, except for dogs or cats in pet shops.

38
39 **View Corridor.** The line of sight-identified as to height, width, and distance-of an observer looking
40 toward an object of significance to the community (e.g., ridgeline, river, historic building, etc.); the
41 route that directs the viewer's attention.

42
43 **Viewshed.** The area within view from a defined observation point.

44
45 **Volume-to-Capacity Ratio.** A measure of the operating capacity of a roadway or intersection, in terms
46 of the number of vehicles passing through, divided by the number of vehicles that theoretically could

1 pass through when the roadway or intersection is operating at its designed capacity. Abbreviated as
2 "v/c." At a v/c ratio of 1.0, the roadway or intersection is operating at capacity. If the ratio is less than
3 1.0, the traffic facility has additional capacity. Although ratios slightly greater than 1.0 are possible,
4 it is more likely that the peak hour will elongate into a "peak period." (See "Peak Hour" and "Level
5 of Service.")

6
7 **Warehouse.** See **storage—warehouse, indoor storage.**

8
9 **Warehouse Retail.** A retail store that emphasizes the packaging and sale of products in large
10 quantities or volumes, some at discounted prices, where products are typically displayed in their
11 original shipping containers. Warehouse retail includes associated sales of motor vehicle fuels at
12 onsite Fueling Stations operated by the warehouse retail use. Sites and buildings are usually large and
13 industrial in character. Patrons may be required to pay membership fees.

14
15 **Watercourse.** Natural or once natural flowing (perennially or intermittently) water including rivers,
16 streams, and creeks. Includes natural waterways that have been channelized, but does not include
17 manmade channels, ditches, and underground drainage and sewage systems.

18
19 **Watershed.** The total area above a given point on a watercourse that contributes water to its flow;
20 the entire region drained by a waterway or watercourse that drains into a lake, or reservoir.

21
22 **Waterway.** (See "Watercourse.")

23
24 **Wetlands.** Transitional areas between terrestrial and aquatic systems where the water table is usually
25 at or near the surface, or the land is covered by shallow water. Under a "unified" methodology now
26 used by all federal agencies, wetlands are defined as "those areas meeting certain criteria for
27 hydrology, vegetation, and soils."

28
29 **Wholesaling and Distribution.** Establishments engaged in selling merchandise to retailers; to
30 contractors, industrial, commercial, institutional, farm, or professional business users; to other
31 wholesalers; or acting as agents or brokers in buying merchandise for or selling merchandise to such
32 persons or companies. Examples of these establishments include: agents, merchandise or commodity
33 brokers, and commission merchants; assemblers, buyers and associations engaged in the cooperative
34 marketing of farm products; merchant wholesalers; and stores primarily selling electrical, plumbing,
35 heating and air conditioning supplies and equipment. Also includes storage, processing, packaging, and
36 shipping facilities for mail order and e-commerce retail establishments.

37
38 **Wildlife Refuge.** An area maintained in a natural state for the preservation of both animal and plant
39 life.

40
41 **Williamson Act.** California Government Code Section 51200 et seq., as they may be amended from time
42 to time. Known formally as the California Land Conservation Act of 1965, it was designed as an
43 incentive to retain prime agricultural land and open space in agricultural use, thereby slowing its
44 conversion to urban and suburban development. The program entails a 10-year contract between the
45 City or County and an owner of land whereby the land is taxed on the basis of its agricultural use

1 rather than the market value. The land becomes subject to certain enforceable restrictions, and certain
2 conditions need to be met prior to approval of an agreement.

3
4 **Wine Tasting.** A facility, or area within a winery where wine and related products are offered for
5 retail sale, where wine may be tasted for a fee, or without charge.

6
7 **Winery.** A manufacturing facility where wine grapes are crushed, fermented, aged, bottled, and sold at
8 wholesale as finished wine. May include tasting and accessory retail sales of wine produced on-site.

9
10 **Wired Communications.** Any communication system using wire, cable, fiber optics, or other like
11 connection between the point of origin and the point of reception.

12
13 **Yard.** An area between a lot line and a structure, unobstructed and unoccupied from the ground upward,
14 except for projections permitted by this title. See also **setback**.

- 15 1. **Front yard.** An area extending across the full width of the lot between the front lot line and
16 the primary structure.
- 17 2. **Rear yard.** An area extending the full width of the lot between a rear lot line and the primary
18 structure.
- 19 3. **Side yard.** An area between a side lot line and the primary structure extending between the
20 front and rear yards.

21
22 **Yard Area of Major Use.** That area to the rear or side of the main residence (usually not both) generally
23 containing a swimming pool, and/or patio area, and/or major landscaping, etc.

24
25 **Zero Lot Line.** The location of a building on a lot in such a manner that one or more building sides rests
26 directly on a lot line.

27
28 **Zone, Traffic.** In a mathematical traffic model, the area to be studied is divided into zones, with each
29 zone treated as producing and attracting trips. The production of trips by a zone is based on the
30 number of trips to or from work or shopping, or other trips produced per dwelling unit.

31
32 **Zoning.** The division of a city or county by legislative regulations into areas, or zones, which specify
33 allowable uses for real property and size restrictions for buildings within these areas; a program that
34 implements policies of the General Plan.

35
36 **Zoning District.** A designated section of a city or county for which prescribed land use requirements
37 and building and development standards are uniform. Any of the residential, commercial, public, or
38 overlay districts established by the Zoning Code, within which certain land uses are allowed or prohibited,
39 and certain site planning and development standards are established (e.g., setbacks, height limits, site
40 coverage requirements, etc.).

41
42 **Zoning Map.** Government Code Section 65851 permits a legislative body to divide a county, a city,
43 or portions thereof, into zones of the number, shape, and area it deems best suited to carry out the
44 purposes of the zoning ordinance. These zones are delineated on a map or maps, called the Zoning
45 Map.

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

2
3 **AGENCIES**

4
5 **California Department of Transportation (Caltrans).** The governmental agency that manages
6 California’s highway and freeway lanes, provides inter-city rail services, and permits public-use
7 airports and special-use hospital heliports, working with local agencies. Caltrans has six primary
8 programs: Aeronautics, Highway Transportation, Mass Transportation, Transportation Planning,
9 Administration and the Equipment Service Center. <https://dot.ca.gov>.

10
11 **California Environmental Protection Agency (CalEPA).** The governmental agency overseeing
12 environmental protections. CalEPA consists of the Air Resources Board, Department of Pesticide
13 Regulation, Department of Resources Recycling Recovery, the Department of Toxic Substances
14 Control, the Office of Environmental Health Hazard Assessment, and the State Water Resources
15 Control Board. <https://calepa.ca.gov>

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

21
22 **California Public Utilities Commission (CPUC).** The governmental agency which regulates the terms
23 and 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
27 agency that has principal responsibility for assessing, planning for, and assisting communities to meet
28 the needs of 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
31 federal government that administers housing and community development programs.
32 <https://www.hud.gov>.

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

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

1 **United States Department of Agriculture Rural Development Administration.** A division within
2 the United States Department of Agriculture that runs programs to improve the economy and quality
3 of life in rural America through loans, loan guarantees, and grants, technical assistance and
4 information to help agricultural producers and cooperatives, and through programs that help rural
5 residents buy or rent safe, affordable housing or make health and safety repairs to existing homes.
6 Formerly the Farmers Home Administration. <http://www.rd.usda.gov/>.
7