

GLOSSARY

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Glossary

ABBREVIATIONS

4	AB:	Assembly Bill
5	ACS:	American Community Survey
6	ADT:	Average Daily Trips made by vehicles or persons in a 24-hour period (Average Daily Traffic)
7	ADL:	Activities of Daily Living
8	ADU:	Accessory Dwelling Unit
9	ADA:	Americans with Disabilities Act
10	AFFH:	Affirmatively Furthering Fair Housing
11	AFH:	Assessment of Fair Housing
12	AFY:	Acre-feet Per Year
13	ALS:	Advanced Life Support
14	APSH:	Adult Permanent Supportive Housing
15	APR:	Annual Percentage Rate
16	AQAP:	Air Quality Attainment Plan
17	AQMP:	Air Quality Management Plan (Federal)
18	ARPA:	Archaeological Resources Protection Act
19	AWSC:	All-way-stop-controlled [traffic intersection]
20	BACT:	Best Available Control Technology
21	BMPs:	Best Management Practices
22	B.P.:	Before Present
23	BP:	Business Park Zoning District
24	Btu:	British thermal output
25	CAAQs:	California Ambient Air Quality Standards
26	CAFE:	Corporate Average Fuel Economy
27	CalEPA:	California Environmental Protection Agency
28	Caltrans:	California Department of Transportation
29	CASQA:	California Stormwater Quality Association
30	CBC:	California Building Code
31	CC:	Central Commercial Zoning District
32	CCAA:	California Clean Air Act
33	CCE:	California Candidate Endangered (species regulatory status)
34	CCR:	California Code of Regulations
35	CC&Rs:	Covenants, Conditions, and Restrictions
36	CDBG:	Community Development Block Grant
37	CE:	California Endangered (species regulatory status)
38	CEC:	California Energy Commission
39	CEQA:	California Environmental Quality Act
40	CESA:	California Endangered Species Act
41	CFCs:	Chlorofluorocarbons
42	CFP:	California Fully Protected (species regulatory status)
43	CFR:	Code of Federal Regulations
44	CG:	General Commercial Zoning District
45	CH₄:	Methane
46	CHAS:	Comprehensive Housing Affordability Strategy
47	CHRIS:	California Historical Resources Information System

1	CHWMP:	Placer County Hazardous Waste Management Plan
2	CIP:	Capital Improvements Program
3	CLC:	Community Learning Center
4	CNDDDB:	California Natural Diversity Database
5	CNEL:	Community Noise Equivalent Level
6	CO:	Office Commercial Zoning District
7	CO:	Carbon Monoxide
8	CO₂:	Carbon Dioxide
9	CO₂e:	Carbon Dioxide Equivalent
10	COG:	Council of Governments
11	CoSWMP:	Placer County Solid Waste Management Plan
12	CRHR:	California Register of Historic Places
13	CSA:	California Special Animal (species regulatory status)
14	CSC:	California Species of Special Concern (species regulatory status)
15	CT:	California Threatened (species regulatory status)
16	CT:	Tourist/Destination Commercial Zoning District
17	CUP:	Conditional Use Permit
18	CUPA:	Certified Unified Program Agency
19	CV:	Central Valley
20	CWA:	Clean Water Act
21	DAR:	Dial-A-Ride
22	dB:	Decibel
23	dBA:	“A-weighted” Decibel
24	DBH	Diameter at Breast Height (trees)
25	DDT:	Dichlorodiphenyltrichloroethane
26	DPM:	Diesel Particulate Matter
27	DPS:	Distinct Population Segment
28	DU:	Dwelling Unit
29	EDU:	Equivalent Dwelling Unit
30	EFH:	Essential Fish Habitat
31	EIR:	Environmental Impact Report (State)
32	EIS:	Environmental Impact Statement (Federal)
33	EMS:	Emergency Medical Services
34	EMT:	Emergency Medical Technician
35	EO:	Executive Order
36	EPCRA:	Emergency Planning Community Right-to-Know Act
37	ESA:	Environmentally Sensitive Area
38	FAR:	Floor Area Ratio
39	FD:	Federally Delisted (species regulatory status)
40	FE:	Federally Endangered (species regulatory status)
41	FEMA:	Federal Emergency Management Agency
42	FESA:	Federal Endangered Species Act
43	FHAP:	Fair Housing Assistance Program
44	FHEO:	Fair Housing and Equal Opportunity
45	FHWA:	Federal Highway Administration
46	FIP:	Federal Implementation Plan
47	FIRM:	Flood Insurance Rate Map
48	FLSRA	Folsom Lake State Recreation Area
49	FMD:	Fisheries Management Plan
50	FMRs:	Fair Market Rents
51	FT:	Federally Threatened (species regulatory status)

1	<u>GC:</u>	<u>General Commercial Zoning District</u>
2	<u>GHS:</u>	<u>Greenhouse Gas</u>
3	<u>GSA:</u>	<u>Groundwater Stability Agency</u>
4	<u>GWh:</u>	<u>Gigawatt-hours</u>
5	<u>GWP:</u>	<u>Global Warming Potential</u>
6	HCD:	Housing and Community Development Department of the State of California
7	<u>HCFCs:</u>	<u>Hydrochlorofluorocarbons</u>
8	<u>HFCs:</u>	<u>Hydrofluorocarbons</u>
9	<u>High GWP:</u>	<u>High Global Warming Potential</u>
10	<u>HMBP:</u>	<u>Hazardous Materials Business Plan</u>
11	HOV:	High Occupancy Vehicle
12	<u>HUC:</u>	<u>Hydraulic Unit Codes</u>
13	HUD:	U.S. Department of Housing and Urban Development
14	<u>HVAC:</u>	<u>Heating, Ventilation, and Air Conditioning</u>
15	<u>I-:</u>	<u>Interstate</u>
16	<u>IL:</u>	<u>Light Industry Zoning District</u>
17	<u>ILT:</u>	<u>Limited Industrial Zoning District</u>
18	ISO:	Insurance Service Office
19	ITS:	Intelligent Transportation Systems
20	JADU:	Junior Accessory Dwelling Unit
21	JPA:	Joint Powers Authority or Agreement
22	<u>kwh:</u>	<u>Kilowatt-hours</u>
23	LAFCo:	Local Agency Formation Commission
24	Ldn:	Day and Night Average Sound Level
25	Leg:	Sound Energy Equivalent Level
26	<u>Leq:</u>	<u>Hourly Average Sound Level</u>
27	<u>Lmax:</u>	<u>Maximum Sound Level</u>
28	<u>LHMP:</u>	<u>Local Hazard Mitigation Plan</u>
29	<u>LHTF:</u>	<u>Local Housing Trust Fund Program</u>
30	LID:	Low Impact Development
31	<u>LODES:</u>	<u>Longitudinal Employer/Household Dynamics Origin-Destination Employment Statistics</u>
32	LOS:	Level of Service
33	LUSD:	Loomis Unified School District
34	<u>MBTA:</u>	<u>Migratory Bird Treaty Act (federal)</u>
35	mgd:	Million Gallons Per Day
36	<u>MND:</u>	<u>Mitigated Negative Declaration</u>
37	<u>mph:</u>	<u>Miles Per Hour</u>
38	<u>MPO:</u>	<u>Metropolitan Planning Organization</u>
39	MRF:	Materials Recovery Facility
40	<u>MSL:</u>	<u>Mean Sea Level</u>
41	<u>MSA:</u>	<u>Metropolitan Statistical Area</u>
42	<u>MT:</u>	<u>Metric tons</u>
43	<u>MT CO₂e:</u>	<u>Metric Tons of CO₂ Equivalent</u>
44	<u>MTP:</u>	<u>Metropolitan Transportation Plan</u>
45	<u>MUP:</u>	<u>Minor Use Permit</u>
46	<u>MUTCD:</u>	<u>Manual on Uniform Traffic Control Devices</u>
47	<u>N₂O:</u>	<u>Nitrous Oxide</u>
48	<u>NAAQs:</u>	<u>National Ambient Air Quality Standards</u>
49	<u>NAGPRA:</u>	<u>Native American Graves Protection and Repatriation Act</u>
50	<u>NAICS:</u>	<u>North American Industry Classification System</u>
51	<u>NCCP:</u>	<u>Natural Communities Conservation Plan for Placer County</u>

1	<u>NCIC:</u>	<u>North Central Information Center</u>
2	<u>ND:</u>	<u>Negative Declaration</u>
3	<u>NEHRPA:</u>	<u>National Earthquake Hazards Reduction Program Act</u>
4	<u>NEPA:</u>	<u>National Environmental Policy Act</u>
5	<u>NESHAP:</u>	<u>National Emission Standard for Hazardous Air Pollutants</u>
6	<u>NHPA:</u>	<u>National Historic Preservation Act</u>
7	<u>NMFS:</u>	<u>National Marine Fisheries Service</u>
8	<u>NO₂:</u>	<u>Nitrogen Dioxide</u>
9	<u>NO_x:</u>	<u>Nitrogen Oxides</u>
10	<u>NOA:</u>	<u>Naturally Occurring Asbestos</u>
11	<u>NP:</u>	<u>Not Permitted</u>
12	<u>NPDES:</u>	<u>National Pollutant Discharge Elimination System</u>
13	<u>NPPA:</u>	<u>Native Plant Protection Act</u>
14	<u>NWPR:</u>	<u>Navigable Waters Protection Rule</u>
15	<u>OC:</u>	<u>Over Capacity</u>
16	<u>OEDD:</u>	<u>Overall Economic Development Plan</u>
17	<u>OEHHA:</u>	<u>Office of Environmental Health Hazard Assessment</u>
18	<u>OHWM:</u>	<u>Ordinary High-water Mark</u>
19	<u>O/P:</u>	<u>Office/Professional Commercial Zoning District</u>
20	<u>OPR:</u>	<u>Office of Planning and Research</u>
21	<u>P:</u>	<u>Public/Quasi-Public Zoning District OR Permitted Use</u>
22	<u>PCAPCD:</u>	<u>Placer County Air Pollution Control District</u>
23	<u>PCC:</u>	<u>Prior Converted Cropland</u>
24	<u>PCAPCD:</u>	<u>Placer County Air Pollution Control District</u>
25	<u>PCE:</u>	<u>Placer Commuter Express</u>
26	<u>PCFCWCD:</u>	<u>Placer County Flood Control and Water Conservation District</u>
27	<u>PCWA:</u>	<u>Placer County Water Agency</u>
28	<u>PD:</u>	<u>Planned Development Zone</u>
29	<u>PFCs:</u>	<u>Perfluorinated Chemicals</u>
30	<u>PG&E:</u>	<u>Pacific Gas and Electric Company</u>
31	<u>PI:</u>	<u>Public/Institutional Zoning District</u>
32	<u>PIT:</u>	<u>Point-in-time</u>
33	<u>PM:</u>	<u>Particulate Matter</u>
34	<u>POS:</u>	<u>Public Open Spaces Zoning District</u>
35	<u>ppd:</u>	<u>Pounds Per Day</u>
36	<u>PUC:</u>	<u>Public Utilities Commission</u>
37	<u>PUD:</u>	<u>Planned Unit Development</u>
38	<u>PUHSD:</u>	<u>Placer Unified High School District</u>
39	<u>RA:</u>	<u>Residential Agricultural Zoning District</u>
40	<u>RCAA:</u>	<u>Racially Concentrated Area of Affluence</u>
41	<u>RE:</u>	<u>Residential Estate Zoning District</u>
42	<u>R/ECAPs:</u>	<u>Racially or Ethnically Concentrated Areas of Poverty</u>
43	<u>RH:</u>	<u>Residential High Density Zoning District</u>
44	<u>RH-20:</u>	<u>Residential High Density Zoning District with a 20 unit per acre maximum</u>
45	<u>RH-O:</u>	<u>Residential High Density Overlay Zoning District</u>
46	<u>RHNA:</u>	<u>Regional Housing Needs Allocation</u>
47	<u>RHNP:</u>	<u>Regional Housing Needs Plan</u>
48	<u>RL:</u>	<u>Residential Low-Density Zoning District</u>
49	<u>RM:</u>	<u>Residential Medium Density Zoning District</u>
50	<u>RMH:</u>	<u>Residential Medium-High Density Zoning District</u>
51	<u>RNDBT:</u>	<u>Roundabout</u>

1	<u>ROG:</u>	<u>Reactive Organic Gasses</u>
2	<u>RPS:</u>	<u>Renewable Portfolio Standard</u>
3	<u>RR:</u>	<u>Rural Residential Zoning District</u>
4	<u>RS:</u>	<u>Residential Single-Family Zoning District</u>
5	<u>RTP:</u>	<u>Regional Transportation Plan</u>
6	<u>RWQCB:</u>	<u>Regional Water Quality Control Board</u>
7	<u>S:</u>	<u>Permit by Special Use Regulations</u>
8	<u>SAA:</u>	<u>Streambed Alteration Agreement</u>
9	<u>SAFE:</u>	<u>Safer Affordable Fuel-Efficient</u>
10	<u>SARA:</u>	<u>Superfund Amendments and Reauthorization Act</u>
11	<u>SB:</u>	<u>Senate Bill</u>
12	<u>SCS:</u>	<u>Sustainable Communities Strategy</u>
13	<u>SECAP:</u>	<u>System Evaluation and Capacity Assurance Plan</u>
14	<u>SEL:</u>	<u>Sound Equivalent Level</u>
15	<u>SEZ:</u>	<u>Stream Environment Zone</u>
16	<u>SF₆:</u>	<u>Sulfur Hexafluoride</u>
17	<u>SHPO:</u>	<u>State Historic Preservation Office</u>
18	<u>SIP:</u>	<u>State Implementation Plan</u>
19	<u>SMAQMD:</u>	<u>Sacramento Metropolitan Air Quality Management District</u>
20	<u>SO₂:</u>	<u>Sulphur Dioxide</u>
21	<u>SPFD:</u>	<u>South Placer Fire District</u>
22	<u>SPMUD:</u>	<u>South Placer Municipal Utilities District</u>
23	<u>SR:</u>	<u>State Road</u>
24	<u>SRRE:</u>	<u>Placer County Source Reduction and Recycling Element</u>
25	<u>SROs:</u>	<u>Single-Room Occupancy Rooms</u>
26	<u>STOL:</u>	<u>Short Take-off and Landing</u>
27	<u>SVAB:</u>	<u>Sacramento Valley Air Basin</u>
28	<u>SWRCB:</u>	<u>State Water Resources Control Board</u>
29	<u>TACs:</u>	<u>Toxic Air Contaminants</u>
30	<u>TC:</u>	<u>Town Center Commercial Zoning District</u>
31	<u>TDM:</u>	<u>Transportation Demand Management</u>
32	<u>TDR:</u>	<u>Transfer of Development Rights</u>
33	<u>TSM:</u>	<u>Transportation Systems Management</u>
34	<u>TWSC:</u>	<u>Two-way-stop-controlled [traffic intersection]</u>
35	<u>UBC:</u>	<u>Uniform Building Code</u>
36	<u>UHC:</u>	<u>Uniform Housing Code</u>
37	<u>UP:</u>	<u>Use Permit</u>
38	<u>UPRR:</u>	<u>Union Pacific Railroad</u>
39	<u>USACE:</u>	<u>United States Army Corps of Engineers</u>
40	<u>USC:</u>	<u>United States Code</u>
41	<u>USFWS:</u>	<u>United States Fish and Wildlife Service</u>
42	<u>USFWS IPaC:</u>	<u>U.S. Fish and Wildlife Service Information for Planning and Consultation Database</u>
43	<u>UST:</u>	<u>Underground Storage Tank</u>
44	<u>Vdb:</u>	<u>Vibration Decibels</u>
45	<u>VMT:</u>	<u>Vehicle Miles Traveled</u>
46	<u>VOC:</u>	<u>Volatile Organic Compounds</u>
47	<u>WL:</u>	<u>Watch List (species regulatory status)</u>
48	<u>WOTUS:</u>	<u>Waters of the United States</u>
49	<u>WQC:</u>	<u>Water Quality Certification</u>
50	<u>WRSL:</u>	<u>Western Regional Sanitary Landfill</u>
51	<u>WTP:</u>	<u>Water Treatment Plant</u>

1 WWTP: Wastewater Treatment Plant
 2
 3

4 DEFINITIONS OF SPECIALIZED TERMS AND PHRASES

5
 6 **Abut.** Having property lines, street lines, or zoning district lines in common.
 7

8 **Acceptable Risk.** A hazard deemed to be a tolerable exposure to danger given the expected benefits to be
 9 obtained. Different levels of acceptable risk may be assigned according to the potential danger and the
 10 criticalness of the threatened structure. The levels may range from "near zero" for nuclear plants and
 11 natural gas transmission lines to "moderate" for open space, ranches and low-intensity warehouse uses.
 12

13 **Access/Egress.** The ability to enter a site from a roadway and exit a site onto a roadway by motorized
 14 vehicle.
 15

16 **Accessory Dwelling Unit (ADU).** An attached or a detached residential dwelling unit that provides
 17 complete independent living facilities for one or more persons and is located on a lot with a proposed or
 18 existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking, and
 19 sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated. An
 20 accessory dwelling unit also includes the following: A) An efficiency unit. B) A manufactured home, as
 21 defined in Section 18007 of the California Health and Safety Code. A smaller, independent residential
 22 dwelling unit located on the same lot as a stand-alone (i.e., detached) single-family home. ADUs can be
 23 converted portions of existing homes (i.e., internal ADUs), additions to new or existing homes (i.e.,
 24 attached ADUs), or new stand-alone accessory structures or converted portions of existing stand-alone
 25 accessory structures (i.e., detached ADUs). An ADU is a permanent dwelling unit that provides permanent
 26 facilities for living, sleeping, eating, cooking, and sanitation. An ADU may occupy up to 1,200 square
 27 feet.
 28

29 **Accessory Dwelling Unit, Junior (JADU).** A unit that is no more than 500 square feet in size and
 30 contained entirely within a single-family residence. A junior accessory dwelling unit may include separate
 31 sanitation facilities, or may share sanitation facilities with the existing structure. A specific type of
 32 conversion of existing space contained entirely within an existing or proposed single-family residence.
 33 JADUs must not exceed 500 square feet, must include a kitchen and an entrance separate from those
 34 serving the primary dwelling, but may be served by a common bathroom with the primary dwelling.
 35

36 **Accessory Retail or Services.** The retail sale of various products, or the provision of certain personal
 37 services within a health care, hotel, office, or industrial complex, to employees or customers. Examples
 38 of these uses include pharmacies, gift shops, and food service establishments within hospitals;
 39 convenience stores and food service establishments within hotel, office and industrial complexes; and
 40 barber and beauty shops within residential care facilities
 41

42 **Accessory Structure.** A structure that is physically detached from, secondary and incidental to, and
 43 commonly associated with a primary structure on the same site. See also **Agricultural accessory**
 44 **structure**, and **Residential accessory uses and structures**.
 45

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

4
5 **Acres, Gross.** The entire acreage of a site. Most communities calculate gross acreage to the centerline of
6 proposed bounding streets and to the edge of the right-of-way of existing or dedicated streets.

7
8 **Acres, Net.** The portion of a site that can actually be built upon. The following generally are not included
9 in the net acreage of a site: public or private road rights-of-way, public open space, and flood ways.

10
11 **Active Park.** Park that usually contains improvements such as baseball fields, skateboard parks,
12 playground equipment, amphitheater, soccer fields and other amenities intended for organized play or
13 individual recreation. A park may also contain support structures such as restrooms, parking, picnic
14 facilities, gazebos, and similar facilities

15
16 **Adverse Impact.** A negative consequence for the physical, social, or economic environment resulting
17 from an action or project.

18
19 **Adult-oriented Business.** A business based upon materials or performances that depict, describe, or relate
20 to **specified sexual activities** or **specified anatomical areas**, as defined in the municipal code.

21
22 **Affordability Requirements.** Provisions established by a public agency to require that a specific
23 percentage of housing units in a project or development remain affordable to very low- and low- income
24 households for a specified period.

25
26 **Affordable Housing.** Housing capable of being purchased or rented by a household with very low,
27 low, or moderate income, based on a household's ability to make monthly payments necessary to
28 obtain housing. Housing is considered affordable when a household pays less than 30 percent of its
29 gross monthly income (GMI) for housing including utilities.

30
31 **Affordable Rent.** Monthly housing expenses, including a reasonable allowance for utilities, for rental units reserved
32 for very low or low income households, not exceeding the following calculations:

- 33 1. **Low income** means eighty percent of median income as defined by state law (Health and Safety Code
34 Section 50079.5) and the HUD income limits.
- 35 2. **Very low income** means fifty percent of median income as defined by state law (Health and Safety Code
36 Section 50105) and the HUD income limits.
- 37 3. **Extremely low income** means thirty percent of the median income as defined by state law (Health and
38 Safety Code Section 50106) and the HUD income limits.

39
40 **Affordable Sales Price.** A sales price at which very low- and low-income households can qualify for the
41 purchase of designated dwelling units, calculated on the basis of underwriting standards of mortgage
42 financing available for the development.

43
44 **Agency.** The governmental entity, department, office, or administrative unit responsible for carrying
45 out regulations.

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

3
4 **Agricultural Accessory Structure.** A structure for sheltering or confining animals, or agricultural equipment, hay,
5 feed, etc. Examples of these structures include barns, noncommercial greenhouses, coops, corrals, and pens. Does
6 not include pasture fencing

7
8 **Agricultural Area.** An area of land dedicated to agriculture as defined in the Zoning Ordinance. This
9 may include: Livestock grazing fields and facilities, orchards, flower fields, vineyards, plant nurseries,
10 crop production fields, and equestrian facilities.

11
12 **Agricultural Preserve.** Land designated for agriculture or conservation. (See "Williamson Act.")

13
14 **Agricultural Products Processing.** The processing of harvested crops to prepare them for on-site marketing or
15 processing and packaging elsewhere. Examples of this land use include the following: alfalfa cubing; corn shelling;
16 cotton ginning; custom grist mills; custom milling of flour, feed and grain; dairies (but not feedlots, see instead
17 **livestock operations, sales yards, feedlots, stockyards**); drying of corn, rice, hay, fruits and vegetables; grain
18 cleaning and custom grinding; hay baling and cubing; precooling and packaging of fresh or farm-dried fruits and
19 vegetables; sorting, grading and packing of fruits and vegetables; and tree nut hulling and shelling. Does not include
20 wineries, which are separately defined.

21
22 **Agriculture.** Use of land for ~~the production of food and fiber, including the growing of crops and/or~~
23 ~~the grazing of animals keeping on natural prime or improved pastureland.~~ Means and includes the
24 activities defined by this glossary under the terms **agricultural accessory structure, agricultural**
25 **products processing, animal keeping, and crop production, horticulture, orchard, vineyard, plant**
26 **nursery, and winery**; and as defined by the state of California under the term **agricultural use** in
27 Government Code Section 51200 (the "Williamson Act").

28
29 **Agriculture-related Business.** Feed mills, dairy supplies, poultry processing, creameries, auction
30 yards, veterinarians and other businesses supporting local agriculture.

31
32 **Air Pollution.** Concentrations of substances found in the atmosphere that exceed naturally occurring
33 quantities and are undesirable or harmful in some way.

34
35 **Alcoholic Beverage Sales.** The retail sale of beer, wine, and/or distilled spirits for on-premises or off-
36 premises consumption.

37
38 **Alley.** A narrow service way, either public or private, which provides a permanently reserved but
39 secondary means of public access not intended for general traffic circulation. Alleys typically are
40 located along rear property lines. A public or private roadway that provides vehicle access to the rear or
41 side of parcels having other public street frontage, that is not intended for general traffic circulation.

42
43 **Allowed Use.** A use of land identified by the zoning code as a permitted or conditional use that may be
44 established with land use permit and, where applicable, design review and/or building permit approval,
45 subject to compliance with all applicable provisions of the zoning code.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1 **Arable.** Land capable of being cultivated for farming.

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

7
8 **Archaeological.** Relating to the material remains of past human life, culture, or activities.

9
10 **Archeology.** The study of historic or prehistoric peoples and their cultures by analysis of their artifacts
11 and sites.

12
13 **Architectural Control; Architectural Review.** Regulations and procedures requiring the exterior
14 design of structures to be suitable, harmonious, and in keeping with the general appearance, historic
15 character, and/or style of surrounding areas. A process used to exercise control over the design of
16 buildings and their settings. (See "Design Review.")

17
18 **Architectural Feature.** An exterior building feature including roof, windows, doors, porches, etc.

19
20 **Area; Area Median Income.** As used in State of California housing law with respect to income
21 eligibility limits established by the U.S. Department of Housing and Urban Development (HUD),
22 "area" means metropolitan area or non-metropolitan county. In non-metropolitan areas, the "area
23 median income" is the higher of the county median family income or the statewide non-metropolitan
24 median family income.

25
26 **Arterial.** Medium-speed (30-40 mph), medium-capacity (10,000-35,000 average daily trips)
27 roadway that provides intra-community travel and access to the county-wide highway system. Access
28 to community arterials should be provided at collector roads and local streets, but direct access from
29 parcels to existing arterials is common.

30
31 **Artisan/Craft Product Manufacturing.** Establishments manufacturing and/or assembling small
32 products primarily by hand, including jewelry, pottery and other ceramics, as well as small glass and metal
33 art and craft products.

34
35 **Artisan Shop.** A retail store selling art glass, ceramics, jewelry, paintings, sculpture, and other
36 handcrafted items, where the store includes an area for the crafting of the items being sold.

37
38 **Assessed Value.** The value of a structure as shown in the records of the county assessor.

39
40 **Assisted Housing.** Generally multi-family rental housing, but sometimes single-family ownership
41 units, whose construction, financing, sales prices, or rents have been subsidized by federal, state, or
42 local housing programs including, but not limited to Federal Section 8 (new construction, substantial
43 rehabilitation, and loan management set asides), Federal Sections 213, 236, and 202, Federal Section
44 221(d)(3) (below market interest rate program), Federal Section 101 (rent supplement assistance),
45 CDBG, FmHA Section 515, multi-family mortgage revenue bond programs, local redevelopment and
46 in lieu fee programs, and units developed pursuant to local inclusionary housing and density bonus

1 ~~programs. By January 1, 1992, all California Housing Elements are required to address the~~
2 ~~preservation or replacement of assisted housing that is eligible to change to market rate housing by~~
3 ~~2002.~~

4
5 **Attached.** Connected, or solidly incorporated together, through the extension of a common wall or similar main
6 component for at least five feet and not capable of being removed without damage to the structure and not simply
7 joined together by a breezeway or similar smaller connecting structure.

8
9 **Attic.** The area located between the uppermost plate and the roof or ridge of a structure.

10
11 **Auto and Vehicle Sales/Rental.** A retail or wholesale establishment selling and/or renting automobiles, trucks and
12 vans, trailers, motorcycles, and bicycles (bicycle sales are also included under “General retail”). May also include
13 repair shops and the sales of parts and accessories, incidental to vehicle dealerships. Does not include: the sale of
14 auto parts/accessories separate from a vehicle dealership (see **auto parts sales**); mobile home, recreational vehicle,
15 or watercraft sales (see **mobile home, RV and boat sales**); tire recapping establishments (see **vehicle services**);
16 businesses dealing exclusively in used parts, (see **recycling—scrap and dismantling yards**); or **gas stations**,
17 which are separately defined.

18
19 **Auto Parts Sales.** Stores that sell new automobile parts, tires, and accessories. Establishments that provide
20 installation services are instead included under “Vehicle services—repair and maintenance—minor.” Does not
21 include tire recapping establishments, which are found under “Vehicle services” or businesses dealing exclusively
22 in used parts, which are included under “Recycling—scrap and dismantling yards.”

23
24 **Auto Repair.** See **vehicle services**.

25
26 **Automated Teller Machine (ATM).** Computerized, self-service machines used by banking customers for financial
27 transactions, including deposits, withdrawals and fund transfers, without face-to-face contact with financial
28 institution personnel. The machines may be located at or within banks, or in other locations.

29
30 **A-Weighting.** A frequency-response adjustment of a sound level meter that conditions the output signal
31 to approximate human response

32
33 **Bank, Financial Services.** Financial institutions including: Banks and trust companies, credit agencies,
34 holding (but not primarily operating) companies, lending and thrift institutions, other investment
35 companies, securities/ commodity contract brokers and dealers, security and commodity exchanges, and
36 vehicle finance (equity) leasing agencies. See also, **automated teller machine**.

37
38 **Bar/Tavern.** A business where alcoholic beverages are sold for on-site consumption, which are not part
39 of a larger restaurant. Includes bars, taverns, pubs and similar establishments where any food service is
40 subordinate to the sale of alcoholic beverages. May also include beer brewing as part of a microbrewery
41 (“brew-pub”), and other beverage tasting facilities. Does not include adult-oriented businesses.

42
43 **Base Flood.** In any given year, a 100-year flood that has 1 percent likelihood of occurring and is
44 recognized as a standard for acceptable risk.

45
46 **Baseline Hydromodification Management Measures.** Storm water control measures designed to
47 mitigate hydromodification on Regulated Projects that are not hydromodification Management Projects.

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

4
5 **Best Management Practices (BMPs).** Methods, measures, or practices designed and selected to reduce
6 or eliminate the discharge of pollutants to surface waters from point and non-point source discharges
7 including storm water. BMPs include structural, which are permanent, and non-structural controls and
8 operation and maintenance procedures, which when implemented prevents, controls, removes, or reduces
9 pollution from entering surface waters.

10
11 **Bicycle Lane (Class II facility).** A corridor expressly reserved for bicycles, existing on a street or
12 roadway in addition to any lanes for use by motorized vehicles. A striped lane for one-way bike travel
13 on a street or highway.

14
15 **Bicycle Path (Class I facility).** A completely separated paved route not on a street or roadway with
16 minimized cross-flow and expressly reserved for bicycles and pedestrians traversing an otherwise
17 unpaved area. Bicycle paths may parallel roads but typically are separated from them by landscaping.

18
19 **Bicycle Route (Class III facility).** A facility shared with motorists and identified only by signs, a
20 bicycle route has no pavement markings or lane stripes. Level A provides shared use with motor
21 vehicle traffic and is identified by Bike Route signs. These routes are intended to have a minimum
22 amount of paving (at least two feet beyond the travel to provide more room for bicyclists. Level B
23 includes unsigned “bike routes” that provide “Share the Road” only. signage on roads that are very
24 narrow, winding, or difficult to widen due to physical/environmental constraints.

25
26 **Bikeways.** A term that encompasses bicycle lanes, bicycle paths, and bicycle routes.

27
28 **Bioretention.** Post-construction storm water treatment BMP that treats storm water runoff vertically
29 through an engineered soil filter media and vegetation and retains storm water runoff on-site through
30 infiltration or evapotranspiration.

31
32 **Bioswale.** Shallow channels lined with grass and used to convey and store runoff.

33
34 **Biotic Community.** A group of living organisms characterized by a distinctive combination of both
35 animal and plant species in a particular habitat.

36
37 **Brownfields.** Sites with soil contamination.

38
39 **Building and Landscape Materials Sales.** Retail establishments selling hardware, lumber and other
40 large building materials, plant materials and other landscaping materials. Includes paint, wallpaper,
41 glass, fixtures. Includes all these stores selling to the general public, even if contractor sales account for
42 a major proportion of total sales. Establishments primarily selling electrical, plumbing, heating, and air
43 conditioning equipment and supplies are classified in **Wholesaling and distribution**.

44
45 **Buffer.** A forested or otherwise vegetated are located between water bodies such as streams, wetlands,
46 and lakes that provides a permanent barrier against runoff from development, agriculture, construction,

1 and other land uses. Buffers are designed to filter pollutants in storm water runoff before the pollutants
2 reach surface waters.

3
4 **Buffer Zone.** An area of land separating two distinct land uses that acts to soften or mitigate the
5 effects of one land use on the other.

6
7 **Building.** Any structure used or intended for supporting or sheltering any use or occupancy.

8
9 **Buildout; Build-out.** Development of land to its full potential or theoretical capacity as permitted
10 under current or proposed planning or zoning designations. (See "Carrying Capacity (3).")

11
12 **Business Support Service.** An establishment within a building that provides services to other businesses. Examples
13 of these services include: Blueprinting, computer-related services (rental, repair), copying and quick printing
14 services, film processing and photofinishing (retail), outdoor advertising services, mailing and mailbox services,
15 protective services (other than office related), and security systems services.

16
17 **Cabinet Shop.** See **furniture and fixtures manufacturing, cabinet shops.**

18
19 **California Department of Transportation (Caltrans).** The governmental agency that manages
20 California's highway and freeway lanes, provides inter-city rail services, and permits public-use
21 airports and special-use hospital heliports, working with local agencies. Caltrans has six primary
22 programs: Aeronautics, Highway Transportation, Mass Transportation, Transportation Planning,
23 Administration and the Equipment Service Center. <https://dot.ca.gov>.

24
25 **California Environmental Protection Agency (CalEPA).** The governmental agency overseeing
26 environmental protections. CalEPA consists of the Air Resources Board, Department of Pesticide
27 Regulation, Department of Resources Recycling Recovery, the Department of Toxic Substances
28 Control, the Office of Environmental Health Hazard Assessment, and the State Water Resources
29 Control Board. <https://calepa.ca.gov>

30
31 **California Environmental Quality Act (CEQA).** A State law (California Public Resources Code
32 Sections 21000 et seq.) requiring public agencies to document and consider the environmental effects of
33 a proposed action, prior to allowing the action to occur. If a proposed activity has the potential for a
34 significant adverse environmental impact, an Environmental Impact Report (EIR) must be prepared
35 and certified as to its adequacy before taking action on the proposed project. General Plans require
36 the preparation of a "program EIR."

37
38 **California Housing Finance Agency (CHFA).** A State agency, established by the Housing and
39 Home Finance Act of 1975, which is authorized to sell revenue bonds and generate funds for the
40 development, rehabilitation, and conservation of low-and moderate-income housing.

41
42 **California Public Utilities Commission (CPUC).** The governmental agency which regulates the terms
43 and conditions of public utilities in the state.

44
45 **California State Water Resources Control Board (SWRCB).** The state-level entity that regulates storm
46 water runoff and treatment in California.

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

5
6 **Capital Improvements Program (CIP).** A program, administered by the Town and reviewed by its
7 Town Council, which schedules permanent improvements, usually for a minimum of five years in the
8 future, to fit the projected fiscal capability of the local jurisdiction. The program generally is reviewed
9 annually, for conformance to and consistency with the General Plan.

10
11 **Carbon Dioxide.** A colorless, odorless, non-poisonous gas that is a normal part of the atmosphere.

12
13 **Carbon Monoxide.** A colorless, odorless, highly poisonous gas produced by automobiles and other
14 machines with internal combustion engines that imperfectly burn fossil fuels such as oil and gas.

15
16 **Card Room.** An establishment offering legal gambling activities in compliance with a state license.

17
18 **Caretaker/Employee Unit.** A permanent residence that is secondary or accessory to the primary use of
19 the property, and used for housing a caretaker employed on the site of any nonresidential use where needed
20 for security purposes or to provide twenty-four-hour care or monitoring of people, plants, animals,
21 equipment, or other conditions on the site.

22
23 **Carriage House.** A secondary residential unit located over a detached garage.

24
25 **Carrying Capacity.** Used in determining the potential of an area to absorb development: (1) The
26 level of land use, human activity, or development for a specific area that can be accommodated
27 permanently without an irreversible change in the quality of air, water, land, or plant and animal
28 habitats. (2) The upper limits of development beyond which the quality of human life, health, welfare,
29 safety, or community character within an area will be impaired. (3) The maximum level of
30 development allowable under current zoning. (See "Buildout.")

31
32 **Catering Service.** A business that prepares food for consumption on the premises of a client.

33
34 **Cemetery, Mausoleum, Columbarium.** An interment establishment engaged in subdividing property into
35 cemetery lots and offering burial plots or air space for sale. Includes animal cemeteries, cemetery, mausoleum,
36 crematorium and columbarium operations, and full-service mortuaries and funeral parlors accessory to a
37 cemetery or columbarium.

38
39 **Census.** The official decennial enumeration of the population conducted by the federal government.

40
41 **Change of Use.** The replacement of an existing use on a lot or parcel, or any portion thereof, by a new
42 use, or a change in the nature of an existing use; but does not include a change of ownership, tenancy, or
43 management associated with a use for which the previous nature of the use will remain substantially
44 unchanged.

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

6
7 **Character.** Special physical characteristics of a structure or area that set it apart from its surroundings
8 and contribute to its individuality.

9
10 **Charging Station.** A public or private parking space equipped with an Electric Vehicle Supply
11 Equipment battery charging station system or device used specifically to transfer electrical energy to
12 the battery of a plug-in electric vehicle as its primary purpose.

13
14 **Check Dam.** Structures constructed of a non-erosive material, such as suitably sized aggregate, wood,
15 gabions, riprap, or concrete, used to slow water to allow sedimentation, filtration, evapotranspiration, and
16 infiltration into the underlying native soil. Check dams can be employed in practices such as dry and
17 enhanced grass swales.

18
19 **Circulation Element.** One of the ~~seven~~ State-mandated elements of a local General Plan, it contains
20 adopted goals, policies, and implementation programs for the planning and management of existing
21 and proposed thoroughfares, transportation routes, and terminals, as well as local public utilities and
22 facilities, all correlated with the land use element of the General Plan.

23
24 **City.** City with a capital "C" generally refers to the government or administration of a city. City with
25 a lower case "c" may mean any city or may refer to the geographical area of a city (e.g., the city
26 bikeway system).

27
28 **Clean Water Act (CWA).** The Federal Water Pollution Control Act. (33 U.S.C. 1251 et seq.)

29
30 **Club, Lodge, Private Meeting Hall.** Permanent, headquarters-type and meeting facilities for organizations
31 operating on a membership basis for the promotion of the interests of the members, including facilities for: Business
32 associations; civic, social and fraternal organizations; labor unions and similar organizations; political
33 organizations; professional membership organizations; other membership organizations; and includes grange halls
34 and similar facilities.

35
36 **Clustered Development.** Development in which a number of dwelling units are placed in closer proximity than
37 usual, or are attached, with the purpose of retaining an open space area.

38
39 **Collector.** Relatively-low-speed (25-30 mph), relatively-low-volume (5,000-20,000 average daily trips) street
40 that provides circulation within and between neighborhoods. Collectors usually serve short trips and are
41 intended for collecting trips from local streets and distributing them to the arterial network.

42
43 **Commercial.** A land use classification that permits facilities for the buying and selling of commodities and
44 services.

45
46 **Commercial Recreation Facility, Indoor.** Establishments providing indoor amusement and entertainment services
47 for a fee or admission charge, including: Bowling alleys, coin-operated amusement arcades, dance halls, clubs and
48 ballrooms, electronic game arcades (video games, pinball, etc.), ice skating and roller skating, and pool and billiard

1 rooms as primary uses. This use does not include adult-oriented businesses, which are separately defined. Four or
2 more electronic games or coin-operated amusements in any establishment, or a premises where fifty percent or
3 more of the floor area is occupied by amusement devices, are considered an electronic game arcade as described in
4 this definition; three or fewer machines are not considered a land use separate from the primary use of the site.
5

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

10
11 **Commercial Zoning District.** Any of the commercial zoning districts established by Zoning Code Section
12 13.20.020.
13

14 **Common/Larger Plan of Development or Sale.** A contiguous area, plan area, specific plan, subdivision or any
15 other project site that has evaluated storm water management and may be phased in the future or where multiple,
16 distinct construction activities may be taking place at different times under one plan.
17

18 **Community Center.** A multi-purpose meeting and recreational facility typically consisting of one or more meeting
19 or multi-purpose rooms, kitchen and/or outdoor barbecue facilities, that are available for use by various groups for
20 such activities as meetings, parties, receptions, dances, etc.
21

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

28 **Community Equity.** Justice and fairness in Town policy where all members are afforded the same societal
29 benefits and participation.
30

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

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

42 **Compatible.** Capable of existing together without conflict or ill effects.
43

44 **Complete Streets.** A transportation policy and design approach that requires streets to be planned,
45 designed, operated and maintained to enable safe, convenient and comfortable travel and access for users
46 of all ages and abilities regardless of their mode of transportation.
47

48 **Complex.** A patterned grouping of similar artifact assemblages from two or more sites, presumed to
49 represent an archaeological culture.
50

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

6
7 **Conference/Convention Facility.** One or more structures accommodating multiple assembly, meeting,
8 and/or exhibit rooms, and related support facilities (e.g., kitchens, offices, etc.).

9
10 **Conservation.** The management of natural resources to prevent waste, destruction, or neglect. The
11 state mandates that a Conservation Element be included in the General Plan.

12
13 **Conservation Area.** A public or private area protected in order to maintain or improve sensitive or
14 highly valued resources and functions including natural, scenic, ecological, historic, agricultural,
15 hydrological, or geological resources. Secondary uses may be accommodated in conservation areas
16 (e.g., passive park uses) provided they do not impact the primary uses for which the area is protected.

17
18 **Conservation Element.** One of the ~~seven~~ State-mandated elements of a local General Plan, it contains
19 adopted goals, policies, and implementation programs for the conservation, development, and use of
20 natural resources including water and its hydraulic force, forests, soils, rivers and other waters,
21 harbors, fisheries, wildlife, minerals, and other natural resources.

22
23 **Consistent.** Free from variation or contradiction. Programs in the General Plan are to be consistent,
24 not contradictory or preferential. State law requires consistency between a General Plan and
25 implementation measures such as the zoning ordinance.

26
27 **Construction Contractors.** Office, and indoor and/or outdoor storage facilities operated by, or on behalf
28 of a contractor licensed by the state of California for storage of large equipment, vehicles, and/or other
29 materials commonly used in the individual contractor's type of business; storage of scrap materials used
30 for repair and maintenance of contractor's own equipment; and buildings or structures for uses such as
31 repair facilities.

32
33 **Construction/Heavy Equipment Sales and Rental.** Retail establishments selling or renting construction,
34 farm, or other heavy equipment. Examples include cranes, earth-moving equipment, tractors, combines,
35 heavy trucks, etc.

36
37 **Convenience Store.** A retail store of three thousand five hundred square feet or less in gross floor area,
38 which carries a range of merchandise oriented to convenience and/or travelers' shopping needs.

39
40 **Conveyance System.** Any channel, swale, gutter, or pipe for collecting and directing storm water.

41
42 **Core Concept.** The land use planning concept that represents the Town of Loomis, where higher-
43 intensity uses are concentrated within and adjacent to the downtown, along Taylor Road, and
44 adjacent to Interstate 80 (I-80), with the land uses in surrounding areas becoming progressively less
45 intense (and with lower residential densities) as the distance from the "core" increases.

1 **County.** The county of Placer, state of California. County with a capital "C" generally refers to the
2 government or administration of a county. County with a lower case "c" may mean any county or
3 may refer to the geographical area of a county (e.g., the county road system).
4

5 **Covenants, Conditions, and Restrictions (CC&Rs).** A term used to describe restrictive limitations
6 that may be placed on property and its use, and which usually are made a condition of holding title
7 or lease.
8

9 **Criterion.** A standard upon which a judgment or decision may be based. (See "Standards.")
10

11 **Critical Facility.** Facilities housing or serving many people, which are necessary in the event of an
12 earthquake or flood, such as hospitals, fire, police, and emergency service facilities, utility "lifeline"
13 facilities, such as water, electricity, and gas supply, sewage disposal, and communications and
14 transportation facilities.
15

16 **Crop Production, Horticulture, Orchard, Vineyard.** Commercial agricultural production field and
17 orchard uses, including the production of the following, primarily in the soil on the site and not in
18 containers, other than for initial propagation prior to planting in the soil on the site, and/or in containers
19 occupying one acre or less: Field crops, flowers and seeds, fruits, grains, melons, ornamental crops, tree
20 nuts, trees and sod, vegetables, wine and table grapes. Also includes associated crop preparation services
21 and harvesting activities, such as mechanical soil preparation, irrigation system construction, spraying,
22 crop processing and retail sales in the field, not including **sales sheds**, which are instead defined under
23 **produce stand**. Does not include **greenhouses** which are instead defined under **plant nursery**, and
24 **residential accessory use or structure**, or **containerized crop production**, which is instead defined
25 under **plant nursery**.
26

27 **Cul-de-sac.** A short street or alley with only a single means of ingress and egress at one end and with
28 a large turnaround at its other end.
29

30 **Cumulative Impact.** As used in CEQA, the total impact resulting from the accumulated impacts of
31 individual projects or programs over time.
32

33 **Curb Cuts.** Curb openings that allow storm water runoff to enter landscaped areas, vegetated swales,
34 planters, rain gardens, and other BMP features.
35

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

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

- 1 3. **Small family day care home.** As provided by Health and Safety Code Section 1596.78, a
2 home that provides family day care for eight or fewer children, including children under the
3 age of ten years who reside in the home.
- 4 4. **Adult day care facility.** A day care facility providing care and supervision for adult clients.

5

6 **Daytime Hours.** In relation to noise and the limitation of hours of construction, daytime hours are
7 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
8 or council approval between 9:00 a.m. and 5:00 p.m. on Sundays and National Holidays.

9

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

13

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

17

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

22

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

26

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

30

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

32

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

36

37 **Density Bonus.** The allocation of development rights that allow a parcel to accommodate additional
38 square footage or additional residential units beyond the maximum for which the parcel is zoned,
39 usually in exchange for the provision or preservation of an amenity at the same site or at another
40 location. Under California law, a housing development that provides 20 percent of its units for lower
41 income households, or 10 percent of its units for very low income households, or 50 percent of its
42 units for seniors, is entitled to a density bonus. (See "Development Rights, Transfer of.") As defined
43 by state law (Government Code Section 65915 et seq.), an increase of at least twenty five percent over
44 the maximum density otherwise allowed by the applicable zoning district, that is granted to the
45 owner/developer of a housing project who agrees to construct a prescribed percentage of dwelling units
46 that are affordable to households of very low and/or low income. When determining the number of

1 dwelling units that shall be affordable, the units authorized by the density bonus shall not be included in
2 the calculation.

3
4 **Density, Control of.** A limitation on the occupancy of land. Density can be controlled through zoning
5 in the following ways: use restrictions, minimum lot-size requirements, floor area ratios, land use-
6 intensity ratios, setback and yard requirements, minimum house-size requirements, ratios comparing
7 number and types of housing units to land area, limits on units per acre, and other means. Allowable
8 density often serves as the major distinction between residential districts.

9
10 **Density, Employment.** A measure of the number of employed persons per specific area (for example,
11 employees/acre).

12
13 **Density Transfer.** A way of retaining open space by concentrating densities-usually in compact areas
14 adjacent to existing urbanization and utilities-while leaving unchanged historic, sensitive, or
15 hazardous areas. In some jurisdictions, for example, developers can buy development rights of
16 properties targeted for public open space and transfer the additional density to the base number of
17 units permitted in the zone in which they propose to develop.

18
19 **Design Engineer.** Engineer responsible for preparing the SWQP for Regulated Projects, site design, and
20 site plan.

21
22 **Design Review; Design Control.** The comprehensive evaluation of a development and its impact on
23 neighboring properties and the community as a whole, from the standpoint of site and landscape
24 design, architecture, materials, colors, lighting, and signs, in accordance with a set of adopted criteria
25 and standards. "Design Control" requires that certain specific things be done and that other things not
26 be done. Design Control language is most often found within a zoning ordinance. "Design Review"
27 usually refers to a system set up outside of the zoning ordinance, whereby projects are reviewed
28 against certain standards and criteria by a specially established design review board or committee. (See
29 "Architectural Control.")

30
31 **Destination Retail.** Retail businesses that generate a special purpose trip and that do not necessarily
32 benefit from a high-volume pedestrian location.

33
34 ~~**Developable Acres, Net.** The portion of a site that can be used for density calculations. Some
35 communities calculate density based on gross acreage. Public or private road rights-of-way are not
36 included in the net developable acreage of a site.~~

37
38 **Developable Land.** Land that is suitable as a location for structures and that can be developed free of
39 hazards to, and without disruption of, or significant impact on natural resource areas.

40
41 **Developer.** An individual who or business that prepares raw land for the construction of buildings or
42 causes to be built physical building space for use primarily by others, and in which the preparation of
43 the land or the creation of the building space is in itself a business and is not incidental to another
44 business or activity.

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

7
8 **Development Agreement.** A contract between the town and an applicant for a development project, in
9 compliance with the municipal code, and Government Code Sections 65864 et seq. A development
10 agreement is intended to provide assurance to the applicant that an approved project may proceed subject
11 to the policies, rules, regulations and conditions of approval applicable to the project at the time of
12 approval, regardless of any changes to town policies, rules, and regulations after project approval. In
13 return, the town ~~is may be~~ assured that the applicant will provide infrastructure and/or pay fees required
14 by a new project.

15
16 **Development Fee.** (See "Impact Fee.")

17
18 **Development Rights.** The right to develop land by a ~~property owner landowner~~ who maintains fee-
19 simple ownership over the land or by a party other than the owner who has obtained the rights to
20 develop. Such rights usually are expressed in terms of density allowed under existing zoning. For
21 example, one development right may equal one unit of housing or may equal a specific number of
22 square feet of gross floor area in one or more specified zone districts. (See "Interest, Fee" and
23 "Interest, Less-than-fee," and "Development Rights, Transfer of [TDR].")

24
25 **Development Rights, Transfer of (TDR).** Also known as "Transfer of Development Credits," a
26 program that can relocate potential development from areas where proposed land use or
27 environmental impacts are considered undesirable (the "donor" site) to another ("receiver") site
28 chosen on the basis of its ability to accommodate additional units of development beyond that for
29 which it was zoned, with minimal environmental, social, and aesthetic impacts. (See "Development
30 Rights.")

31
32 **Diameter of a Tree.** Trunk diameter measured at fifty-four inches above the ground (also known as
33 "Diameter at breast height," or "DBH"). In the case of a trunk that is divided into limbs at a point below
34 fifty-four inches, the trunk diameter shall be measured at the narrowest diameter of the trunk between the
35 base of the tree and fifty-four inches above the ground.

36
37 **Director.** The town of Loomis planning director, or designee of the director.

38
39 **Disabled.** Any person who has a physical or mental impairment that substantially limits one or more major
40 life activities; anyone who is regarded as having such an impairment or anyone who has a record of such
41 impairment. ~~People who are currently using illegal substances are not covered under the Fair Housing
42 Act, unless they have a separate disability.~~

43
44 **Disadvantaged Community.** An area identified by the California Environmental Protection Agency
45 pursuant to Section 39711 of the Health and Safety Code or a low-income area that is disproportionately

1 affected by environmental pollution and other hazards that can lead to negative health effects, exposure,
2 or environmental degradation.

3
4 **Discourage.** To advise or persuade to refrain from.

5
6 **Discretionary Decision.** As used in CEQA, an action taken by a governmental agency that calls for
7 the exercise of judgment in deciding whether to approve and/or how to carry out a project.

8
9 **Discretionary Permit.** A town land use review and entitlement process where the review authority
10 exercises discretion in deciding to approve or disapprove the permit. Includes minor use permits, use
11 permits, minor variances, variances, design review approval, master development plans, and subdivision
12 maps.

13
14 **Diseased Tree.** A tree afflicted by, but not limited to, any of the following: insect infestation, heart rot,
15 exfoliation, slime flux, crown rot, leaf scorch, root fungus, structural defects or weaknesses.

16
17 **Diversity.** Differences among otherwise similar elements that give them unique forms and qualities.
18 E.g., housing diversity can be achieved by differences in unit size, tenure, or cost.

19
20 **Downtown.** The “downtown/town center area” shown in Figure 3-3 of the general plan.

21
22 **Drip Line.** A line that may be drawn on the ground around a tree directly under its outermost branch tips
23 and which identifies that location where rainwater tends to drip from the trees. When depicted on a map,
24 the drip line will appear as an irregular shaped circle that follows the contour of the tree’s branches as
25 seen from overhead.

26
27 **Drive-through Sales or Services.** A facility where food or other products may be purchased, or where
28 services may be obtained by motorists without leaving their vehicles. Examples of drive-through sales
29 facilities include fast-food restaurants, drive-through coffee, dairy product, photo stores, pharmacies, etc.
30 Examples of drive-through service facilities include drive-through bank teller windows, dry cleaners, etc.,
31 but do not include automated teller machines (ATMs), gas stations or other vehicle services, which are
32 separately defined.

33
34 **Duplex.** A detached building under single ownership that is designed for occupation as the residence
35 of two families living independently of each other.

36
37 **Dwelling Unit.** A room or group of internally connected rooms (including sleeping, eating, cooking,
38 and sanitation facilities, but not more than one kitchen), which constitutes an independent
39 housekeeping unit, occupied or intended for occupancy by one household on a long-term basis.

40
41 **Easement.** A grant of one or more of the property rights by the property owner to and/or for the use by
42 the public, a corporation or another person or entity. Usually the right to use property owned by another
43 for specific purposes or to gain access to another property. For example, utility companies often have
44 easements on the private property of individuals to be able to install and maintain utility facilities.

45

1 **Easement, Conservation.** A tool for acquiring open space with less than full-fee purchase, whereby
2 a public agency buys only certain specific rights from the **property owner landowner**. These may be
3 positive rights (providing the public with the opportunity to hunt, fish, hike, or ride over the land), or
4 they may be restrictive rights (limiting the uses to which the **property owner landowner** may devote
5 the land in the future.)
6

7 **Easement, Scenic.** A tool that allows a public agency to use an owner's land for scenic enhancement,
8 such as roadside landscaping or vista preservation.
9

10 **Ecology.** The interrelationship of living things to one another and their environment; the study of
11 such interrelationships.
12

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

24 **Ecosystem.** An interacting system formed by a biotic community and its physical environment.
25

26 **Emergency Shelter.** A facility that provides immediate and short-term housing of six months or less
27 and minimal supplemental services for the homeless. Shelters come in many sizes, but an optimum
28 size is considered to be 20 to 40 beds. Supplemental services may include food, counseling, and
29 access to other social programs. (See "Homeless" and "Transitional Housing.") No individual or
30 household may be denied emergency shelter because of an inability to pay.
31

32 **Eminent Domain.** The right of a public entity to acquire private property for public use by condemnation,
33 and the payment of just compensation.
34

35 **Emission Standard.** The maximum amount of pollutant legally permitted to be discharged from a
36 single source, either mobile or stationary.
37

38 **Encourage.** To stimulate or foster a particular condition through direct or indirect action by the
39 private sector or government agencies.
40

41 **Endangered Species.** A species of animal or plant is considered to be endangered when its prospects
42 for survival and reproduction are in immediate jeopardy from one or more causes.
43

44 **Enhance.** To improve existing conditions by increasing the quantity or quality of beneficial uses or
45 features.
46

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

5 **Environmental Impact Report (EIR).** An informational document used to assess the physical
6 characteristics of an area and to determine what effects will result if the area is altered by a proposed
7 action, prepared in compliance with the California Environmental Quality Act (CEQA). ~~A report required
8 of General Plans by CEQA and which assesses all the environmental characteristics of an area and
9 determines what effects or impacts will result if the area is altered or disturbed by a proposed action.~~ (See
10 "California Environmental Quality Act.")
11

12 **Environmental Impact Statement (EIS).** Under the National Environmental Policy Act, a statement on
13 the effect of development proposals and other major actions that significantly affect the environment.
14

15 **Environmentally Sensitive Area (ESA).** A designated area that requires special protection because of its
16 landscape, wildlife, and/or historical value.
17

18 **Equestrian Facility.** A commercial facility for horses, donkeys, and/or mules, examples of which include
19 horse ranches, boarding stables, riding schools and academies, horse exhibition facilities (for shows or
20 other competitive events), and barns, stables, corrals and paddocks accessory and incidental to these uses.
21 Does not include the simple pasturing of horses, donkeys, and/or mules, which is instead included in
22 "Animal keeping".
23

24 **Equipment Rental.** A service establishment that may offer a wide variety of household and business
25 equipment, furniture, and materials for rental. Does not include construction equipment rental, which is
26 separately defined.
27

28 **Equivalent Dwelling Unit (EDU).** A unit of measure for ~~the projected water use by or~~ sewage generated
29 from particular buildings, structures or uses, for which one equivalent dwelling unit is equal to an
30 approximation of the amount of ~~water used or~~ sewage generated by an average single-family residence.
31

32 **Erosion.** (1) The loosening and transportation of rock and soil debris by wind, rain, or running water. (2)
33 The gradual wearing away of the upper layers of earth.
34

35 **Ethnology.** The study of different societies and cultures.
36

37 **Exaction.** A contribution or payment required as an authorized precondition for receiving a development
38 permit; usually refers to mandatory dedication (or fee in lieu of dedication) requirements found in many
39 subdivision regulations.
40

41 **Expansive Soils.** Soils that swell when they absorb water and shrink as they dry.
42

43 **Extended Hour Retail.** Any business that is open to the public between the hours of 11:00 p.m., and 6:00
44 a.m.
45

1 **Family.** (1) Two or more persons related by birth, marriage, or adoption [U.S. Bureau of the Census]. (2)
2 An individual or a group of persons living together who constitute a bona fide single-family housekeeping
3 unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a
4 hotel, lodging house or institution of any kind [California].
5

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

11
12 **Fault.** A fracture in the earth's crust forming a boundary between rock masses that have shifted.
13

14 **Feasible.** Capable of being accomplished in a successful manner within a reasonable period of time, taking
15 into account economic, environmental, social and technological factors.
16

17 **Feasible, Technically.** Capable of being implemented because the industrial, mechanical, or application
18 technology exists.
19

20 **Finding(s).** The result(s) of an investigation and the basis upon which decisions are made. Findings are
21 used by government agents and bodies to justify action taken by the entity.
22

23 **Fire Hazard Zone.** An area where, due to slope, fuel, weather, or other fire-related conditions, the
24 potential loss of life and property from a fire necessitates special fire protection measures and planning
25 before development occurs.
26

27 **Fire-resistive.** Able to withstand specified temperatures for a certain period of time, such as a one-hour
28 fire wall; not fireproof.
29

30 **Fiscal Impact Analysis.** A projection of the direct public costs and revenues resulting from population or
31 employment change to the local jurisdiction(s) in which the change is taking place. Enables local
32 governments to evaluate relative fiscal merits of General Plans, specific plans, or projects.
33

34 **Flood, 100-Year.** The magnitude of a flood expected to occur on the average every 100 years, based on
35 historical data. The 100-year flood has a 1/100, or one percent, chance of occurring in any given year.
36

37 **Flood Insurance Rate Map (FIRM).** For each community, the official map on which the **Federal**
38 **Emergency Management Agency (FEMA) Federal Insurance Administration** has delineated areas of
39 special flood hazard and the risk premium zones applicable to that community.
40

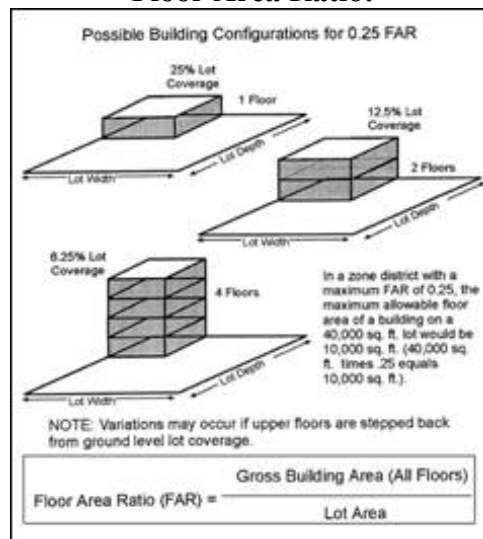
41 **Flood Plain.** The relatively level land area on either side of the banks of a stream regularly subject to
42 flooding. That part of the flood plain subject to a one percent chance of flooding in any given year is
43 designated as an "area of special flood hazard" by the Federal Insurance Administration.
44

45 **Flood Plain Fringe.** All land between the floodway and the upper elevation of the 100-year flood.
46

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

4
 5 **Floor Area Ratio (FAR).** The ratio of floor area to total lot area. FAR restrictions are used to limit the
 6 maximum floor area allowed on a site (including all structures on the site). The maximum floor area of all
 7 structures (measured from exterior wall to exterior wall) permitted on a site (including carports) shall be
 8 determined by multiplying the floor area ratio (FAR) by the total net area of the site (FAR x Net Site Area
 9 = Maximum Allowable Floor Area). The gross floor area permitted on a site divided by the total net
 10 area of the site, expressed in decimals to one or two places. For example, on a site with 10,000 net
 11 sq. ft. of land area, a Floor Area Ratio of 1.0 will allow a maximum of 10,000 gross sq. ft. of building
 12 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
 13 of 2.0 would allow 20,000 sq. ft.; and a FAR of 0.5 would allow only 5,000 sq. ft. Also commonly
 14 used in zoning, FARs typically are applied on a parcel-by-parcel basis as opposed to an average FAR
 15 for an entire land use or zoning district.

16
 17
 18 **Floor Area Ratio:**



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

22
 23 **Freeway.** A high-speed, high-capacity, limited-access transportation facility serving regional and
 24 county-wide travel. Such roads are free of tolls, as contrasted with "turnpikes" or other "toll roads"
 25 that are now being introduced into Southern California. Freeways generally are used for long trips
 26 between major land use generators. At Level of Service "E," they carry approximately 1,875 vehicles
 27 per lane per hour, in both directions. Major streets cross at a different grade level.

28
 29 **Frequency.** The measure of the rapidity of alterations of a periodic signal, expressed in cycles per second
 30 or hertz (Hz).

31
 32 **Fuel Dealer.** A retail trade establishment that sells fuel oil, butane, propane and liquefied petroleum gas (LPG),
 33 bottled or in bulk, to consumers.

1
2 **Fueling Station.** A motor vehicle fueling component of a warehouse retail store, where warehouse consumers
3 purchase bulk fuel from said warehouse retail store. Fueling stations are located adjacent to an operate in
4 conjunction with a warehouse retail store. Fueling stations are an ancillary use of a warehouse retail use and are
5 subject to siting and design requirements of the CG General Commercial zone Section 13.26.040 and are not subject
6 to Section 13.42.100 regarding gas stations.
7

8 **Furniture/Fixtures Manufacturing, Cabinet Shop.** Manufacturers producing: wood and metal household
9 furniture and appliances; bedsprings and mattresses; all types of office furniture and public building furniture and
10 partitions, shelving, lockers and store furniture; and miscellaneous drapery hardware, window blinds and shades.
11 Includes furniture re-upholstering businesses, wood and cabinet shops, but not sawmills or planing mills, which are
12 instead included under “Manufacturing—heavy.”
13

14 **Furniture, Furnishings and Appliance Store.** A store that primarily sells the following products and related
15 services, that may also provide incidental repair services: Computers and computer equipment, draperies, floor
16 coverings, furniture, glass and chinaware, home appliances, home furnishings, home sound systems, interior
17 decorating materials and services, large musical instruments, lawn furniture, movable spas and hot tubs, office
18 furniture, other household electrical and gas appliances, outdoor furniture, refrigerators, stoves, and televisions.
19

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

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

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

25 A garage or carport complies with the requirements for **covered parking spaces**.
26

27 **Gas Station.** A retail business selling gasoline and/or other motor vehicle fuels, and related products.
28 Where allowed by Division 2, a gas station may also include a **convenience store, vehicle services, and/or**
29 **trailer rental (auto and vehicle sales or rental)**, which are separately defined.
30

31 **Gateway.** A point along a roadway entering a city or county at which a motorist gains a sense of
32 having left the environs and of having entered the city or county.
33

34 **General Plan.** The town of Loomis general plan, including all its elements and all amendments thereto,
35 as adopted by the town council in compliance with Government Code Sections 65300 et seq. A
36 compendium of city or county policies regarding its long-term development, in the form of maps and
37 accompanying text. The General Plan is a legal document required of each local agency by the State
38 of California Government Code Section 65301 and adopted by the Town or City Council or Board of
39 Supervisors. In California, the General Plan has mandatory elements (Land Use, Open Space,
40 Conservation, Housing, Environmental Justice [required in some areas], Circulation, Noise, Air
41 Quality [required in some areas], and Safety) and may include any number of optional elements (such
42 as Economic Development, Hazardous Waste, and Parks and Recreation). The General Plan may also
43 be called a "City Plan," "Comprehensive Plan," or "Master Plan."
44

45 **General Retail.** Stores and shops selling many lines of merchandise. Examples of these stores and lines of
46 merchandise include: Antique stores; art galleries or retail; art supplies, including framing services; auction rooms;
47 bicycles; books, magazines, and newspapers; cameras and photographic supplies; clothing, shoes, and accessories;
48 collectibles (cards, coins, comics, stamps, etc.); department stores; drug stores and pharmacies; dry goods; fabrics

1 and sewing supplies; florists and houseplant stores (indoor sales only—outdoor sales are **building and landscape**
2 **materials sales**); hobby materials; jewelry; luggage and leather goods; musical instruments, parts and accessories;
3 orthopedic supplies; religious goods; small wares; specialty shops; sporting goods and equipment; stationery; toys
4 and games; and variety stores.

5
6 **Geological.** Pertaining to rock or solid matter.

7
8 **Goal.** A general, overall, and ultimate purpose, aim, or end toward which the City or County will
9 direct effort.

10
11 **Golf Course, Country Club.** Golf courses, and accessory facilities and uses including: clubhouses with
12 bar and restaurant, locker and shower facilities; driving ranges; “pro shops” for on-site sales of golfing
13 equipment; and golf cart storage and sales facilities.

14
15 **Grade.** The ground surface immediately adjacent to the exterior base of a structure, typically used as the
16 basis for measurement of the height of the structure.

17
18 **Grading.** The removal, addition, or alteration of surface or subsurface conditions of land by excavating
19 or filling to achieve a level earthen base or specific slope.

20
21 **Grasslands.** Land reserved for pasturing or mowing, in which grasses are the predominant
22 vegetation.

23
24 **Grocery Store.** A retail business where the majority of the floor area open to the public is occupied by
25 food products packaged for preparation and consumption away from the store.

26
27 **Groundwater.** Any water under the earth's surface, except for underground rivers.

28
29 **Groundwater Recharge.** The natural process of infiltration and percolation of rainwater from land
30 areas or streams through permeable soils into water-holding rocks that provide underground storage
31 ("aquifers").

32
33 **Guest House.** A detached structure accessory to a single-family dwelling, accommodating living/sleeping
34 quarters, but without kitchen or cooking facilities.

35
36 **Guidelines.** General statements of policy direction around which specific details may be later
37 established.

38
39 **Habitable Space.** Space within a dwelling unit for living, sleeping, eating, or cooking.

40
41 **Habitat.** The physical location or type of environment in which an organism or biological population
42 lives or occurs.

43
44 **Handicapped.** A person determined to have a physical impairment or mental disorder expected to
45 be of long or indefinite duration. Many such impairments or disorders are of such a nature that a
46 person's ability to live independently can be improved by appropriate housing conditions.

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

5
6 **Health/Fitness Facility.** A fitness center, gymnasium, health and or athletic club., which may include any
7 of the following: sauna, spa or hot tub facilities; indoor tennis, handball, racquetball, archery and shooting
8 ranges and other indoor sports activities. Does not include adult entertainment businesses.

9
10 **High Occupancy Vehicle (HOV).** Any vehicle other than a driver-only automobile (e.g., a vanpool,
11 a bus, or two or more persons to a car).

12
13 **Highway.** High-speed, high-capacity, limited-access transportation facility serving regional and
14 county-wide travel. Highways may cross at a different grade level.

15
16 **Hillsides.** Land that has an average percent of slope equal to or exceeding fifteen percent.

17
18 **Historic; Historical.** An historic building, landscape, or site is one that is noteworthy for its
19 significance in local, state, or national history or culture, its architecture or design, or its works of art,
20 memorabilia, or artifacts.

21
22 **Historic Building or Property.** A building over 45 years old and meeting historic criteria set by the
23 Town. Any building, site, object, place, location, district or collection of structures, and their associated
24 sites, deemed of importance to the history, architecture or culture of an area by an appropriate local, state
25 or federal governmental jurisdiction. This shall include historical buildings or properties on, or determined
26 eligible for, national, state or local historical registers or inventories, such as the National Register of
27 Historic Places, California Register of Historical Resources, State Historical Landmarks, State Points of
28 Historical Interest, and Town or county registers, inventories, or surveys of historical or architecturally
29 significant sites, places or landmarks.

30
31 **Historic Landscape.** A geographic area, including both. Cultural and natural resources and the
32 wildlife or domestic animals therein, associated with a historic event, activity, or person, or that
33 exhibits other cultural or aesthetic values.

34
35 **Historic Preservation.** The preservation of historically significant structures and neighborhoods
36 until such time as, and in order to facilitate, restoration and rehabilitation of the building(s) or
37 landscape to a former condition.

38
39 **Home Occupation.** A commercial activity conducted solely by the occupants of a particular dwelling
40 unit in a manner incidental to residential occupancy. The conduct of a business within a dwelling unit
41 or residential site, employing only the occupants of the dwelling, with the business activity being
42 subordinate to the residential use of the property.

43
44 **Homeless.** Persons and families who lack a fixed, regular, and adequate nighttime residence. Includes
45 those staying in temporary or emergency shelters or who are accommodated with friends or others with
46 the understanding that shelter is being provided as a last resort. California Housing Element law,

1 ~~Section 65583(e)(1) requires all cities and counties to address the housing needs of the homeless.~~ (See
2 "Emergency Shelter" and "Transitional Housing.")

3
4 **Hotel or Motel.** A facility with guest rooms or suites, with or without kitchen facilities, rented to the
5 general public for transient lodging. Hotels typically include a variety of services in addition to lodging;
6 for example, restaurants, meeting facilities, personal services, etc. Also includes accessory guest facilities
7 such as swimming pools, tennis courts, indoor athletic facilities, accessory retail uses, etc.

8
9 **Household.** All those persons--related or unrelated--who occupy a single housing unit. (See
10 "Family.")

11
12 **Household Pets.** The keeping/raising of birds, cats, dogs, or other common household pets, ~~as determined~~
13 ~~by the director,~~ accessory to a residential use. (See "Animal Keeping.")

14
15 **Householder.** The head of a household.

16
17 ~~**Households, Number of.** A household consists of all the people who occupy a housing unit. A~~
18 ~~household includes the related family members and all the unrelated people, if any, such as lodgers,~~
19 ~~foster children, wards, or employees who share the housing unit. A person living alone in a housing unit,~~
20 ~~or a group of unrelated people sharing a housing unit such as partners or roomers, is also counted as a~~
21 ~~household. The count of households excludes group quarters. The count of all year-round housing~~
22 ~~units occupied by one or more persons. The concept of household is important because the~~
23 ~~formation of new households generates the demand for housing. Each new household formed~~
24 ~~creates the need for one additional housing unit or requires that one existing housing unit be shared~~
25 ~~by two households. Thus, household formation can continue to take place even without an increase~~
26 ~~in population, thereby increasing the demand for housing.~~

27
28 **Housing and Community Development Department of the State of California (HCD).** The State
29 agency that has principal responsibility for assessing, planning for, and assisting communities to meet
30 the needs of low- and moderate-income households.

31
32 **Housing Authority, Local (LHA).** Local housing agency established in State law, subject to local
33 activation and operation. Originally intended to manage certain federal subsidies but vested with
34 broad powers to develop and manage other forms of affordable housing.

35
36 **Housing Element.** One of the ~~seven~~ State-mandated elements of a local General Plan, it assesses the
37 existing and projected housing needs of all economic segments of the community, identifies potential
38 sites adequate to provide the amount and kind of housing needed, and contains adopted goals,
39 policies, and implementation programs for the preservation, improvement, and development of
40 housing. ~~Under State law, Housing Elements must be updated every four, five, or eight years,~~
41 ~~depending on a jurisdiction's planning period as determined by HCD.~~

42
43 **Housing and Urban Development, U.S. Department of (HUD).** A cabinet-level department of the
44 federal government that administers housing and community development programs.

1 **Housing Unit.** The place of permanent or customary abode of a person or family. A housing unit
2 may be a single-family dwelling, a multi-family dwelling, a condominium, a modular home, a mobile
3 home, a cooperative, **accessory dwelling unit**, or any other residential unit considered real property
4 under State law. A housing unit has, at least, cooking facilities, a bathroom, and a place to sleep. It
5 also is a dwelling that cannot be moved without substantial damage or unreasonable cost. (See
6 "Dwelling Unit," "Family," and "Household.")
7

8 **Identity.** A consistent quality that makes a **town**, city, place, area, or building unique and gives it a
9 distinguishing character.

10
11 **Image.** The mental picture or impression of a **town**, city or place taken from memory and held in
12 common by members of the community.

13
14 **Impact.** The effect of any direct man-made actions or indirect repercussions of man-made actions on
15 existing physical, social, or economic conditions.

16
17 **Impact Fee.** A fee, also called a development fee, levied on the developer of a project by a city, county,
18 or other public agency as compensation for otherwise-unmitigated impacts the project will produce.
19 **California Government Code Section 66000 et seq specifies that development fees shall not exceed**
20 **the estimated reasonable cost of providing the service for which the fee is charged. To lawfully**
21 **impose a development fee, the public agency must verify its method of calculation and document**
22 **proper restrictions on use of the fund.**
23

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

26
27 **Impervious Surface.** Surface through which water cannot penetrate, such as roof, road, sidewalk,
28 and paved parking lot. **The amount of impervious surface increases with development and establishes**
29 **the need for drainage facilities to carry the increased runoff.**
30

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

32
33 **Important Scenic Resource.** Public or private resources identified as having valued aesthetic
34 properties, or which **may** contribute to a desirable rural character in the Town. Such features **may**
35 include: natural resources such as scenic vistas, ridgelines, granite outcroppings, specimen trees, and
36 views of Significant Ecological Areas, and cultural resources (contemporary and historic) such as
37 rustic barns, historic or unique buildings, agricultural areas, equestrian facilities, open storm-water
38 treatment or detention areas, roadway corridors with a soft shoulder or no shoulder, paved pathways
39 or trails (as opposed to concrete sidewalks), areas of dark night sky, Loomis "gateways" that remain
40 in a natural state. These important scenic resources include lands with public rights and lands where
41 there are no public rights.
42

43 **Improvement.** The permanent addition of one or more structures, fixtures, fences, or utilities, or
44 other modification of a parcel of land that increases its value.
45

1 **Industrial.** A land use classification in which the manufacture, production, and processing of
2 consumer goods may occur. Industrial is often divided into "heavy industrial" uses, such as
3 construction yards, quarrying, and factories; and "light industrial" uses, such as research and
4 development and less intensive warehousing and manufacturing.

5
6 **Industrial, Light.** Industrial use where industrial manufacturing, sales, warehousing, offices, research
7 and development offices, outdoor storage, and assembly that may generate objectionable noise, smoke,
8 odor, dust, noxious gases, glare, heat, vibration, and industrial wastes.

9
10 **Industrial, Limited.** Industrial use where a limited range of industrial and manufacturing activities,
11 warehousing, and office uses are appropriate to adjacent residential uses. Appropriate uses do not
12 produce objectionable noise, smoke, odor, dust, noxious gases, glare, heat, vibration or industrial
13 waste. Operational limits may affect hours of operations, outdoor operations and storage, and
14 loading or delivery activities.

15
16 **Industrial Park/Office Park.** An industrial complex set in parklike surroundings with such facilities
17 as parking lots, restaurants, and recreation areas. A planned assemblage of buildings designed for
18 "Workplace Use." (See "Workplace Use.")

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

28
29 **Infill Development.** Building within unused and underutilized lands within existing development
30 patterns, typically but not exclusively in urban areas. Development of vacant land (usually individual
31 lots or left-over properties) within areas that are already largely developed.

32
33 **Infrastructure.** Public services and facilities, such as sewage-disposal systems, water-supply
34 systems, other utility systems, and roads.

35
36 **In-Lieu Fee.** (See "Dedication, In-lieu of.")

37
38 **Intensification of Use.** A change in the use of a structure or site, where the new use is required by this
39 title to have more off-street parking spaces than the former use; or a change in the operating characteristics
40 of a use (for example, hours of operation), which generates more activity on the site.

41
42 **Institutional Use.** (1) Publicly or privately owned and operated activities that are institutional in
43 nature, such as hospitals, museums, and schools; (2) churches and other religious organizations; and
44 (3) other nonprofit activities of a welfare, educational, or philanthropic nature that cannot be
45 considered a residential, commercial, or industrial activity.

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.~~ A stream that flows only at certain times of the year
11 when it receives water from springs, groundwater, or rainfall, or from surface sources such as melting snow.

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

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

21
22 **Joint Use Agreement.** An agreement between the Town and agencies or organizations to broaden access
23 for community use.

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

28
29 **Kitchen.** A room or space within a building used or intended to be used for the cooking or preparation
30 of food, which includes a refrigerator of at least 5 cubic feet in capacity with an appropriately sized
31 electrical outlet, a sink less than 18 inches in depth with a waste line drain 1.5 inches or greater, and
32 cooking appliances or rough in facilities including, but not limited to: any of the following: refrigerator,
33 stoves, ovens, convection ovens, range top, dishwasher, kitchen sink. A bar or counter with a small sink,
34 small refrigerator, and/or microwave is not considered a kitchen facility.

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

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

43
44 **Landlord.** The owner of a property, including land or a structure, that is rented or leased to another.

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

1 government. (2) A visually prominent or outstanding structure or natural feature that functions as a
2 point of 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, General Plan.** The occupation or utilization of land or water area for any human activity
10 or any purpose defined in the General Plan. A classification of uses and characteristics for parcels
11 within the Town of Loomis. (See "Land Use Designation")

12
13 **Land Use, Zoning.** The purpose for which a parcel of land, a premises or building or a structure is
14 designed, arranged, or intended, or for which it is or may be occupied or maintained, consistent with the
15 General Plan Land Use Designation.

16
17 **Land Use Designation.** A system for classifying and designating the appropriate use of properties,
18 as designated on the General Plan Land Use Diagram.

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

25
26 **Land Use Permit.** Authority granted by the Town to use a specified site for a particular purpose. Includes
27 use permits, minor use permits, limited term permits, variances, minor variances, design review, master
28 development plans, and zoning clearances.

29
30 **Land Use Regulation.** A term encompassing the regulation of land in general and often used to mean
31 those regulations incorporated in the General Plan, as distinct from zoning regulations (which are more
32 specific).

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

39
40 **Ldn.** Day-Night Average Sound Level. The A-weighted average sound level for a given area
41 (measured in decibels) during a 24-hour period with a 10 dB weighting applied to night-time sound
42 levels. The Ldn is approximately numerically equal to the CNEL for most environmental settings.

43
44 **Lease.** A contractual agreement by which an owner of real property (the lessor) gives the right of
45 possession to another (a lessee) for a specified period of time (term) and for a specified consideration
46 (rent).

1 **Leq.** The energy-averaged or equivalent sound level, defined as the average sound level on the basis
2 of sound energy (or sound pressure squared). The Leq is a "dosage" type measure and is the basis for
3 the descriptors used in current standards, such as the 24-hour CNEL used by the State of California.
4

5 **Level of Service (LOS).** (1) A scale that measures the amount of traffic a roadway may be capable
6 of handling on a roadway or at the intersection of roadways. Levels range from A to F, with A
7 representing the highest level of service, as follows:
8

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

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

13 **Level of Service C.** Denotes a reasonably steady, high-volume flow of traffic, with some
14 limitations on movement and speed, and occasional backups on critical
15 approaches.
16

17 **Level of Service D.** Denotes the level where traffic nears an unstable flow. Intersections still
18 function, but short queues develop, and cars may have to wait through one
19 cycle during short peaks.
20

21 **Level of Service E.** Describes traffic characterized by slow movement and frequent (although
22 momentary) stoppages. This type of congestion is considered severe, but is
23 not uncommon at peak traffic hours, with frequent stopping, long-standing
24 queues, and blocked intersections.
25

26 **Level of Service F.** Describes unsatisfactory stop-and-go traffic characterized by "traffic jams"
27 and stoppages of long duration. Vehicles at signalized intersections usually
28 have to wait through one or more signal changes, and "upstream"
29 intersections may be blocked by the long queues.
30
31
32

33 (2) Some communities in California are developing standards for levels of service relating to municipal
34 functions such as police, fire, and library service. These standards are incorporated in the General Plan or in
35 separate "Level of Service Plans."
36

37 **Library, Museum.** Public or quasi-public facilities, examples of which include: aquariums, arboretums,
38 art galleries and exhibitions, botanical gardens, historic sites and exhibits, libraries, museums,
39 planetariums, and zoos, and accessory gift shops. May also include accessory retail uses such as a
40 gift/book shop, restaurant, etc.
41

42 **Light Rail Transit (LRT).** "Street cars" or "trolley cars" that typically operate entirely or substantially
43 in mixed traffic and in non-exclusive, at-grade rights-of-way. Passengers typically board vehicles
44 from the street level (as opposed to a platform that is level with the train) and the driver may collect
45 fares. Vehicles are each electrically self-propelled and usually operate in one or two car trains.
46

47 **Linkage Fee.** A fee charged to new development projects for the purpose of funding affordable
48 housing. With respect to jobs/housing balance, a program designed to offset the impact of

~~employment on housing need within a community, whereby project approval is conditioned on the provision of housing units or the payment of an equivalent in lieu fee. The A linkage program must establish the cause and effect relationship between a new commercial or industrial development and the increased demand for housing.~~

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

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

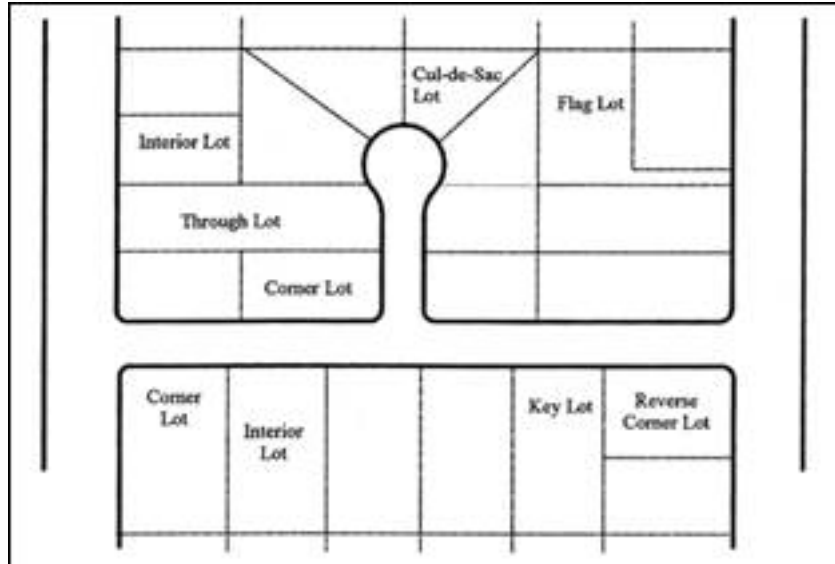
Lmax. The highest root-mean-square (RMS) sound level measured over a given period of time.

Local Agency Formation Commission (LAFCo). ~~A five or seven-member commission within Placer County whose purpose is to review and approve or deny proposals for the formation, consolidation, or dissolution of cities or special districts; and to review and approve or deny proposals for the annexation to or detachment from cities or special districts. None of these proceedings may be initiated until approved by the Commission to develop and determine the sphere of influence for each local government agency each county that reviews and evaluates all proposals for formation of special districts, incorporation of cities, annexation to special districts or cities, consolidation of districts, and merger of districts with cities. Each county's LAFCo is empowered to approve, disapprove, or conditionally approve such proposals. The five LAFCo members generally include two county supervisors, two city council members, two representatives of special districts and one member representing the general public. Some LAFCOs include two representatives of special districts.~~

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

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

Lot Types



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

Lot Coverage. See **site coverage.**

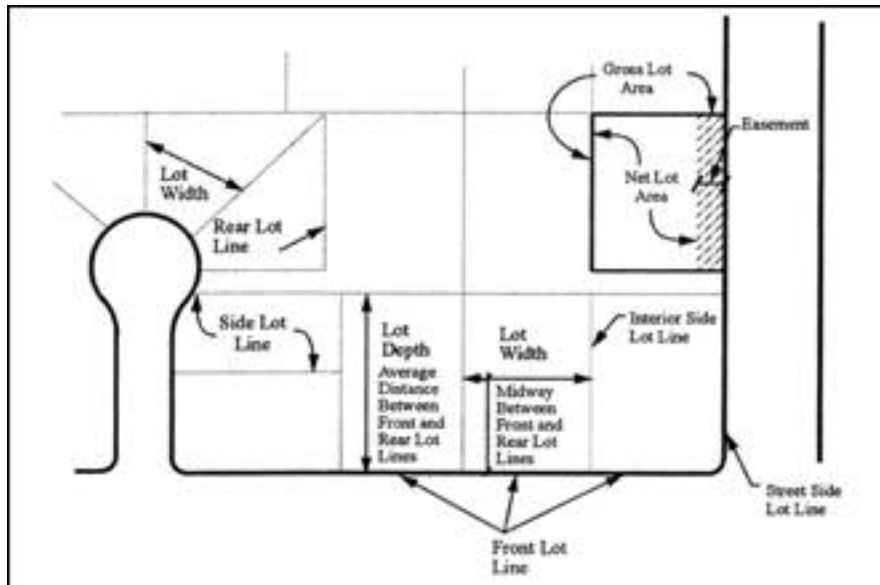
Lot Depth. The horizontal distance between the front and the rear lot lines measured longitudinally at the midpoints of the front and rear lot lines.

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

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

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

Lot Features



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

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

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

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

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

1 eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for
2 the Section 8 housing program. (See "Area.")

3
4 **Low-Income Housing Tax Credits.** Tax reductions provided by the federal and state governments
5 for investors in housing for low-income households.

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

10
11 **Maintain.** To keep in an existing state. (See "Preserve.")

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

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

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

30
31 **Manufacturing/Processing, Heavy Industrial.** A facility accommodating manufacturing processes that involve
32 and/or produce basic metals, building materials, chemicals, fabricated metals, paper products, machinery, textiles,
33 and/or transportation equipment, where the intensity and/or scale of operations may cause significant impacts on
34 surrounding land uses or the community. Heavy industrial uses include chemical product manufacturing; concrete,
35 gypsum, and plaster product manufacturing; glass manufacturing; paving and roofing material manufacturing;
36 petroleum refining; plastic, synthetics, and rubber manufacturing; primary metal industries; pulp product
37 manufacturing; or textile or leather manufacturing. ~~Heavy manufacturing uses are not allowed within the town of~~
38 ~~Loomis except where limited varieties are included under the definition of **manufacturing—intensive**. Examples~~
39 ~~of heavy manufacturing uses include the following:~~

40
41 **1. Chemical product manufacturing.** ~~An establishment that produces or uses basic chemicals, and other~~
42 ~~establishments creating products predominantly by chemical processes. Examples of these products~~
43 ~~include: basic chemicals, including acids, alkalies, salts, and organic chemicals; chemical products to~~
44 ~~be used in further manufacture, including synthetic fibers, plastic materials, dry colors, and pigments;~~
45 ~~and finished chemical products to be used for ultimate consumption, including drugs/pharmaceuticals,~~
46 ~~cosmetics, and soaps; or to be used as materials or supplies in other industries including paints,~~
47 ~~fertilizers, and explosives. Also includes sales and transportation establishments handling the chemicals~~
48 ~~described above, except as part of retail trade.~~

2. ~~Concrete, gypsum, and plaster product manufacturing.~~ An establishment that produces bulk concrete, concrete building block, brick, and/or other types of precast and prefabricated concrete products. Also includes ready mix concrete batch plants, lime manufacturing, and the manufacture of gypsum products, including plasterboard. A retail ready mix concrete operation as an incidental use in conjunction with a building materials outlet is defined under **building and landscape materials sales**.
3. ~~Glass product manufacturing.~~ An establishment that manufactures glass and/or glass products by melting silica sand or cullet, including the production of flat glass and other glass products that are pressed, blown, or shaped from glass produced in the same establishment. Artisan and craftsman type operations of a larger scale than home occupations are instead included under ~~(manufacturing — light handcraft industries and small scale manufacturing)~~.
4. ~~Paving and roofing materials manufacturing.~~ The manufacture of various common paving and petroleum-based roofing materials, including bulk asphalt, paving blocks made of asphalt, creosote wood, and various compositions of asphalt and tar. Does not include the manufacture of wood roofing materials (shingles, shakes, etc.) ~~(lumber and wood product manufacturing)~~.
5. ~~Petroleum refining and related industries.~~ Industrial plants for purifying petroleum, and the compounding of lubricating oils and greases from purchased materials. Also includes oil or gas processing facilities, liquefied natural gas (LNG) facilities, the manufacture of petroleum coke and fuel briquettes, tank farms, and terminal facilities for pipelines. Does not include petroleum pipeline surge tanks and pump stations ~~(public utility facilities)~~, or petroleum product distributors ~~(petroleum product storage and distribution)~~.
6. ~~Plastics, other synthetics, and rubber product manufacturing.~~ The manufacture of rubber products including: tires, rubber footwear, mechanical rubber goods, heels and soles, flooring, and other rubber products from natural, synthetic, or reclaimed rubber. Also includes establishments engaged primarily in manufacturing tires; products from recycled or reclaimed plastics or styrofoam; molding primary plastics for other manufacturers, manufacturing miscellaneous finished plastics products, fiberglass manufacturing, and fiberglass application services. Does not include establishments engaged primarily in recapping and retreading automobile tires ~~(vehicle services — major repair/body work)~~.
7. ~~Primary metal industries.~~ An establishment engaged in: the smelting and refining of ferrous and nonferrous metals from ore, pig, or scrap; the rolling, drawing, and alloying of metals; the manufacture of castings, forgings, stampings, extrusions, and other basic metal products; and the manufacturing of nails, spikes, and insulated wire and cable. Also includes merchant blast furnaces and by-product or beehive coke ovens.
8. ~~Pulp and pulp product manufacturing.~~ An establishment that manufactures pulp, paper, or paperboard. Includes pulp, paper, and paperboard mills. Does not include establishments primarily engaged in converting paper or paperboard without manufacturing the paper or paperboard, including envelope manufacturing, converted paper products, paper coating and glazing, paper bags, assembly of paperboard boxes, wallpaper ~~(manufacturing — light paper product manufacturing)~~.
9. ~~Textile and leather product manufacturing.~~ An establishment that converts basic fibers (natural or synthetic) into a product, including yarn or fabric, that can be further manufactured into usable items ~~(manufacturing — light clothing and fabric product manufacturing)~~, and industries that transform hides into leather by tanning or curing. Includes: Coating, waterproofing, or otherwise treating fabric; dressed and dyed furs; drying and finishing fiber, yarn, fabric, and knit apparel; leather tanned, curried, and finished; manufacture of knit apparel and other finished products from yarn; manufacture of felt goods, lace goods, nonwoven fabrics and miscellaneous textiles; manufacturing of woven fabric, carpets, and rugs from yarn; preparation of fiber and subsequent manufacturing of yarn, threads, braids, twine cordage; scouring and combing plants; upholstery manufacturing; and yarn and thread mills

Manufacturing/Processing, Intensive. A facility accommodating manufacturing processes that involve and/or produce building materials, fabricated metal products, machinery, and/or transportation equipment, where the intensity and/or scale of operations is greater than those classified under ~~manufacturing~~ —

~~light, but where impacts on surrounding land uses or the community can typically be mitigated to acceptable levels. Examples of intensive manufacturing uses include: lumber and wood product manufacturing; machinery manufacturing; metal products, fabrication, machine and welding shops; motor vehicles and transportation equipment; stone and cut stone product manufacturing; and structural clay and pottery product manufacturing. the following:~~

- ~~1. **Lumber and wood product manufacturing.** Manufacturing, processing, and sales involving the milling of forest products to produce rough and finished lumber and other wood materials for use in other manufacturing, craft, or construction processes. Includes the following processes and products: Containers, pallets and skids; manufactured and modular homes; matches (wood); milling operations; trusses and structural beams; turning and shaping of wood products; wholesaling of basic wood products; and wood product assembly. Does not include craft type shops (**handcraft industries and small-scale manufacturing**); other wood and cabinet shops (**furniture and fixture manufacturing, cabinet shops**); or the entirely indoor retail sale of building materials, construction tools and equipment (**building and landscape materials sales**).~~
- ~~2. **Machinery manufacturing.** An establishment that makes or processes raw materials into finished machines or parts for machines. Does not include the manufacture of electronics, equipment, or appliances (**electronics, equipment, and appliance manufacturing**).~~
- ~~3. **Metal products fabrication, machine and welding shops.** An establishment engaged in the production and/or assembly of metal parts, including the production of metal cabinets and enclosures, cans and shipping containers, doors and gates, duct work, forgings and stampings, hardware and tools, plumbing fixtures and products, tanks, towers, and similar products. Examples of these uses include: Blacksmith and welding shops; plating, stripping, and coating shops; sheet metal shops; and machine shops and boiler shops.~~
- ~~4. **Motor vehicles and transportation equipment.** Manufacturers of equipment for transporting passengers and cargo by land, air and water, including motor vehicles, aircraft, spacecraft, ships, boats, railroad and other vehicles such as motorcycles, bicycles and snowmobiles. Includes manufacture of motor vehicle parts and accessories; trailers and campers for attachment to other vehicles; self-contained motor homes; and van conversions. Does not include mobile home and modular home assembly (listed under **lumber and wood products**).~~
- ~~5. **Stone and cut stone product manufacturing.** An establishment that cuts, shapes, and/or finishes marble, granite, slate, and/or other stone for construction and miscellaneous uses. Does not include establishments engaged primarily in buying or selling partly finished monuments and tombstones (**handcraft industries, small-scale manufacturing**).~~
- ~~6. **Structural clay and pottery product manufacturing.** An establishment that produces brick and structural clay products, including pipe, china plumbing fixtures, vitreous china articles, and/or fine earthenware and porcelain products. Does not include artist/craftsman uses (see **handcraft industries and small-scale manufacturing, home occupations**).~~

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

- 1 ~~1. **Clothing and fabric product manufacturing.** An establishment that assembles clothing,~~
2 ~~draperies, and/or other products by cutting and sewing purchased textile fabrics, and related~~
3 ~~materials including leather, rubberized fabrics, plastics and furs. Does not include custom~~
4 ~~tailors and dressmakers not operating as a factory and not located on the site of a clothing store~~
5 ~~(see **personal services**). See also, **manufacturing—heavy—textile and leather product**~~
6 ~~**manufacturing.**~~
- 7 ~~2. **Electronics, equipment, and appliance manufacturing.** An establishment that manufactures~~
8 ~~equipment, apparatus, and/or supplies for the generation, storage, transmission, transformation~~
9 ~~and use of electrical energy, including: Appliances including stoves/ovens, refrigerators,~~
10 ~~freezers, laundry equipment, fans, vacuum cleaners, sewing machines; aviation instruments;~~
11 ~~computers, computer components, peripherals; electrical transmission and distribution~~
12 ~~equipment; electronic components and accessories, semiconductors, integrated circuits, related~~
13 ~~devices; electrical welding apparatus; lighting and wiring equipment such as lamps and~~
14 ~~fixtures, wiring devices, vehicle lighting; industrial controls; instruments for measurement,~~
15 ~~testing, analysis and control, associated sensors and accessories; miscellaneous electrical~~
16 ~~machinery, equipment and supplies such as batteries, X-ray apparatus and tubes,~~
17 ~~electromedical and electrotherapeutic apparatus, electrical equipment for internal combustion~~
18 ~~engines; motors and generators; optical instruments and lenses; photographic equipment and~~
19 ~~supplies; radio and television receiving equipment; surgical, medical and dental instruments,~~
20 ~~equipment, and supplies; storage media, blank and pre-recorded, including magnetic, magneto-~~
21 ~~optical, and optical products such as compact disks (CDs), computer diskettes and hard drives,~~
22 ~~digital versatile disks (DVDs), magnetic tape products, phonograph records, etc.; surveying~~
23 ~~and drafting instruments; telephone and telegraph apparatus; transformers, switch gear and~~
24 ~~switchboards; and watches and clocks. Does not include testing laboratories (soils, materials~~
25 ~~testing, etc.) (see **business support services**), or research and development facilities separate~~
26 ~~from manufacturing (see **research and development**).~~
- 27 ~~3. **Food and beverage product manufacturing.** Manufacturing establishments producing or~~
28 ~~processing foods and beverages for human consumption, and certain related products.~~
29 ~~Examples of these uses include: Bottling plants; breweries; candy, sugar and confectionery~~
30 ~~products manufacturing; catering services separate from stores or restaurants; coffee roasting;~~
31 ~~dairy products manufacturing; fats and oil product manufacturing; fruit and vegetable canning,~~
32 ~~preserving, related processing; grain mill products and by-products; meat, poultry, and seafood~~
33 ~~canning, curing, by-product processing; soft-drink production; and miscellaneous food item~~
34 ~~preparation from raw products. Does not include: bakeries, which are separately defined; or~~
35 ~~beer brewing as part of a brew pub, bar or restaurant (see **bar/tavern**, and **night club**)~~
- 36 ~~4. **Handcraft industries, small-scale manufacturing.** Establishments manufacturing and/or~~
37 ~~assembling small products primarily by hand, including jewelry, pottery and other ceramics,~~
38 ~~as well as small glass and metal art and craft products, and taxidermists. Also includes~~
39 ~~manufacturing establishments producing small products not classified in another major~~
40 ~~manufacturing group, including: brooms and brushes; buttons, costume novelties; jewelry;~~
41 ~~musical instruments; pens, pencils, and other office and artists' materials; sporting and athletic~~
42 ~~goods; toys; etc.~~
- 43 ~~5. **Paper product manufacturing.** An establishment that converts pre-manufactured paper or~~
44 ~~paperboard into boxes, envelopes, paper bags, wallpaper, etc., and/or that coats or glazes pre-~~
45 ~~manufactured paper. Does not include the manufacturing of pulp, paper, or paperboard~~
46 ~~(see **manufacturing—heavy—pulp and pulp product manufacturing**).~~

1 ~~6. **Photo/film processing lab.** A facility that provides high volume and/or custom processing~~
2 ~~services for photographic negative film, transparencies, and/or prints, where the processed~~
3 ~~products are delivered to off-site retail outlets for customer pick-up. Does not include small-~~
4 ~~scale photo processing machines accessory to other retail businesses.~~

5
6 **Map Act.** See **Subdivision Map Act.**

7
8 ~~**Marsh.** Any area designated as marsh or swamp on the largest scale United States Geologic Survey~~
9 ~~topographic map most recently published. A marsh usually is an area periodically or permanently~~
10 ~~covered with shallow water, either fresh or saline. (See “Wetland”)~~

11
12 **May.** To be a possibility. That which is permissible.

13
14 **Mean Sea Level.** The average altitude of the sea surface for all tidal stages.

15
16 **Media Production.** Facilities for motion picture, television, video, sound, computer, and other
17 communications media production. These facilities include the following types:

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

26
27 **Median Strip.** The dividing area, either paved or landscaped, between opposing lanes of traffic on a
28 roadway.

29
30 ~~**Medical Services, Clinic, Urgent Care.** A facility other than a hospital where medical, mental health, surgical and~~
31 ~~other personal health services are provided on an outpatient basis. **Examples of these uses include: Medical offices**~~
32 ~~with four or more licensed practitioners and/or medical specialties; out-patient care facilities; urgent care facilities;~~
33 ~~and other allied health services. These facilities may also include accessory medical laboratories. Counseling~~
34 ~~services by other than medical doctors or psychiatrists are included under **offices—professional.**~~
35

36 ~~**Medical Services, Doctor Office.** A facility other than a hospital where medical, dental, mental health,~~
37 ~~surgical, and/or other personal health care services are provided on an outpatient basis, and that~~
38 ~~accommodates no more than three licensed primary practitioners (for example, chiropractors, medical~~
39 ~~doctors, psychiatrists, etc., other than nursing staff) within an individual office suite. A facility with four~~
40 ~~or more licensed practitioners is instead classified under **medical services—clinic, urgent care.**~~
41 ~~Counseling services by other than medical doctors or psychiatrists are included under **offices—**~~
42 ~~**professional.**~~
43

44 ~~**Medical Services, Extended Care.** Residential facilities providing nursing and health-related care as a~~
45 ~~primary use with in-patient beds. **Examples of these uses include: board and care homes; convalescent**~~

1 ~~and rest homes; extended care facilities; and skilled nursing facilities. Long term personal care facilities~~
2 ~~that do not emphasize medical treatment are included under **residential care**.~~

3
4 **Medical Services, Hospital.** Hospitals and similar facilities engaged primarily in providing diagnostic
5 services, and extensive medical treatment, including surgical and other hospital services. ~~These~~
6 ~~establishments have an organized medical staff, inpatient beds, and equipment and facilities to provide~~
7 ~~complete health care. May include on-site accessory clinics and laboratories, accessory retail uses and~~
8 ~~emergency heliports (see the separate definition of **accessory retail uses**).~~

9
10 **Mello-Roos Bonds.** Locally issued bonds that are repaid by a special tax imposed on property owners
11 within a "community facilities district" (CFD) established by a governmental entity. The bond
12 proceeds can be used for public improvements and for a limited number of services. Named after
13 the program's legislative authors.

14
15 **Mercalli Intensity Scale.** A subjective measure of the observed effects (human reactions, structural
16 damage, geologic effects) of an earthquake. Expressed in Roman numerals from I to XII.

17
18 **Merger (District).** Elimination of a special district by transferring its service responsibilities to a
19 city government. ~~The merging district's territory must be totally included inside the city.~~

20
21 **Metropolitan.** Of, relating to, or characteristic of a large ~~important~~ city.

22
23 **Microclimate.** The climate of a small, distinct area, such as a city street or a building's courtyard; ~~can~~
24 ~~be favorably altered through functional landscaping, architecture, or other design features.~~

25
26 **Midden.** A deposit marking a former habitation site and containing such materials as discarded artifacts,
27 bone and shell fragments, food refuse, charcoal, ash, rock, human remains, structural remnants, and
28 other cultural leavings.

29
30 **Mineral Resource.** Land on which known deposits of commercially viable mineral or aggregate
31 deposits exist. ~~This designation is applied to sites determined by the State Division of Mines and~~
32 ~~Geology as being a resource of regional significance, and is intended to help maintain the quarrying~~
33 ~~operations and protect them from encroachment of incompatible land uses.~~

34
35 **Minimize.** To reduce or lessen, but not necessarily to eliminate.

36
37 **Mining.** The act or process of extracting resources, such as coal, oil, or minerals, from the earth.

38
39 **Ministerial (Administrative) Decision.** ~~An action taken by a governmental agency that follows~~
40 ~~established procedures and rules and does not call for the exercise of judgment in deciding whether to~~
41 ~~approve a project. An act performed in a prescribed manner and in obedience to a legal authority, without~~
42 ~~regard to one's own judgment or discretion.~~

43
44 **Mitigate.** To ameliorate, alleviate, or avoid to the extent reasonably feasible.
45

1 **Mitigation Measure.** A condition of project approval intended to change the characteristic of a
2 project to reduce an identified impact below a threshold of significance.

3
4 **Mitigated Negative Declaration (MND).** A statement describing the reasoning that a proposed action
5 will not have a significant adverse effect on the environment with the implementation of measures that
6 eliminate, reduce or minimize significant adverse effects associated with that action, in compliance with
7 the California Environmental Quality Act (CEQA). (See Negative Declaration)

8
9 **Mixed-use.** A development that includes more than one land use Properties on which various uses,
10 such as office, commercial, institutional, and residential, are combined either in a single building or
11 within a defined project area as on a single site in an integrated development project with significant
12 functional interrelationships and a coherent physical design. A "single site" may include contiguous
13 properties.

14
15 **Mixed-use Project.** A project that combines both commercial non-residential and residential uses, where
16 the residential component is typically located above the commercial.

17
18 **Mixed-use Structure.** A structure or building on one lot housing more than one type of use, such as
19 commercial or office and residential uses. The uses may be vertically separated with one use on the bottom
20 floor and another use on secondary floors, horizontally separated with one use at the front of the structure
21 and other uses at the rear of the structure, or a combination of both vertical and horizontal separation.

22
23 **Mobile Home.** A structure, transportable in one or more sections, which when erected on site
24 measures eight body feet or more in width and thirty-two body feet or more in length, and which is
25 built on a permanent chassis and designed to be used as a dwelling, with or without a permanent
26 foundation, when connected to the required utilities, and includes the plumbing, heating, air-
27 conditioning, and electrical systems contained therein. built on a permanent chassis and designed for
28 use as a single family dwelling unit and that (1) has a minimum of 400 square feet of living space;
29 (2) has a minimum width in excess of 102 inches; (3) is connected to all available permanent utilities;
30 and (4) is tied down (a) to a permanent foundation on a lot either owned or leased by the homeowner
31 or (b) is set on piers, with wheels removed and skirted, in a mobile home park. (See "Manufactured
32 Housing" and "Modular Unit.") A trailer, transportable in one or more sections, that is certified under
33 the National Manufactured Housing Construction and Safety Standards Act of 1974, which is over eight
34 feet in width and forty feet in length, with or without a permanent foundation and not including
35 recreational vehicle, commercial coach or factory built housing. A mobile home on a permanent
36 foundation is included under the definition of single family dwellings.

37
38 **Mobile Home Park.** Any site that is planned and improved to accommodate two or more mobile homes
39 used for residential purposes, or on which two or more mobile home lots are rented, leased, or held out
40 for rent or lease, or were formerly held out for rent or lease and later converted to a subdivision,
41 cooperative, condominium, or other form of resident ownership, to accommodate mobile homes used for
42 residential purposes. May include a common storage area for recreational vehicles owned by residents
43 only.

44
45 **Mobile Home Park Conversion.** Changing the use of a mobile home park for a purpose other than the
46 rental, or the holding out for rent, of two or more mobile home sites to accommodate mobile homes used

1 for human habitation. Such conversion may affect an entire mobile home park or any portion thereof. A
2 conversion shall include, but is not limited to, a change of any existing mobile home park or any portion
3 thereof to condominium, stock cooperative, planned unit development, or any form of ownership wherein
4 spaces within the mobile home park are to be sold, and the cessation of use of all or a portion of the park
5 as a mobile home park, whether immediately or on a gradual basis, or the closure of the park. **Conversion**
6 shall not include the purchase of the park by its existing residents.

7
8 **Mobile Home, Motor Home, Recreational Vehicle RV, and Boat Sales.** Retail establishments selling
9 both motor homes ~~mobile home dwelling units~~, and/or various vehicles and watercraft for recreational
10 uses. Includes the sales of boats, campers and camper shells, jet skis, ~~mobile homes~~, motor homes, and
11 travel trailers.

12
13 **Moderate-income Household.** A household with an annual income between the lower income
14 eligibility limits and 120 percent of the area median family income adjusted by household size,
15 usually as established by the U.S. Department of Housing and Urban Development (HUD) or the
16 California Housing and Community Development Department (HCD) ~~for the Section 8 housing~~
17 ~~program.~~ (See "Area" and "Low-income Household.")

18
19 **Modular Unit.** A factory-fabricated, transportable building or major component designed for use by
20 itself or for incorporation with similar units on-site into a structure for residential, commercial,
21 educational, or industrial use. ~~Differs from mobile homes and manufactured housing by (in addition~~
22 ~~to lacking an integral chassis or permanent hitch to allow future movement) being subject to~~
23 ~~California housing law design standards. California standards are more restrictive than federal~~
24 ~~standards in some respects (e.g., plumbing and energy conservation). Also called Factory built~~
25 ~~Housing and regulated by State law of that title. (See "Mobile Home" and "Manufactured Housing.")~~

26
27 **Mortuary, Funeral Home.** Funeral homes and parlors, where deceased are prepared for burial or
28 cremation, and funeral services may be conducted.

29
30 **Motel.** See **hotel or motel.**

31
32 **Multifamily Housing.** A dwelling unit that is part of a structure containing more than one or more other
33 ~~dwelling units, or a structure containing a nonresidential use. An example of the latter is a mixed-use~~
34 ~~project where, for example, one or more dwelling units are part of a structure that also contains one or~~
35 ~~more commercial uses (retail, office, etc.). Multifamily dwellings include carriage units, duplexes,~~
36 ~~triplexes, fourplexes (buildings with two, three or four dwelling units, respectively, in the same structure);~~
37 ~~apartments (five or more units in a single building); and townhouse development (three or more attached~~
38 ~~dwellings where no unit is located over another unit). Multifamily housing may also comprise a row of~~
39 ~~single family homes adjacent to existing single family homes within a larger multifamily project.~~

40
41 **Multiple Family Structure Building.** A detached building or structure of more than one dwelling
42 unit designed and used exclusively as a dwelling by three or more families occupying separate units
43 suites.

44
45 **Multi-Use Trail.** A trail designed to accommodate a variety of user groups, such as pedestrians,
46 cyclists, and equestrians, on the same trail with two-way, non-motorized off-street access. Multi-use

1 trails may also accommodate Class 1 pedal assist and Class 2 non-pedal assist electric bicycles that cease
2 to provide motorized assistance when the bicycle reaches the speed of 20 miles per hour.

3
4 **Must.** That which is mandatory.

5
6 **National Ambient Air Quality Standards.** The prescribed level of pollutants in the outside air that
7 cannot be exceeded legally during a specified time in a specified geographical area.

8
9 **National Environmental Policy Act (NEPA).** An act passed in 1974 establishing federal legislation
10 for national environmental policy, a council on environmental quality, and the requirements for
11 environmental impact statements.

12
13 **National Flood Insurance Program.** A federal program that authorizes the sale of federally
14 subsidized flood insurance in communities where such flood insurance is not available privately.

15
16 **National Historic Preservation Act.** A 1966 federal law that established a National Register of
17 Historic Places and the Advisory Council on Historic Preservation, and that authorized grants-in-aid
18 for preserving historic properties.

19
20 **National Pollutant Discharge Elimination System (NPDES).** A national program for issuing,
21 modifying, revoking and reissuing, terminating, monitoring and enforcing permits, and imposing and
22 enforcing pretreatment requirements under sections 307, 402, 318, and 405 of the Clean Water Act.

23
24 **National Register of Historic Places.** The official list, established by the National Historic
25 Preservation Act, of sites, districts, buildings, structures, and objects significant in the nation's history
26 or whose artistic or architectural value is unique.

27
28 **Natural or Existing Grade.** The contour of the ground surface before grading.

29
30 **Natural State.** The condition existing prior to development.

31
32 **Necessary.** Essential or required.

33
34 **Need.** A condition requiring supply or relief. ~~The City or County may act upon findings of need~~
35 ~~within or on behalf of the community.~~

36
37 **Negative Declaration (ND).** A statement describing the reasoning that a proposed action will not have a
38 significant adverse effect on the environment, in compliance with the California Environmental Quality
39 Act (CEQA). (See Mitigated Negative Declaration)

40
41 **Neighborhood Park.** ~~City or County owned~~ A park intended to serve the recreation needs of people
42 living or working usually within one-half mile radius of the park.

43
44 **Night Club.** A facility serving alcoholic beverages for on-site consumption, and providing entertainment,
45 examples of which include live music and/or dancing, comedy, etc.

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

3
4 **Noise.** Any sound that is undesirable because it interferes with speech and hearing, or is intense
5 enough to damage hearing, or is otherwise annoying. Noise, simply, is "unwanted sound."

6
7 **Noise Attenuation.** Reduction of ~~an acoustic signal or the level of a noise source~~ using a substance,
8 material, or surface, such as earth berms and/or solid concrete walls.

9
10 **Noise Contour.** A line connecting points of equal noise level as measured on the same scale. Noise
11 levels greater than the 60 Ldn contour (measured in dBA) require noise attenuation in residential
12 development.

13
14 **Noise Element.** One of the ~~seven~~ State-mandated elements of a local General Plan, it assesses noise levels
15 of highways and freeways, local arterials, railroads, airports, local industrial plants, and other ground
16 stationary sources, and adopts goals, policies, and implementation programs to reduce the community's
17 exposure to noise.

18
19 **Non-attainment.** The condition of not achieving a desired or required level of performance. Frequently
20 used in reference to air quality.

21
22 **Non-conforming Parcel.** A parcel that was legally created prior to the adoption of ~~this title~~ or
23 amendment ~~of Town land use regulations~~, but does not comply with the current ~~area, width, depth, or~~
24 ~~other applicable~~ requirements of ~~this title~~.

25
26 **Non-conforming Sign.** A sign that lawfully existed prior to the ~~effective date of this title~~ adoption or
27 amendment ~~of Town sign regulations~~, but does not comply with the current sign regulations of ~~this title~~.

28
29 **Non-conforming Structure.** A structure that was legally constructed prior to the adoption or amendment
30 of ~~this title~~ ~~Town land use regulations~~, but does not comply with the current ~~setback, height limit, and/or~~
31 ~~other applicable~~ requirements of ~~this title~~.

32
33 **Non-conforming Use.** ~~A use that existed prior to adoption or amendment of this title but is not~~
34 ~~consistent with the current requirements. of this title. A use that was valid when brought into existence,~~
35 ~~but by subsequent regulation becomes no longer conforming. "Non-conforming use" is a generic term and~~
36 ~~includes (1) non-conforming structures (by virtue of size, type of construction, location on land, or~~
37 ~~proximity to other structures), (2) non-conforming use of a conforming building, (3) non-conforming use~~
38 ~~of a non-conforming building, and (4) non-conforming use of land. Thus, any use lawfully existing on any~~
39 ~~piece of property that is inconsistent with a new or amended General Plan, and that in turn is a violation~~
40 ~~of a zoning ordinance amendment subsequently adopted in conformance with the General Plan, will be a~~
41 ~~non-conforming use. Typically, non-conforming uses are permitted to continue for a designated period of~~
42 ~~time, subject to certain restrictions.~~

43
44 **Non-prime Agricultural Land.** Property used for the production of food or fiber, with soils that do not
45 meet soil criteria to be classified as prime, unique, or of state or local importance. qualify for rating as
46 Classes III through VII in the Soil Conservation Service land capability classifications

1
2 **Notice (of Hearing).** A legal document announcing the opportunity for the public to present their views to
3 an official representative or board of a public agency concerning an official action pending before the
4 agency.

5
6 **Nuisance.** A condition, activity, or situation that interferes with the use or enjoyment of property on a
7 continuing basis. A person, thing, or circumstance causing inconvenience or annoyance on a continuing
8 basis. A nuisance involves an unreasonable or unlawful use of property that results in material annoyance,
9 inconvenience, discomfort, or injury to another person or to the public. The nuisance may involve doing
10 something or failing to do something. Common nuisances may include ~~run~~ accumulation, animals,
11 repetitive noise, dangerous buildings, sewage and unsanitary conditions, odor, air emissions, light, and
12 encroachments on the public right of way that interfere with pedestrian passage. Declared nuisances are
13 established in the Town's Municipal Code Title 7 Health and Safety, Chapter 7.04 Nuisances.

14
15
16 **Objective.** A specific statement of desired future condition toward which the City or County will expend
17 effort in the context of striving to achieve a broader goal. An objective should be achievable and, where
18 possible, should be measurable and time-specific. The State Government Code (Section 65302) requires
19 that General Plans spell out the objectives, principles, standards, and proposals of the General Plan. "The
20 addition of 100 units of affordable housing by 1995" is an example of an objective.

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

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

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

31
32 **Office.** A room, group of rooms, or building used for conducting the affairs of a business, profession,
33 service industry, or government. The following are types of offices. These Does not include medical
34 offices (see **medical service—clinic, laboratory, urgent care, and medical service—doctor office.**)

- 35 1. **Accessory.** Office facilities that are incidental and accessory to another business or sales
36 activity that is the primary use.
- 37 2. **Business/service.** Establishments providing direct services to consumers. Examples of these
38 uses include employment agencies, insurance agent offices, real estate offices, travel agencies,
39 utility company offices, etc. This use does not include **bank, financial services**, which are
40 separately defined.
- 41 3. **Government.** Administrative, clerical, or public contact and/or service offices of a local, state,
42 or federal government agency or service facilities. Includes post offices, but not bulk mailing
43 distribution centers, which are under **truck or freight terminal**.
- 44 4. **Processing.** Office type facilities characterized by high employee densities, and occupied by
45 businesses engaged in information processing, and other computer dependent and/or
46 telecommunications based activities. Examples of these uses include: Airline, lodging chain,

and rental car company reservation centers; computer software and hardware design and development; consumer credit reporting; data processing services; health management organization (HMO) offices where no medical services are provided; insurance claim processing; mail order and electronic commerce transaction processing; telecommunications facility design and management; and telemarketing.

5. **Professional.** Office-type facilities occupied by businesses that provide professional services and/or engaged in the production of intellectual property. Examples of these uses include: Accounting, auditing and bookkeeping services; advertising agencies; attorneys; commercial art and design services; construction contractors (office facilities only); counseling services; court reporting services; detective agencies and similar services; design services including architecture, engineering, landscape architecture, urban planning; educational, scientific and research organizations; financial management and investment counseling; literary and talent agencies; management and public relations services; media post production services; news services; photographers and photography studios; psychologists; secretarial, stenographic, word processing, and temporary clerical employee services; security and commodity brokers; and writers and artists offices.
6. **Temporary.** A mobile home, recreational vehicle or modular unit used as a temporary office facility. Temporary offices may include: construction supervision offices on a construction site or off-site construction yard; a temporary on-site real estate office for a development project; or a temporary business office in advance of permanent facility construction.
7. **Temporary real estate.** The temporary use of a dwelling unit within a residential development project as a sales office for the units on the same site, which is converted to residential use at the conclusion of its office use.

Office Park. (See "Industrial Park.")

Office Park. An office complex set in parklike surroundings with such facilities as parking lots, restaurants, and recreation areas. A planned assemblage of buildings designed for "Workplace Use." (See "Workplace Use.")

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

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

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

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

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

1 **Open Space.** Open space is an area where there are no improvements but rather an emphasis on keeping
2 the land in its natural state and may include conservation areas. an area where improvements are minimal,
3 but could include a trail, shade structure, bench, or similar small facilities designed for passive enjoyment.
4 Open space may surround areas of passive or active park.
5

6 **Open Space Element.** One of the seven State-mandated elements of a local General Plan, it contains an
7 inventory of privately and publicly owned open-space lands, and adopted goals, policies, and
8 implementation programs for the preservation, protection, and management of open space lands.
9

10 **Open Space Land.** Any parcel or area of land or water that is essentially unimproved, and devoted to an
11 open space use for the purposes of (1) the preservation of natural resources, (2) the managed production
12 of resources, (3) outdoor recreation, or (4) public health and safety.
13

14 **Open Space.** An area of land or water that is essentially unimproved for the purposes of:
15 (1) the preservation of natural resources, including conservation areas;
16 (2) the managed production of resources,
17 (3) outdoor recreation, for which it may surround areas of passive or active park; or
18 (4) public health and safety.
19

20 **Ordinance.** A law or regulation set forth and adopted by the Town a governmental authority, usually a
21 city or county.
22

23 **Ordinary Maintenance and Repair.** Work for which a building permit is not required, the purpose and
24 effect of which is to correct deterioration of or damage to a structure or any part thereof and to restore the
25 structure to its condition before the deterioration or damage
26

27 **Organizational House.** A residential lodging facility operated by a membership organization for its
28 members and not open to the general public. Includes fraternity and sorority houses, student dormitories,
29 convents, monasteries, and religious residential retreats.
30

31 **Outdoor Recreation Use.** A privately or publicly owned or operated use providing facilities for outdoor
32 recreation activities.
33

34 **Paleontology.** The science of the forms of life existing in former geologic periods, as represented by
35 their fossils.
36

37 **Parcel.** A lot, or contiguous group of lots, in single ownership or under single control, usually considered
38 a unit for purposes of development. See **Lot**.
39

40 **Parking Facility, Public or Commercial.** Parking lots or structures operated by the Town, or a private
41 entity providing parking for a fee. Does not include towing impound and storage facilities, which are
42 instead defined under **storage—outdoor**.
43

44 **Park.** A park is an area of land open to the public for recreational purposes. Includes **Active Park** and
45 **Passive Park**.
46

1 **Park Strip.** That portion of a public street between the curb and the sidewalk, or the sidewalk and the
 2 property line, or that portion of the right-of-way which is not designed or used for vehicular or pedestrian
 3 travel.

4
 5 **Passive Park.** Park that is primarily a public area of predominantly undisturbed or restored natural land,
 6 with little disturbance to topography and vegetation, that provides passive recreational activities (e.g.,
 7 walking/jogging, photography wildlife viewing, picnicking, biking, other non-motorized uses).

8
 9 **Peak Hour/Peak Period.** For any given roadway, a daily 60-minute period during which traffic volume
 10 is highest, usually occurring in the morning and evening commute periods. Where "F" Levels of Service
 11 are encountered, the "peak hour" may stretch into a "peak period" of several hours' duration.

12
 13 **Pedestrian Orientation.** Any physical structure or place with design qualities and elements that
 14 contribute to an active, inviting and pleasant place for pedestrians including:

- 15 1. ~~Building facades that are highly articulated at the street level, with interesting uses of material,~~
 16 ~~color, and architectural detailing, located directly behind the sidewalk;~~
- 17 2. ~~Design amenities related to the street level such as awnings, paseos, arcades;~~
- 18 3. ~~Visibility into buildings at the street level;~~
- 19 4. ~~A continuous sidewalk, with a minimum of intrusions into pedestrian right-of-way;~~
- 20 5. ~~Continuity of building facades along the street with few interruptions in the progression of~~
 21 ~~buildings and stores;~~
- 22 6. ~~Signs oriented and sealed to the pedestrian rather than the motorist;~~
- 23 7. ~~Landscaping; and~~
- 24 8. ~~Street furniture.~~

25
 26 **Pedestrian-oriented Use.** A land use that is intended to encourage walk-in customers and that generally
 27 does not limit the number of customers by requiring appointments or otherwise excluding the general
 28 public. A pedestrian-oriented use provides spontaneous draw from sidewalk and street due to visual
 29 interest, high customer turnover, and social interaction.

30
 31 **Performance Standards.** Zoning regulations that permit uses based on a particular set of standards of
 32 operation rather than on particular type of use. Performance standards provide specific criteria limiting
 33 noise, air pollution, emissions, odors, vibration, dust, dirt, glare, heat, fire hazards, wastes, traffic impacts,
 34 and visual impacts of use.

35
 36 **Person.** Any individual, firm, partnership, corporation, company, association, joint stock association; city,
 37 county, state, or district; and includes any trustee, receiver, assignee, or other similar representative
 38 thereof.

39
 40 **Personal Services.** Establishments providing nonmedical services to individuals as a primary use.
 41 Examples of these uses include: Barber and beauty shops; clothing rental; dry cleaning pick-up stores with
 42 limited equipment; home electronics and small appliance repair; laundromats (self-service laundries);
 43 locksmiths; massage (licensed, therapeutic, nonsexual); pet grooming with no boarding; shoe repair shops;

1 tailors; tanning salons. These uses may also include accessory retail sales of products related to the
2 services provided.

3
4 **Personal Services, Restricted.** Personal services that may tend to have a blighting and/or deteriorating
5 effect upon surrounding areas and which may need to be dispersed to minimize their adverse impacts.
6 Examples of these uses include: Check cashing stores; fortune tellers; palm and card readers; pawnshops;
7 psychics; spas and hot tubs for hourly rental; tattoo and body piercing services.

8
9 **Planned Development (PD) or Planned Unit Development (PUD).** A description of a proposed
10 unified development, consisting at a minimum of a map and adopted ordinance setting forth the
11 regulations governing, and the location and phasing of all proposed uses and improvements to be
12 included in the development.

13
14 **Planning and Research, Office of (OPR).** A governmental division of the State of California that
15 has among its responsibilities the preparation of a set of guidelines for use by local jurisdictions in
16 drafting General Plans.

17
18 **Planning Area.** The Planning Area is the land area addressed by the General Plan. For a city, the
19 Planning Area boundary typically coincides with the Sphere of Influence that encompasses land both
20 within the City Limits and potentially annexable land.

21
22 **Planning Commission.** The Town of Loomis planning commission, appointed by the Loomis Town
23 Council ~~to consider planning development requests. A body, usually having five or seven members,~~
24 ~~created by a city or county in compliance with California law (Section 65100) that requires the assignment~~
25 ~~of the planning functions of the city or county to a planning department, planning commission, hearing~~
26 ~~officers, and/or the legislative body itself, as deemed appropriate by the legislative body.~~

27
28 **Plant Nursery.** A commercial agricultural establishment engaged in the production of ornamental plants
29 and other nursery products, grown under cover either in containers or in the soil on the site, or outdoors
30 in containers. The outdoor production of ornamental plants in the soil on the site is instead included under
31 **crop production, horticulture, orchard, vineyard.** Also includes establishments engaged in the sale of
32 these products (e.g., wholesale and retail nurseries) and commercial-scale greenhouses (home greenhouses
33 are included under **residential accessory use or structure**). The sale of house plants or other nursery
34 products entirely within a building is also included under **general retail**.

35
36 **Policy.** A specific statement of principle or of guiding actions that implies clear commitment but is
37 not mandatory. A general direction that a governmental agency sets to follow, in order to meet its
38 goals and objectives before undertaking an action program. (See "Program.")

39
40 **Pollutant.** Any introduced gas, liquid, or solid that makes a resource unfit for its normal or usual
41 purpose.

42
43 **Pollution.** The presence of matter or energy whose nature, location, or quantity produces undesired
44 environmental effects.

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

3
4 **Pollution, Point.** In reference to water quality, a discrete source from which pollution is generated
5 before it enters receiving waters, such as a sewer outfall, a smokestack, or an industrial waste pipe.

6
7 **Poverty Level.** As used by the U.S. Census, families and unrelated individuals are classified as being
8 above or below the poverty level based on a poverty index that provides a range of income cutoffs or
9 "poverty thresholds" varying by size of family, number of children, and age of householder. ~~The~~
10 ~~income cutoffs are updated each year to reflect the change in the Consumer Price Index.~~

11
12 **Preserve.** An area in which beneficial uses in their present condition are protected; for example, a
13 nature preserve or an agricultural preserve. (See "Agricultural Preserve" and "Protect.")

14
15 **Preserve.** To keep safe from destruction or decay; to maintain or keep intact. (See "Maintain.")

16
17 **Primary Structure.** A structure that accommodates the primary use of the site.

18
19 **Primary Use.** The main purpose for which a site is developed and occupied, including the activities that
20 are conducted on the site a majority of the hours during which activities occur.

21
22 **Primary Zoning District.** The zoning district applied to a site by the zoning map, to which an overlay
23 zoning district may also be applied.

24
25 **Prime Agricultural Land.** Any of the following, in compliance with Williamson Act Section 51201 and
26 California Department of Conservation agricultural and mapping:

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

40
41 **Principle.** An assumption, fundamental rule, or doctrine that will guide General Plan policies,
42 proposals, standards, and implementation measures. The State Government Code (Section 65302)
43 requires that General Plans spell out the objectives, "principles," standards, and proposals of the
44 General Plan. "Adjacent land uses should be compatible with one another" is an example of a
45 principle.

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

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

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

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

23
24 **Project.** A proposal that requires a discretionary action by the Town.

25
26 **Property Line.** The recorded boundary of a parcel of land.

27
28 **Property Owner.** The person(s) or company that has owner's rights to the property, such as land or
29 structures, and who is responsible for the payment of any rates and taxes associated with that property.

30
31 **Proposed Project.** A proposed new structure, new addition to an existing structure, or area of other new site
32 development; these do not include the alteration of any portion of an existing structure other than an addition.

33
34 **Protect.** To maintain and preserve beneficial uses in their present condition as nearly as possible.
35 (See "Enhance.")

36
37 **Public and Quasi-public Facilities.** Institutional, academic, governmental and community service
38 uses, either publicly owned or operated by non-profit organizations. **Public facilities also means**
39 **public amenities such as sidewalks, street lighting, public benches, drinking fountains, and other**
40 **similar public enhancements.**

41
42 **Public Buildings and Uses.** Facilities owned and operated by the town, and/or state or federal
43 governments, or a local agency (e.g., a special district).

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

4
5 **Qualifying Resident.** A senior citizen or other person eligible to reside in senior citizen housing.
6

7 **Rare or Endangered Species.** A species of animal or plant listed in: Sections 670.2 or 670.5, Title
8 14, California Administrative Code; or Title 50, Code of Federal Regulations, Section 17.11 or
9 Section 17.2, pursuant to the Federal Endangered Species Act designating species as rare, threatened,
10 or endangered.

11
12 **Recharge.** The infiltration and movement of surface water into the soil, past the vegetation root zone, to
13 the zone of saturation or water table.

14
15 **Reclamation.** The reuse of resources, usually those present in solid wastes or sewage.
16

17 **Recognize.** To officially (or by official action) identify or perceive a given situation.
18

19 **Recreation, Active.** A type of recreation or activity that requires the use of organized play areas
20 including, but not limited to softball, baseball, football, and soccer fields, tennis and basketball courts,
21 and various forms of children's play equipment.
22

23 **Recreation, Passive.** Type of recreation or activity that does not require the use of organized play
24 areas.
25

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

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

37
38 **Recreational Vehicle Park.** A site where one or more lots are used, or are intended to be used, by campers
39 with recreational vehicles or tents. ~~Recreational vehicle parks may include public restrooms, water, sewer,~~
40 ~~and electric hookups to each lot and are intended as a higher density, more intensively developed use than~~
41 ~~campgrounds. May include accessory retail uses where they are clearly incidental and intended to serve~~
42 ~~RV park patrons only.~~
43

1 **Recreational Use.** The use of land by the public, with or without charge, for walking, hiking, picnicking,
2 camping, swimming, boating, fishing, hunting, or other outdoor games or sports for which facilities are
3 provided for public participation.
4

5 **Recycle.** The process of extraction and reuse of materials from waste products.
6

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

9 1. **Collection facility.** A center where the public may donate, redeem or sell recyclable materials,
10 which may include the following, where allowed by the applicable zoning district:

11 a. Reverse vending machines;

12 b. Small collection facilities which occupy an area of three hundred fifty square feet or
13 less and may include:

14 i. A mobile unit;

15 ii. Bulk reverse vending machines or a grouping of reverse vending machines
16 occupying more than fifty square feet; and

17 iii. Kiosk-type units which may include permanent structures.

18 c. Large collection facilities which occupy an area of more than three hundred fifty
19 square feet and/or include permanent structures.

20 2. **Mobile recycling unit.** An automobile, truck, trailer, or van used for the collection of
21 recyclable materials, carrying bins, boxes, or other containers.

22 3. **Processing facility.** A structure or enclosed space used for the collection and processing of
23 recyclable materials for shipment, or to an end user's specifications, by such means as baling,
24 briquetting, cleaning, compacting, crushing, flattening, grinding, mechanical sorting, re-
25 manufacturing and shredding. Processing facilities include the following types, both of which
26 are included under the definition of **scrap and dismantling yards**, below:

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

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

35 4. **Recycling facility.** A center for the collection and/or processing of recyclable materials. A
36 "certified" recycling or processing facility is certified by the California Department of
37 Conservation as meeting the requirements of the California Beverage Container Recycling and
38 Litter Reduction Act of 1986. A recycling facility does not include storage containers located
39 on a residentially, commercially or industrially designated site used solely for the recycling of
40 material generated on the site. See **collection facility** above.

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

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

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

16
 17 **Redevelop.** To demolish existing buildings; or to increase the overall floor area existing on a
 18 property; or both; irrespective of whether a change occurs in land use.

19
 20 **Regional.** Pertaining to activities or economies at a scale greater than that of the Town a single
 21 jurisdiction, and affecting a broad geographic area.

22
 23 **Regional Housing Needs Plan.** A quantification by a COG or by HCD of existing and projected
 24 housing need, by household income group, for all localities within a region.

25
 26 **Regional Park.** A park typically 150-500 acres in size focusing on activities and natural features not
 27 included in most other types of parks and often based on a specific scenic or recreational opportunity.
 28 Regional parks offer a variety of improvements including sport fields, tot lots, an equestrian facility, and
 29 more.

30
 31 **Regional Water Quality Control Board (RWQCB).** California RWQCBs are responsible for
 32 implementing pollution control provisions of the Clean Water Act and California Water Code within their
 33 jurisdiction.

34
 35 **Regulation.** A rule or order prescribed for managing government.

36
 37 **Rehabilitation.** The repair, preservation, and/or improvement of substandard buildings housing.

38
 39 **Religious facility.** A permanent facility operated by a religious organization exclusively for worship, or
 40 the promotion of religious activities, including accessory uses on the same site. Examples of these types
 41 of facilities include churches, mosques, synagogues, and temples. ~~Examples of allowable accessory uses~~
 42 ~~on the same site include living quarters for ministers and staff, facilities for child day care and religious~~
 43 ~~instruction operated at the same time as religious services (where authorized by the same type of land use~~
 44 ~~permit required for the religious facility itself). May also include fund raising sales, bazaars, dinners,~~
 45 ~~parties, or other indoor and outdoor events on the same site. Other facilities maintained by religious~~
 46 ~~organizations, including full-time day care centers, full-time educational institutions, hospitals and other~~

1 potentially related operations (for example, a recreational camp) are defined in this chapter according to their
 2 respective activities. Does not include the temporary use of an approved public assembly facility (for example,
 3 a private meeting hall, community center, theater, or auditorium) by a congregation for religious meetings,
 4 which is instead defined under the type of meeting facility hosting the congregation.

5
 6 **Repair Service—Equipment, Large Appliances, etc.** A service and facility where various types of
 7 electrical, electronic, and mechanical equipment, and home and business appliances are repaired and/or
 8 maintained away from the site of the equipment owner. Does not include vehicle repair or maintenance,
 9 which is included under **vehicle services**, the repair of small home appliances and electronic equipment,
 10 which is included under **personal services**, or maintenance and repair activities that occur on the client's
 11 site, which are included under **maintenance service—client site services**.

12
 13 **Resident.** A person who lives within the Town on a permanent or long-term basis.

14
 15 **Residential.** Land designated and zoned in the City or County General Plan and zoning ordinance
 16 for buildings consisting only of dwelling units. May be improved, vacant, or unimproved. (See
 17 "Dwelling Unit.")

18
 19 **Residential Accessory Use or Structure.** Any use and/or structure that is customarily a part of, and
 20 clearly incidental and secondary to a residence, and does not change the character of the residential use.
 21 This definition includes the following detached accessory structures, and other similar structures normally
 22 associated with a residential use of property. See also **agricultural accessory structure**. Includes:
 23 garages, gazebos, greenhouses (noncommercial), spas and hot tubs, storage sheds, studios, swimming
 24 pools, tennis and other on-site sport courts, and workshops. Also includes the indoor storage of
 25 automobiles (including their incidental restoration and repair), personal recreational vehicles and other
 26 personal property, accessory to a residential use. Does not include: second units, which are separately
 27 defined; guest houses, which are included under the definition of second units (see **Additional Residential**
 28 **Unit, ADU**); or home satellite dish and other receiving antennas for earth-based TV and radio broadcasts
 29 (see **telecommunications facilities**).

30
 31 **Residential Care Facility.** A single dwelling unit or multiple-unit facility licensed or supervised by a
 32 federal, state, or local health/welfare agency that provides twenty-four-hour nonmedical care of unrelated
 33 persons who are **disabled** and in need of personal services, supervision, or assistance essential for
 34 sustaining the activities of daily living or for the protection of the individual in a family-like environment.

35
 36 **Residential Care Facility for the Elderly (RCFE).** A housing arrangement chosen voluntarily by the
 37 residents, or the residents' guardians, conservators or other responsible persons; where seventy-five
 38 percent of the residents are at least sixty-two years of age, or, if younger, have needs compatible with
 39 other residents; and where varying levels of care and supervision are provided, as agreed to at the time of
 40 admission or as determined necessary at subsequent times of reappraisal (definition from California Code
 41 of Regulations Title 22, Division 6, Chapter 6, Residential Care Facilities for the Elderly). RCFE projects
 42 may include basic services and community space. RCFE projects include assisted living facilities (board
 43 and care homes), congregate housing, independent living centers/senior apartments, and life care facilities
 44 as defined in this definition:

- 45 1. **Assisted living facility.** A residential building or buildings that also provide housing, personal
 46 and health care, as permitted by the Department of Social Services, designed to respond to the

1 daily, individual needs of the residents. Assisted living facilities may include kitchenettes
2 (small refrigerator, sink and/or microwave oven) within individual rooms. Assisted living
3 facilities are required to be licensed by the California Department of Social Services, and do
4 not include skilled nursing services.

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

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

16
17 **Residential, Multiple Family.** Usually ~~three~~ two or more dwelling units on a single site, which may
18 be in the same or separate buildings.

19
20 **Residential, Single-family.** A single dwelling unit on a parcel ~~building site~~.

21
22 **Residential Zoning District.** Any of the residential zoning districts established by the Zoning Code.

23
24 **Resources, Non-renewable.** Refers to natural resources, such as fossil fuels and natural gas, which,
25 once used, cannot be replaced and used again.

26
27 **Rest Stop.** A public or private facility providing restrooms, sitting and/or picnic areas, traveler
28 information kiosks, and similar facilities to serve the traveling public ~~on Interstate 80~~.

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

35
36 **Restore.** To renew, rebuild, or reconstruct to a former state.

37
38 **Restrict.** To check, bound, or decrease the range, scope, or incidence of a particular condition.

39
40 **Retrofit.** To add materials and/or devices to an existing building or system to improve its operation,
41 safety, or efficiency. ~~Buildings have been retrofitted to use solar energy and to strengthen their ability~~
42 ~~to withstand earthquakes, for example.~~

43
44 **Review Authority.** The individual or official Town body (the planning director, Planning Commission, or
45 Town Council) identified by this title as having the responsibility and authority to act upon review, and approve
46 or disapprove permit applications.

1
2 **Rezoning.** An amendment to the map and/or text of a zoning ordinance to effect a change in the
3 allowable or conditional uses, nature, density, or intensity of uses allowed in a zoning district and/or
4 on a designated parcel or land area.

5
6 **Richter Scale.** A measure of the size or energy release of an earthquake at its source. The scale is
7 logarithmic; the wave amplitude of each number on the scale is 10 times greater than that of the
8 previous whole number.

9
10 **Rideshare.** A travel mode other than driving alone, such as buses, on demand rides, rail transit,
11 carpools, and vanpools.

12
13 **Ridgeline.** A line connecting the highest points along a ridge and separating drainage basins or small-
14 scale drainage systems from one another.

15
16 **Right-of-way.** A strip of land occupied or intended to be occupied by certain transportation and
17 public use facilities, such as roadways, sidewalks, trails, railroads, and utility lines.

18
19 **Riparian Areas.** Plant communities contiguous to and affected by surface and subsurface hydrologic
20 features of perennial or intermittent waterbodies. Riparian areas have one or both of the following
21 characteristics: 1) distinctively different vegetative species than adjacent areas, and 2) species similar to
22 adjacent areas but exhibiting more vigorous or robust growth forms. Riparian areas are usually transitional
23 between wetland and upland.

24
25 **Riparian Lands.** Riparian lands or habitat are comprised of the vegetative and wildlife areas adjacent
26 to perennial and intermittent streams. Riparian areas are delineated by the existence of plant species
27 normally found near freshwater per California Department of Fish and Wildlife regulations.

28
29 **Risk.** The danger or degree of hazard or potential loss.

30
31 **Rooming or Boarding House.** A dwelling or part of a dwelling where lodging is furnished for compensation
32 to five or more persons living independently from each other. Meals may also be included. Does not include
33 fraternities, sororities, convents, or monasteries, which are separately defined under **organizational house.**

34
35 **Runoff.** That portion of rain or snow that does not percolate into the ground and is discharged into
36 streams instead.

37
38 **Rural.** Relating to, or characteristic of the countryside, where agricultural uses may extend into the
39 heart of the community. country people or country living, rather than urban; rustic, or country living.

40
41 **Rural Character.** A predominant visual landscape of space between buildings open spaces, topography,
42 forests, and farms and the activities which preserve such features. It balances environmental, forest, and
43 farm protection with rural development and recreational opportunities. Socially, it means knowing your
44 neighbors and valuing community.

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

6
7 **Sanitary Landfill.** The controlled placement of refuse within a limited area, followed by compaction
8 and covering with a suitable thickness of earth and other containment material.

9
10 **Sanitary Sewer.** A system of subterranean conduits that carries refuse liquids or waste matter to a
11 plant where the sewage is treated, as contrasted with storm drainage systems (that carry surface water)
12 and septic tanks or leech fields (that hold refuse liquids and waste matter on-site). (See **Combined**
13 **Sewer and Septic System.**)

14
15 **School.** A public or private academic educational institution, ~~including: boarding school; community~~
16 ~~college, college, or university, elementary, middle, and junior high schools; high school; and military~~
17 ~~academy. Also includes schools providing specialized education/training. Examples include the~~
18 ~~following: art school; ballet and other dance school; business, secretarial, and vocational school;~~
19 ~~computers and electronics school; drama school; driver education school; establishments providing~~
20 ~~courses by mail **or internet**; language school; martial arts; music school; professional school (law, medicine,~~
21 ~~etc.); and seminaries/religious ministry training facility. Also includes facilities, institutions and conference~~
22 ~~centers that offer specialized programs in personal growth and development, such as fitness,~~
23 ~~environmental awareness, arts, communications, and management. Does not include pre-schools and child~~
24 ~~day care facilities (see **day care**). See also the definition of **studios—art, dance, martial arts, music,**~~
25 ~~**etc.** for smaller-scale facilities offering specialized instruction.~~

26
27 **Secondhand Store.** A retail store that buys and sell used products, including clothing, furniture and
28 household goods, jewelry, appliances, musical instruments, business machines and office equipment,
29 tools, motors, machines, instruments, firearms, or any similar secondhand articles or objects. ~~Does not~~
30 ~~include bookstores (**retail stores**); secondhand farm and construction equipment (**construction, farm,**~~
31 ~~**and heavy equipment sales**); junk dealers, or scrap/dismantling yards (**recycling facilities—scrap and**~~
32 ~~**dismantling yards**); the sale of antiques and collectibles (**retail stores**); the sale of cars and other used~~
33 ~~vehicles (**auto and vehicle sales, leasing, and rental, used**); or pawnshops (**personal services—**~~
34 ~~**restricted**).~~

35
36 **Second Unit.** A second permanent dwelling that is accessory to a primary dwelling on the same site. A
37 second unit provides complete, independent living facilities for one or more persons, including permanent
38 provisions for living, sleeping, eating, cooking, sanitation, and parking, and if attached to the primary
39 dwelling, is provided exterior access separate from the primary dwelling. Includes guest houses.
40 Sometimes called a "Granny Flat." **See Accessory Dwelling Unit, ADU.**

41
42 **Seiche.** An earthquake-generated wave in an enclosed body of water such as a lake, reservoir, or bay.

43
44 **Seismic.** Caused by or subject to earthquakes or earth vibrations.

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

3
4 **Senior Housing.** Age-restricted dwelling units for Senior occupants. (See also "**Elderly Housing
5 Residential Care Facility for the Elderly.**")

6
7 **Seniors.** Persons age 62 and older.

8
9 **Sensitive Land Uses or Noise-Sensitive Land Uses.** (See "Sensitive Receptors.")

10
11 **Sensitive Receptors.** ~~Persons or areas where the occupants are more susceptible to the adverse effects
12 of exposure to toxic chemicals, pesticides, and other pollutants, including noise. Sensitive receptors
13 include, but are not limited to, residences, hospitals, schools, daycare facilities, playgrounds, elderly
14 housing and convalescent facilities.~~ Sensitive receptors are children, elderly, asthmatics and others who
15 are at a heightened risk of negative health outcomes due to exposure to noise or air pollution. The locations
16 where these sensitive receptors congregate are considered sensitive receptor locations. Sensitive Receptor
17 locations may include hospitals, schools, and day care centers.

18
19 **Sensitive Plant and Wildlife Species or Sensitive Species.** Species listed as rare, threatened, endangered,
20 candidate, and those not yet officially listed but undergoing status review for listing on the USFWS's or
21 CDFW's official threatened and endangered list; species whose populations are small and widely dispersed
22 or restricted to a few localities; and species whose numbers are declining so rapidly that official listing
23 may be necessary. Those species which rely on specific habitat conditions that are limited in abundance,
24 restricted in distribution, or are particularly sensitive to development.

25
26 **Septic System.** A sewage-treatment system that includes a settling tank through which liquid sewage
27 flows and in which solid sewage settles **in a tank** and is decomposed by bacteria in the absence of
28 oxygen, **and a leaching field for secondary treatment and absorption.** Septic systems are often used
29 for individual-home waste disposal where an urban sewer system is not available. (See **Sanitary
30 Sewer.**)

31
32 **Service Station.** See **gas station**, and **vehicle services**.

33
34 **Setback.** The distance by which a structure, parking area or other development feature must be separated
35 from a lot line, other structure or development feature, or street centerline (unless otherwise provided).

36
37 **Shall.** That which is obligatory ~~or necessary~~.

38
39 **Shopping Center.** A primarily retail commercial site with two ~~three~~ or more separate businesses sharing
40 common pedestrian and parking areas.

41
42 **Should.** Signifies a directive and/or action that is desirable but not mandatory to be honored if at all
43 possible.

44
45 **Sign.** A structure, device, figure, display, message placard, or other contrivance, or any part thereof,
46 situated outdoors or indoors, which is designed, constructed, intended, or used to advertise, or to provide

1 information in the nature of advertising, to direct or attract attention to an object, person, institution,
2 business, product, service, event, or location by any means, including words, letters, figures, designs,
3 symbols, fixtures, colors, illumination, or projected images. Does not include murals, paintings and other
4 works of art that are not intended to advertise or identify any business or product. **Types of signs include**
5 **the following:**

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

ordinance rendering the display conforming has expired, and conformance has not been accomplished;

d. ~~A sign that was legally erected which later became nonconforming and then was damaged to the extent of fifty percent or more of its current replacement value;~~

e. ~~A sign which is a danger to the public or is unsafe;~~

f. ~~A sign which is a traffic hazard not created by relocation of streets or highways or by acts of the town; or~~

g. ~~A sign that pertains to a specific event, and five days have elapsed since the occurrence of the event.~~

15. **Indirectly illuminated sign.** ~~A sign whose light source is external to the sign and which casts its light onto the sign from some distance.~~

16. **Internally illuminated sign.** ~~A sign whose light source is located in the interior of the sign so that the rays go through the face of the sign, or light source which is attached to the face of the sign and is perceived as a design element of the sign.~~

17. **Marquee (canopy) sign.** ~~A sign which is attached to or otherwise made a part of a permanent roof like structure which projects beyond the building wall in the form of a large canopy to provide protection from the weather.~~

18. **Monument sign.** ~~An independent, freestanding structure supported on the ground having a solid base as opposed to being supported by poles or open braces.~~

19. **Multi-tenant sign.** ~~An identification sign for a commercial site with multiple tenants, displaying the names of each tenant on the site.~~

20. **Nonconforming sign.** ~~An advertising structure or sign which was lawfully erected and maintained prior to the adoption of this title, but does not now completely comply with current regulations.~~

21. **Off-site directional sign.** ~~A sign identifying a publicly owned facility, emergency facility, or a temporary subdivision sign, but excluding real estate signs.~~

22. **Off-site sign.** ~~A sign identifying a use, facility, service, or product that is not located, sold, or manufactured on the same premises as the sign, or that identifies a use, service, or product by a brand name which, although sold or manufactured on the premise, is not a principal item for sale or manufactured on the premises.~~

23. **Permanent sign.** ~~A sign constructed of durable materials and intended to exist for the duration of time that the use or occupant is located on the premises; and any other sign that is in place for more than thirty days.~~

24. **Political sign.** ~~A sign designed for the purpose of advertising support of or opposition to a candidate or proposition for a public election.~~

25. **Pole/pylon sign.** ~~An elevated freestanding sign, typically supported by one or two poles or columns.~~

26. **Portable sidewalk sign.** ~~An A-frame or sandwich board sign.~~

27. **Portable sign.** ~~A sign that is not permanently affixed to a structure or the ground.~~

28. **Projecting sign.** ~~A sign other than a wall sign suspending from, or supported by, a structure and projecting outward.~~

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

16
 17 **Sign Area.** The entire area within a perimeter defined by a continuous line composed of right angles using
 18 not more than four lines which enclose the extreme limits of lettering, logo, trademark, or other graphic
 19 representation
 20

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

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

30 **Significant Effect.** Significant effect on the environment means a substantial, or potentially substantial,
 31 adverse change in any of the physical conditions within the area affected by the project, including land,
 32 air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance. An
 33 economic or social change by itself shall not be considered a significant effect on the environment. A
 34 social or economic change related to a physical change may be considered in determining whether the
 35 physical change is significant. A beneficial or detrimental impact on the environment. May include, but
 36 is not limited to, significant changes in an area's air, water, and land resources.
 37

38 **Siltation.** (1) The accumulating deposition of eroded material. (2) The gradual filling in of streams and
 39 other bodies of water with sand, silt, and clay.
 40

41 **Single-family Dwelling.** A building designed for and/or occupied exclusively by one household family.
 42 Also includes factory-built, modular housing units, constructed in compliance with the Uniform Building
 43 Code (UBC), and mobile homes/manufactured housing units that comply with the National Manufactured
 44 Housing Construction and Safety Standards Act of 1974, placed on permanent foundations.
 45

1 **Single-family Dwelling, Attached.** A dwelling unit occupied or intended for occupancy by only one
2 household that is structurally connected with at least one other such dwelling unit. (See "Townhouse.")
3

4 **Single-family Dwelling, Detached.** A dwelling unit occupied or intended for occupancy by only one
5 household that is structurally independent from any other such dwelling unit or structure intended for
6 residential or other use. (See "Family.")
7

8 **Site.** A parcel or adjoining parcels under single ownership or single control, considered a unit for the
9 purposes of development or other use. A parcel of land used or intended for one use or a group of uses
10 and having frontage on a public or an approved private street. A lot. (See "Lot, or Parcel.")
11

12 **Site Coverage.** The percentage of total site area occupied by structures and impervious surfaces such as
13 driveways and patios. Structure or building coverage includes the primary structure, all accessory
14 structures (e.g., carports, garages, patios covers, storage sheds, trash dumpster enclosures, etc.) and
15 architectural features (e.g., chimneys, balconies, decks above the first floor, porches, stairs, etc.).
16 Structure/building coverage is measured from exterior wall to exterior wall.
17

18 **Slope.** Land gradient described as the vertical rise divided by the horizontal run and expressed in percent.
19

20 **Small-family Day Care Home.** See **Day Care.**
21

22 **Small Town Character.** The visual and social character of the central areas of Town that are more densely
23 developed than the outskirts of Town and provide small-scale residential, commercial, industrial, and
24 public uses. Small Town Character reflects a community where people value the natural landscape and
25 are a generally friendly, polite, and where everybody knows their neighbors.
26

27 **Social Service Organization.** A public or quasi-public establishment providing social and/or
28 rehabilitation services, serving persons with social or personal problems requiring special services, the
29 disabled handicapped, and the otherwise disadvantaged. ~~Examples of this land use include: counseling~~
30 ~~centers, welfare offices, job counseling and training centers, or vocational rehabilitation agencies. Includes~~
31 ~~organizations soliciting funds to be used directly for these and related services, and establishments~~
32 ~~engaged in community improvement and neighborhood development. Does not include **day-care**~~
33 ~~services, **emergency shelters** and **transitional housing**, or **residential care**, which are separately~~
34 ~~defined.~~
35

36 **Soil.** The unconsolidated material on the immediate surface of the earth created by natural forces that serves
37 as natural medium for growing land plants.
38

39 **Solid Waste.** Any unwanted or discarded material that is not a liquid or gas. Includes organic wastes, paper
40 products, metals, glass, plastics, cloth, brick, rock, soil, leather, rubber, yard wastes, and wood, but does
41 not include sewage and hazardous materials. ~~Organic wastes and paper products comprise about 75 percent~~
42 ~~of typical urban solid waste.~~
43

44 **Sound Exposure Level (SEL).** A rating, in decibels, of a discrete event, such as an aircraft flyover or
45 train pass by, that compresses the total sound energy into a one-second event.
46

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

5
6 **Speed, Average.** The sum of the speeds of the cars observed divided by the number of cars observed.

7
8 **Speed, Critical.** The speed that is not exceeded by 85 percent of the cars observed.

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

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

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

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

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

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

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

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

1 **Storage, Warehouse, Indoor Storage.** Facilities for the storage of furniture, household goods, or other
2 commercial goods of any nature. Includes cold storage. Does not include: warehouse, storage or mini-
3 storage facilities offered for rent or lease to the general public (**storage—personal storage facility**);
4 warehouse facilities primarily used for wholesaling and distribution (see **wholesaling and distribution**);
5 or terminal facilities for handling freight (see **truck or freight terminal**).
6

7 **Storm Runoff.** Surplus surface water generated by rainfall that does not seep into the earth but flows
8 overland to flowing or stagnant bodies of water.
9

10 **Storm Water.** Storm water is generated when precipitation from rain and snowmelt events flows over
11 land or impervious surfaces and does not percolate into the ground. ~~As storm water flows over the land or~~
12 ~~impervious surfaces, it accumulates debris, chemicals, sediment or other pollutants that could adversely~~
13 ~~affect water quality if the storm water is discharged untreated.~~
14

15 **Story.** That portion of a building included between the surface of any floor and the surface of the floor
16 next above, or if there is no floor above, then the space between the floor and the ceiling or floor next
17 above. Basements are excluded from being considered a story.
18

19 **Stream.** All watercourses shown as blue lines on the most recent United States Geological Survey
20 (USGS) 7.5-minute topographic quadrangle maps applicable to the Town or as otherwise designated by
21 the Town.
22

23 **Stream Corridor.** The linear area associated with a stream including the channel, banks, and associated
24 riparian vegetation. Usually stream corridors encompass an area extending 50 feet from the top of each
25 bank. A horizontal distance of one hundred feet measured from each side of the centerline of the stream,
26 totaling a width of two hundred feet; or a horizontal distance of fifty feet measured from the top of each
27 stream or creek bank, whichever is greater. The commission may establish different horizontal
28 measurements to match specific stream environments.
29

30 **Stream or Creek Bank.** The point where the break in slope occurs between a stream channel and
31 surrounding topography.
32

33 **Street.** A public or private thoroughfare, which affords the principal means of access to abutting property,
34 including avenue, place, way, drive, lane, boulevard, highway, road and any other thoroughfare, except
35 an alley. (See "Alley.")
36

37 **Street Furniture.** Those features associated with a street that are intended to enhance that street's physical
38 character and use by pedestrians, such as benches, trash receptacles, kiosks, lights, newspaper racks.
39

40 **Street Tree Plan.** A comprehensive plan for all trees on public streets that sets goals for solar access, and
41 standards for species selection, maintenance, and replacement criteria, and for planting trees in patterns
42 that will define neighborhood character ~~while avoiding monotony or maintenance problems.~~
43

44 **Streets, Local.** (See "Streets, Minor")
45

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

3
4 **Streets, Minor.** Local streets not shown on the Circulation Plan, Map, or Diagram, whose primary
5 intended purpose is to provide access to fronting properties.

6
7 **Streets, Through.** Streets that extend continuously between other major streets in the community.

8
9 **Structure.** Anything constructed or erected, the use of which requires attachment to the ground or
10 attachment to something located on the ground (~~excluding swimming pools, fences, and walls used as~~
11 ~~fences~~).

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

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

28
29 **Subdivision Map Act.** Division 2 (Sections 66410 et seq) of the California Government Code, this
30 act vests in local legislative bodies the regulation and control of the design and improvement of
31 subdivisions, including the requirement for tentative and final maps. (See "Subdivision.")

32
33 **Subsidence.** The gradual settling or sinking of an area with little or no horizontal motion. (See
34 "Settlement.")

35
36 **Subsidize.** To assist by payment of a sum of money or by the granting of terms or favors that reduce
37 the need for monetary expenditures. ~~Housing subsidies may take the forms of mortgage interest~~
38 ~~deductions or tax credits from federal and/or state income taxes, sale or lease at less than market~~
39 ~~value of land to be used for the construction of housing, payments to supplement a minimum~~
40 ~~affordable rent, and the like.~~

41
42 **Substandard Housing.** Residential dwellings that, because of their physical condition, do not
43 provide safe and sanitary housing.

44
45 **Substantial.** Considerable in importance, value, degree, or amount.

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

5
6 **Surface Water.** Any water found in rivers, lakes, streams, ponds, and underground rivers.

7
8 **Swale.** A shallow storm water channel that can be vegetated with some combination of grasses, shrubs,
9 and/or trees designed to slow, filter, and often infiltrate storm water runoff.

10
11 ~~**Tax Increment.** Additional tax revenues that result from increases in property values within are
12 development area. State law permits the tax increment to be earmarked for redevelopment purposes
13 but requires at least 20 percent to be used to increase and improve the community's supply of very
14 low and low income housing.~~

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

22
23 **Temporary Structure.** A structure without any foundation or footings, and which is removed when the
24 designated time period, activity, or use for which the temporary structure was erected has ceased.

25
26 **Temporary Use.** A use of land that is designed, operated and occupies a site for a limited time, typically
27 less than twelve months.

28
29 **Tenant.** A person or entity who temporarily occupies land or property rented from a landlord.

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

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

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

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

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

1
2 **Town.** The Town of Loomis, State of California.

3
4 **Town Council.** The Loomis Town Council, referred to as the "Council".

5
6 **Traffic Model.** A mathematical representation of traffic movement within an area or region based
7 on observed relationships between the kind and intensity of development in specific areas. Many
8 traffic models operate on the theory that trips are produced by persons living in residential areas and
9 are attracted by various non-residential land uses. (See "Trip.")

10
11 **Trail.** A public access corridor providing non-motorized and limited motorized access between
12 points of interest such as Passive Parks, Recreation Parks, schools, and the Town Center. Trails can
13 include: unpaved walking paths, paved bikeways, equestrian paths, short sidewalk segments between
14 portions of trails, railroad corridors, and publicly accessible utility corridors.

15
16 **Transit.** The conveyance of persons or goods from one place to another by means of a local, public
17 transportation system.

18
19 **Transit-dependent.** Refers to persons unable to operate automobiles or other motorized vehicles, or
20 those who do not own motorized vehicles. Transit-dependent citizens must rely on transit, paratransit,
21 or owners of private vehicles for transportation. Transit-dependent citizens include the young, the
22 ~~handicapped~~ **disabled**, the elderly, the poor, and those with prior violations in motor vehicle laws.

23
24 **Transit, Public.** A system of regularly scheduled buses and/or trains available to the public on a fee-
25 per-ride basis. Also called "Mass-Transit."

26
27 **Transit Station or Terminal.** A passenger station for vehicular, and rail mass transit systems; also
28 terminal facilities providing maintenance and service for the vehicles operated in the transit system.
29 Includes buses, taxis, railway, etc.

30
31 **Transitional Housing.** ~~Buildings configured as rental housing developments but operated under program~~
32 ~~requirements that require the termination of assistance and recirculating of the assisted unit to another~~
33 ~~eligible program recipient at a predetermined future point in time that shall be no less than six months~~
34 ~~from the beginning of the assistance. Housing with supportive services for up to 24 months that is~~
35 exclusively designated and targeted for recently homeless persons. Transitional housing includes self-
36 sufficiency development services, with the ultimate goal of moving recently homeless persons to
37 permanent housing as quickly as possible, and limits rents and service fees to an ability-to-pay formula
38 reasonably consistent with the United States Department of Housing and Urban Development's
39 requirements for subsidized housing for low-income persons. Rents and service fees paid for transitional
40 housing may be reserved, in whole or in part, to assist residents in moving to permanent housing.

41
42 **Transportation Demand Management (TDM).** A strategy for reducing demand on the road system
43 by reducing the number of vehicles using the roadways and/or increasing the number of persons per
44 vehicle. TDM attempts to reduce the number of persons who drive alone on the roadway during the
45 commute period and to increase the number in carpools, vanpools, buses and trains, walking, and
46 biking. TDM can be an element of TSM (see below).

1
2 **Transportation Systems Management (TSM).** A comprehensive strategy developed to address the
3 problems caused by additional development, increasing trips, and a shortfall in transportation
4 capacity. ~~Transportation Systems Management focuses on more efficiently utilizing existing highway~~
5 ~~and transit systems rather than expanding them. TSM measures are characterized by their low cost~~
6 ~~and quick implementation time frame, such as computerized traffic signals, metered freeway ramps,~~
7 ~~and one-way streets.~~

8
9 **Trees, Heritage.** Trees planted by a group of citizens or by the Town or ~~others~~ City or County in
10 commemoration of an event or in memory of a person figuring significantly in history.

11
12 **Trees, Landmark.** Trees whose size, visual impact, or association with a historically significant
13 structure or event have led the Town ~~City or County~~ to designate them as landmarks.

14
15 **Trees, Street.** Trees strategically planted--usually in parkway strips, medians, or along streets--to
16 enhance the visual quality of a street.

17
18 **Trip.** A one-way journey that proceeds from an origin to a destination via a single mode of
19 transportation; the smallest unit of movement considered in transportation studies. ~~Each trip has one~~
20 ~~"production end," (or origin often from home, but not always), and one "attraction end,"~~
21 ~~(destination).~~ (See "Traffic Model.")

22
23 **Trip Generation.** The dynamics that account for people making trips in automobiles or by means of
24 public transportation. Trip generation is the basis for estimating the level of use for a transportation
25 system and the impact of additional development or transportation facilities on an existing, local
26 transportation system. Trip generations of households are correlated with destinations that attract
27 household members for specific purposes.

28
29 **Truck Route.** A path of circulation required for all vehicles exceeding set weight or axle limits, a
30 ~~truck route follows major arterials through commercial or industrial areas and avoids sensitive areas.~~

31
32 **Truck or Freight Terminal.** A transportation facility furnishing services incidental to air, motor freight,
33 and rail transportation. Examples of these facilities include: freight forwarding services; freight terminal
34 facilities; joint terminal and service facilities; overnight mail processing facilities; packing, crating,
35 inspection and weighing services; postal service bulk mailing distribution centers; transportation
36 arrangement services; and trucking facilities, including transfer and storage.

37
38 **Undevelopable.** Specific areas where topographic, geologic, and/or surficial soil conditions indicate
39 a significant danger to future occupants ~~and a liability to the City or County are designated as~~
40 ~~"undevelopable" by the City or County.~~

41
42 **Undue.** Improper, or more than necessary.

43
44 **California Uniform Building Code (UCBC).** ~~A national, standard building code~~ The California
45 Building Standards Code (Title 24 of California Code of Regulations) that sets forth minimum
46 standards for construction

1
2 **Uniform Housing Code (UHC).** State housing regulations governing the condition of habitable
3 structures with regard to health and safety standards, and which provide for the conservation and
4 rehabilitation of housing ~~in accordance with the Uniform Building Code (UBC).~~

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

12
13 **Urban Design.** The attempt to give form, in terms of both beauty and function, to selected urban
14 areas or to whole cities. Urban design is concerned with the location, mass, and design of various
15 urban components and combines elements of urban planning, architecture, and landscape architecture
16

17 **Public Urban Services.** Utilities, such as water, gas, electricity, and sewer, and ~~public services~~, such
18 as police, fire, schools, parks, and recreation, ~~provided to an urbanized or urbanizing area.~~

19
20 **Urban Sprawl.** Haphazard growth or outward extension of a city resulting from uncontrolled or
21 poorly managed development.

22
23 **Use.** The purpose for which a lot or structure is or may be leased, occupied, maintained, arranged,
24 designed, intended, constructed, erected, moved, altered, and/or enlarged in accordance with the
25 ~~Town City or County~~ zoning ordinance and General Plan land use designations. See also **Land Use**
26 and **Primary Use**.

27
28 **Use, Non-conforming.** (See "Non-conforming Use.")

29
30 **Use Permit.** The discretionary ~~and conditional~~ review of an activity or function or operation on a site
31 or in a building or facility.

32
33 **Utility Corridors.** Rights-of-way or easements for utility lines on either publicly or privately owned
34 property. (See "Right-of-way" or "Easement.")

35
36 **Utility Facility.** A fixed-base structure or facility serving as a junction point for transferring electric utility
37 services from one transmission voltage to another or to local distribution and service voltages, and similar
38 facilities for water supply and natural gas distribution. ~~These uses include any of the following facilities~~
39 ~~that are not exempted from land use permit requirements by Government Code Section 53091: corporation~~
40 ~~and maintenance yards; electrical substations and switching stations; natural gas regulating and~~
41 ~~distribution facilities; public water system wells, treatment plants and storage; telephone switching~~
42 ~~facilities; and wastewater treatment plants, settling ponds and disposal fields. These uses do not include~~
43 ~~office or customer service centers (classified in offices).~~

44
45 **Utility Infrastructure.** Pipelines for water, natural gas, and sewage collection and disposal; and facilities
46 for the transmission of electrical energy for sale, including transmission lines for a public utility company.

1 Also includes telephone, telegraph, cable television and other communications transmission facilities
2 utilizing direct physical conduits. Does not include offices or service centers (see **offices—business and**
3 **service**), or distribution substations (see **utility facility**).

4
5 **Vacant.** Lands or buildings that are not actively used for any purpose.

6
7 **Variance.** A departure from any provision of the zoning requirements for a specific parcel, except
8 use, without changing the zoning ordinance or the underlying zoning of the parcel. ~~A variance usually~~
9 ~~is granted only upon demonstration of hardship based on the peculiarity of the property in relation to~~
10 ~~other properties in the same zone district.~~

11
12 **Vegetated Swale.** A long and narrow, trapezoidal or semicircular channel, planted with a variety of
13 trees, shrubs, and grasses or with a dense mix of grasses. Storm water runoff from impervious surfaces is
14 directed through the swale, where it is slowed and infiltrated, allowing pollutants to settle out. Check
15 dams are often used to create small, ponded areas to facilitate infiltration.

16
17 **Vehicle Miles Traveled (VMT).** ~~The sum of the individual motor vehicle commute trip lengths in miles~~
18 ~~made by affected employees over a set period of time. "Vehicle miles traveled per employee" means the~~
19 ~~sum of VMTs by affected employees over a set period divided by the number of affected employees during~~
20 ~~that period. A key measure of overall street and highway use. Reducing VMT is often a major~~
21 ~~objective in efforts to reduce vehicular congestion and achieve regional air quality goals.~~

22
23 **Vehicle Services.** The repair, servicing, alteration, restoration, towing, painting, cleaning, or finishing of
24 automobiles, trucks, recreational vehicles, boats and other vehicles as a primary use, including the
25 incidental wholesale and retail sale of vehicle parts as an accessory use. ~~Does not include automobile~~
26 ~~parking (see **parking facilities**), repair shops that are part of a vehicle dealership on the same site (see~~
27 ~~**auto and vehicle sales and rental**, and **mobile home, RV, and boat sales and rental**); **gas stations**,~~
28 ~~which are separately defined; or **dismantling yards**, which are included under **recycling scrap and**~~
29 ~~**dismantling yards**. This use includes the following categories:~~

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

36
37 **Vehicle Storage.** A service facility for the long-term storage of operative cars, trucks, buses, recreational
38 vehicles, and other motor vehicles, for clients. Does not include dismantling yards (classified in
39 **recycling—scrap and dismantling yards**).

40
41 **Very Low-income Household.** A household with an annual income usually no greater than 50
42 percent of the area median family income adjusted by household size, as determined by a survey of
43 incomes ~~conducted by a city or a county~~, or in the absence of such a survey, based on the latest
44 available eligibility limits established by the U.S. Department of Housing and Urban Development
45 (HUD) ~~or the California Department of Housing and Community Development (HCD) for the~~
46 ~~Section 8 housing program. (See "Area.")~~

1
2 **Veterinary Clinics, Animal Hospitals, Kennels.** Office and indoor medical treatment facilities used by
3 veterinarians, including large and small animal veterinary clinics, and animal hospitals. Kennels and
4 boarding operations are commercial facilities for the keeping, boarding or maintaining of four or more
5 dogs four months of age or older, or four or more cats, except for dogs or cats in pet shops.
6

7 **View Corridor.** The line of sight-identified as to height, width, and distance-of an observer looking
8 toward an object of significance to the community (e.g., ridgeline, river, historic building, etc.); the
9 route that directs the viewer's attention.
10

11 **Viewshed.** The area within view from a defined observation point.
12

13 **Volume-to-Capacity Ratio.** A measure of the operating capacity of a roadway or intersection, in terms
14 of the number of vehicles passing through, divided by the number of vehicles that theoretically could
15 pass through when the roadway or intersection is operating at its designed capacity. Abbreviated as
16 "v/c." At a v/c ratio of 1.0, the roadway or intersection is operating at capacity. If the ratio is less than
17 1.0, the traffic facility has additional capacity. Although ratios slightly greater than 1.0 are possible,
18 it is more likely that the peak hour will elongate into a "peak period." (See "Peak Hour" and "Level
19 of Service.")
20

21 **Warehouse.** See **storage—warehouse, indoor storage.**
22

23 **Warehouse Retail.** A retail store that emphasizes the packaging and sale of products in large
24 quantities or volumes, some at discounted prices, where products are typically displayed in their
25 original shipping containers. Warehouse retail includes associated sales of motor vehicle fuels at
26 onsite Fueling Stations operated by the warehouse retail use. Sites and buildings are usually large and
27 industrial in character. Patrons may be required to pay membership fees.
28

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

33 **Watershed.** The total area above a given point on a watercourse that contributes water to its flow;
34 the entire region drained by a waterway or watercourse that drains into a lake, or reservoir.
35

36 **Waterway.** (See "Watercourse.")
37

38 **Wetlands.** ~~Transitional areas between terrestrial and aquatic systems where the water table is usually~~
39 ~~at or near the surface, or the land is covered by shallow water. Under a "unified" methodology now~~
40 ~~used by all federal agencies, wetlands are defined as "those areas meeting certain criteria for~~
41 ~~hydrology, vegetation, and soils."~~ Per the State Water Resources Control Board, an area is wetland if, under
42 normal circumstances, (1) the area has continuous or recurrent saturation of the upper substrate caused by
43 groundwater, or shallow surface water, or both; (2) the duration of such saturation is sufficient to cause anaerobic
44 conditions (or water quality issues) in the upper substrate; and (3) the area's vegetation is dominated by hydrophytes
45 (aquatic plants) or the area lacks vegetation.
46

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

9
10 **Wildlife Refuge.** An area maintained in a natural state for the preservation of both animal and plant
11 life.

12
13 **Williamson Act.** ~~California Government Code Section 51200 et seq., as they may be amended from time~~
14 ~~to time.~~ Known formally as the California Land Conservation Act of 1965, it was designed as an
15 incentive to retain prime agricultural land and open space in agricultural use, thereby slowing its
16 conversion to urban and suburban development. ~~The program entails a 10-year contract between the~~
17 ~~Town or County and an owner of land whereby the land is taxed on the basis of its agricultural use~~
18 ~~rather than the market value. The land becomes subject to certain enforceable restrictions, and certain~~
19 ~~conditions need to be met prior to approval of an agreement.~~

20
21 **Wine Tasting.** A facility, or area within a winery where wine and related products are offered for
22 retail sale, where wine may be tasted ~~for a fee, or without charge.~~

23
24 **Winery.** A manufacturing facility where wine grapes are crushed, fermented, aged, bottled, and sold at
25 wholesale as finished wine. ~~May include tasting and accessory retail sales of wine produced on-site.~~

26
27 **Wired Communications.** Any communication system using wire, cable, fiber optics, or other like
28 connection between the point of origin and the point of reception.

29
30 **Yard.** An area between a lot line and a structure, unobstructed and unoccupied from the ground upward,
31 except for projections permitted by this title. See also **setback**.

- 32 1. **Front yard.** An area extending across the full width of the lot between the front lot line and
33 the primary structure.
- 34 2. **Rear yard.** An area extending the full width of the lot between a rear lot line and the primary
35 structure.
- 36 3. **Side yard.** An area between a side lot line and the primary structure extending between the
37 front and rear yards.

38
39 **Yard Area of Major Use.** That area to the rear or side of the main residence (usually not both) generally
40 containing a swimming pool, and/or patio area, and/or major landscaping, etc.

41
42 **Zero Lot Line.** The location of a building on a lot in such a manner that one or more building sides rests
43 directly on a lot line.

1 **Zone, Traffic.** In a mathematical traffic model, the area to be studied is divided into zones, with each
2 zone treated as producing and attracting trips. The production of trips by a zone is based on the
3 number of trips to or from work or shopping, or other trips produced per dwelling unit.
4

5 **Zoning.** The division of a city or county by legislative regulations into areas, or zones, which specify
6 allowable uses for real property and size restrictions for buildings within these areas; a program that
7 implements policies of the General Plan.
8

9 **Zoning District.** A designated section of a city or county for which prescribed land use requirements
10 and building and development standards are uniform. Any of the residential, commercial, industrial,
11 public, and ~~or~~ overlay districts established by the Zoning Code, within which certain land uses are allowed
12 or prohibited, and certain site planning and development standards are established (e.g., setbacks, height
13 limits, site coverage requirements, etc.).
14

15 **Zoning Map.** Government Code Section 65851 permits a legislative body to divide a county, a city,
16 or portions thereof, into zones of the number, shape, and area it deems best suited to carry out the
17 purposes of the zoning ordinance. These zones are delineated on a map or maps, called the Zoning
18 Map.
19

20 **Zoning Ordinance.** The Town of Loomis zoning ordinance, ~~Title 13 of the Loomis Municipal Code.~~
21

22 AGENCIES

23
24 **Advisory Council on Historic Preservation (ACHP).** An independent federal agency that promotes the
25 preservation, enhancement, and productive use of our nation's historic resources, and advises the President
26 and Congress on national historic preservation policy. Established by the National Historic Preservation Act
27 (NHPA) in 1966, the ACHP is the only entity with the legal responsibility to encourage federal agencies to
28 factor historic preservation into federal project requirements. <https://www.achp.gov>
29

30 **Affordable Housing Development Corporation (AHDC).** AHDC has worked with numerous nonprofit
31 organizations, housing authorities, and cities in developing affordable housing throughout California. They
32 have developed 73 projects in 40 cities and 22 counties over 30 years. <https://ahdcinc.com>
33

34 **Alta California Regional Center (ACRC).** Alta California Regional Center is a private, non-profit
35 corporation working under contract with the State of California, Department of Developmental Services, to
36 provide services to persons, age three and above, with a developmental disability pursuant to the Lanterman
37 Act. ACRC also provides services to infants and toddlers, between birth and 36 months, who have a need for
38 early intervention services and who meet the eligibility criteria for the California Early Start program.
39 <https://www.altaregional.org>
40

41 **American National Standards Institute (ANSI).** The American National Standards Institute is a private non-
42 profit organization that oversees the development of voluntary consensus standards for products, services,
43 processes, systems, and personnel in the United States. <https://www.ansi.org>
44

45 **Brilliant Corners.** A Los Angeles-based organization that works to partner with government, health care,
46 service providers, landlords and developers to create supportive housing solutions that empower people to
47 achieve housing stability. <https://brilliantcorners.org>
48

1 **California Air Resources Board (CARB or ARB).** The state agency charged with protecting the public from
2 the harmful effects of air pollution and developing programs and actions to fight climate change. It promotes
3 and protects public health, welfare, and ecological resources through effective reduction of air pollutants while
4 recognizing and considering effects on the economy. CARB is the lead agency for climate change programs
5 and oversees all air pollution control efforts in California to attain and maintain health-based air quality
6 standards. <https://ww2.arb.ca.gov>
7

8 **California Building Standards Commission (BSC).** The California Building Standards Commission
9 (CBSC) is authorized by the state of California, through the California Building Standards Law, to manage
10 the many processes relating to development, adoption, approval, publication, and implementation of
11 California's building codes. <https://www.dgs.ca.gov/BSC>
12

13 **California Department of Developmental Services (DDS).** The California Department of Developmental
14 Services (DDS) ensures that Californians with developmental disabilities can lead independent, productive
15 lives in their community of choice. DDS oversees the coordination and delivery of services to over 350,000
16 individuals who have cerebral palsy, intellectual disabilities, autism, epilepsy, and related conditions through
17 a network of 21 regional centers and state-operated facilities. <https://www.dds.ca.gov>
18

19 **California Department of Education (CDE).** The California Department of Education is an agency within
20 the Government of California that oversees public education. The department oversees funding and testing
21 and holds local educational agencies accountable for student achievement. <https://www.cde.ca.gov>
22

23 **California Department of Fair Employment and Housing (DFEH).** The Department of Fair Employment
24 and Housing is the state agency charged with enforcing California's civil rights laws. The mission of the
25 DFEH is to protect the people of California from unlawful discrimination in employment, housing, businesses,
26 and state-funded programs, and from bias-motivated violence and human trafficking. <https://www.dfeh.ca.gov>
27

28 **California Department of Finance (DoF).** The California Department of Finance is a state cabinet-level
29 agency within the government of California. The Department of Finance is responsible for preparing,
30 explaining, and administering the state's annual financial plan. The Department of Finance's other duties
31 include analyzing the budgets of proposed laws in the California State Legislature, creating and monitoring
32 current and future economic forecasts of the state, estimating population demographics and enrollment
33 projections, and maintaining the state's accounting and financial reporting systems. <https://www.dof.ca.gov>
34

35 **California Department of Finance (DoF) Demographic Research Unit (DRU).** The Demographic
36 Research Unit (DRU) of the California Department of Finance is designated as the single official source of
37 demographic data for state planning and budgeting. <https://www.dof.ca.gov/forecasting/demographics/>
38

39 **California Department of Fish and Wildlife.** The California Department of Fish and Wildlife (CDFW),
40 formerly known as the California Department of Fish and Game (CDFG), is a state agency under the California
41 Natural Resources Agency. The Department of Fish and Wildlife manages and protects the state's wildlife,
42 wildflowers, trees, mushrooms, algae (kelp) and native habitats (ecosystems). The department is responsible
43 for regulatory enforcement and management of related recreational, commercial, scientific, and educational
44 uses. <https://wildlife.ca.gov>
45

46 **California Department of Forestry and Fire Protection (CALFIRE).** The Department of Forestry and Fire
47 Protection serves and safeguards the people and protects the property and resources of California. Cal Fire's
48 foremost operational role is to fight and prevent wildfire on 31 million acres of state forestland. The
49 organization works in both suppression and prevention capacities on state land and offers emergency services
50 of various kinds in 36 out of California's 58 counties, through contracts with local governments. The

1 organization also assists in response to a wide range of disasters and incidents, including earthquakes, water
2 rescues, and hazardous material spills. <https://www.fire.ca.gov>

3
4 **California Department of Parks and Recreation (DPR; also known as California State Parks).** California
5 Department of Parks and Recreation manages more than 280 park units, which contain the finest and most
6 diverse collection of natural, cultural, and recreational resources to be found within California.
7 <https://www.parks.ca.gov>

8
9 **California Department of Resources Recycling and Recovery (also known as CalRecycle; formerly**
10 **California Integrated Waste Management Board (CIWMB)).** California's Department of Resources
11 Recycling and Recovery (CalRecycle) brings together the state's recycling and waste management programs
12 and continues a tradition of environmental stewardship. Through landmark initiatives like the Integrated Waste
13 Management Act and Beverage Container Recycling and Litter Reduction Act, California works toward a
14 society that uses less, recycles more, and takes resource conservation to higher and higher levels. Our state
15 leads the nation with an approximate 65 percent diversion rate for all materials, and today recycling supports
16 more than 140,000 green jobs in California. <https://www.calrecycle.ca.gov>

17
18 **California Department of Tax and Fee Administration (CDTFA).** The California Department of Tax and
19 Fee Administration (CDTFA) administers California's sales and use, fuel, tobacco, alcohol, and cannabis
20 taxes, as well as a variety of other taxes and fees that fund specific state programs. CDTFA administered
21 programs collect over \$70 billion annually which in turn supports local essential services such as
22 transportation, public safety and health, libraries, schools, social services, and natural resource management
23 programs through the distribution of tax dollars going directly to local communities.
24 <https://www.cdtfa.ca.gov/about.htm>

25
26 **California Department of Toxic Substances Control (DTSC).** The California Department of Toxic
27 Substances Control is an agency of the government of the state of California. The mission of the DTSC is to
28 protect public health and the environment from toxic harm. <https://dtsc.ca.gov>

29
30 **California Department of Transportation (Caltrans).** The governmental agency that manages California's
31 highway and freeway lanes, provides inter-city rail services, and permits public-use airports and special-use
32 hospital heliports, working with local agencies. Caltrans has six primary programs: Aeronautics, Highway
33 Transportation, Mass Transportation, Transportation Planning, Administration and the Equipment Service
34 Center. <https://dot.ca.gov>.

35
36 **California Department of Water Resources (DWA).** The California Department of Water Resources
37 (DWR) is part of the California Natural Resources Agency and is responsible for the management and
38 regulation of the State of California's water usage. <https://water.ca.gov>

39
40 **California Energy Commission (CEC).** The state's primary energy policy and planning agency, the Energy
41 Commission is committed to reducing energy costs and environmental impacts of energy use while ensuring
42 a safe, resilient, and reliable supply of energy. <https://www.energy.ca.gov>

43
44 **California Employment Development Department (EDD).** In California, the Employment Development
45 Department (EDD) is a department of government that provides a variety of services to businesses, workers,
46 and job seekers. The EDD's largest task is the administration of the Unemployment Insurance (UI), Disability
47 Insurance (DI), and Paid Family Leave (PFL) programs, which provide benefits to workers who are willing to
48 work but are unemployed, disabled or must care for family members. The Department also provides
49 employment service programs and collects the state's labor market information and employment data.
50 <https://edd.ca.gov>

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

6
7 **California Franchise Tax Board (FTB).** The California Franchise Tax Board (FTB) collects state personal
8 income tax and corporate income tax of California. It is part of the California Government Operations Agency.
9 The board is composed of the California State Controller, the director of the California Department of Finance,
10 and the chair of the California Board of Equalization. The chief administrative official is the executive officer
11 of the Franchise Tax Board. <https://www.ftb.ca.gov>

12
13 **California Geological Survey (CGS).** The California Geological Survey, previously known as the California
14 Division of Mines and Geology, is the California state geologic agency. It is a division of the Department of
15 Conservation. The mission of the California Geological Survey is to provide scientific products and services
16 about the state's geology, seismology, and mineral resources, including their related hazards, that affect the
17 health, safety, and business interests of the people of California. <https://www.conservation.ca.gov/cgs>

18
19 **California Health and Human Services (CHHS).** The California Health and Human Services Agency
20 oversees departments and offices that provide a wide range of services in the areas of health care, mental
21 health, public health, alcohol and drug treatment, income assistance, social services and assistance to people
22 with disabilities. <https://www.chhs.ca.gov>

23
24 **California Housing Finance Agency (CHFA).** A State agency, established by the Housing and Home
25 Finance Act of 1975, which is authorized to sell revenue bonds and generate funds for the development,
26 rehabilitation, and conservation of low-and moderate-income housing. <https://www.calhfa.ca.gov>

27
28 **California Integrated Waste Management Board.** See California Department of Resources Recycling and
29 Recovery, also known as CalRecycle; formerly California Integrated Waste Management Board (CIWMB) above.

30
31 **California Native American Heritage Commission (NAHC or Commission).** The California Native American
32 Heritage Commission (NAHC or Commission), created in statute in 1976 (Chapter 1332, Statutes of 1976), is a
33 nine-member body whose members are appointed by the Governor. The NAHC identifies, catalogs, and protects
34 Native American cultural resources -- ancient places of special religious or social significance to Native Americans
35 and known ancient graves and cemeteries of Native Americans on private and public lands in California. The NAHC
36 is also charged with ensuring California Native American tribes' accessibility to ancient Native American cultural
37 resources on public lands, overseeing the treatment and disposition of inadvertently discovered Native American
38 human remains and burial items, and administering the California Native American Graves Protection and
39 Repatriation Act (CalNAGPRA). <http://nahc.ca.gov>

40
41 **California Native Plant Society (CNPS).** The California Native Plant Society (CNPS) is a California
42 environmental non-profit organization (501(c)3) that seeks to increase understanding of California's native flora
43 and to preserve it for future generations. The mission of CNPS is to conserve California native plants and their
44 natural habitats, and increase understanding, appreciation, and horticultural use of native plants throughout the
45 entire state and California Floristic Province. <https://www.cnps.org>

46
47 **California Occupational Safety and Health Administration (Cal/OSHA).** The Division of Occupational Safety
48 and Health of California is an agency of the Government of California established by the California Occupational
49 Safety & Health Act of 1973. Cal/OSHA provides free safety and health assistance to employers, with the goal of
50 preventing occupational injuries and illnesses. <https://www.dir.ca.gov/dosh/>

1 **California Office of Administrative Law (OAL).** The Office of Administrative Law (OAL) ensures that agency
2 regulations are clear, necessary, legally valid, and available to the public. OAL is responsible for reviewing
3 administrative regulations proposed by over 200 state agencies for compliance with the standards set forth in
4 California's Administrative Procedure Act (APA), for transmitting these regulations to the Secretary of State and
5 for publishing regulations in the California Code of Regulations. <https://oal.ca.gov>

6
7 **California Office of Emergency Services (CalOES).** The California Governor's Office of Emergency Services is
8 a California cabinet-level office responsible for overseeing and coordinating emergency preparedness, response,
9 recovery and homeland security activities within the state. <https://www.caloes.ca.gov>

10
11 **California Office for Environmental Health Hazard Assessment (OEHHA).** The Office of Environmental
12 Health Hazard Assessment (OEHHA) is the lead state agency for the assessment of health risks posed by
13 environmental contaminants. OEHHA's mission is to protect and enhance the health of Californians and our state's
14 environment through scientific evaluations that inform, support and guide regulatory and other
15 actions. <https://oehha.ca.gov>

16
17 **California Public Utilities Commission (CPUC).** The governmental agency which regulates the terms and
18 conditions of public utilities in the state. <https://www.cpuc.ca.gov>.

19
20 **California State Water Resources Control Board:** The State Regional Water Quality Control Board for the
21 State of California. There are nine regional water quality control boards statewide. Each Regional Board makes
22 critical water quality decisions for its region, including setting standards, issuing waste discharge
23 requirements, determining compliance with those requirements, and taking appropriate enforcement actions.
24 <https://www.waterboards.ca.gov>

25
26 **California Tax Credit Allocation Committee (CTCAC).** The California Tax Credit Allocation Committee
27 (CTCAC) administers the federal and state Low-Income Housing Tax Credit Programs. Both programs were
28 created to promote private investment in affordable rental housing for low-income Californians.
29 <https://www.treasurer.ca.gov/ctcac/>

30
31 **Capitol Corridor Joint Powers Authority (CCJPA).** The Capitol Corridor Joint Powers Authority (CCJPA)
32 is a partnership among the six local transit agencies in the eight-county service area which shares the
33 administration and management of the Capitol Corridor. The San Francisco Bay Area Rapid Transit District
34 (BART) provides day-to-day management support to the CCJPA. [https://www.capitolcorridor.org/ccjpa-
35 service/](https://www.capitolcorridor.org/ccjpa-service/)

36
37 **Capital Region Small Business Development Center (Capital Region SBDC).** As part of the Northern
38 California Small Business Development Center (SBDC) program, Capital Region SBDC focuses on advising
39 small business clients located in the Capital Region SBDC network coverage area. Funded in part through a
40 grant with the Governor's Office of Business and Economic Development and a cooperative agreement with
41 the U.S. Small Business Administration. <https://www.capitalregionsbdc.com>

42
43 **Central Valley Regional Water Control Board.** The primary duty of the Regional Board is to protect the
44 quality of the waters within the Region for all beneficial uses. This duty is implemented by formulating and
45 adopting water quality plans for specific ground or surface water basins and by prescribing and enforcing
46 requirements on all agricultural, domestic and industrial waste discharges. Specific responsibilities and
47 procedures of the Regional Boards and the State Water Resources Control Board are contained in the Porter-
48 Cologne Water Quality Control Act. <https://www.waterboards.ca.gov/centralvalley/>

49
50 **Children's Receiving Home of Sacramento.** The Children's Receiving Home of Sacramento provides a
51 spectrum of services for youth in crisis across the Sacramento region. The continuum of care we offer includes

1 an on-site preschool for the youngest survivors of family trauma; outpatient mental health care for children
2 residing in the community dealing with anxiety and depression; and residential treatment for children who
3 have suffered abuse, neglect or other trauma. <https://www.crhkids.org>

4
5 **Dry Creek Conservancy (DCC).** DCC is a collaborative engine for healthy natural systems in our
6 communities with a focus on watersheds. We promote vibrant communities by expanding understanding of
7 our natural world, facilitating collaboration of government, non-government organizations, and citizens on
8 watershed projects. They organize projects and processes such as native plantings, salmon barrier removal,
9 and monthly collaborative meetings that provide the community with opportunities to come together as
10 partners. DCC is a first choice of local government when they need a nonprofit partner for resource projects
11 and resource outreach and is a valued partner in all stakeholder processes. <https://drycreekconservancy.org>

12
13 **Environmental Information Administration (EIR).** The U.S. Energy Information Administration (EIA) is
14 a principal agency of the U.S. Federal Statistical System responsible for collecting, analyzing, and
15 disseminating energy information to promote sound policymaking, efficient markets, and public
16 understanding of energy and its interaction with the economy and the environment. EIA programs cover data
17 on coal, petroleum, natural gas, electric, renewable and nuclear energy. EIA is part of the U.S. Department of
18 Energy. <https://www.eia.gov>

19
20 **Environmental Protection Agency (EPA).** The Environmental Protection Agency is an independent
21 executive agency of the United States federal government. It has the responsibility of maintaining and
22 enforcing national standards under a variety of environmental laws, in consultation with state, tribal, and local
23 governments. It delegates some permitting, monitoring, and enforcement responsibility to U.S. states and the
24 federally recognized tribes. www.epa.gov

25
26 **Federal Communications Commission (FCC).** The Federal Communications Commission is an independent
27 agency of the United States government that regulates communications by radio, television, wire, satellite,
28 and cable across the United States. www.fcc.gov

29
30 **Federal Highway Administration (FHWA).** A division of the Department of Transportation, the Federal
31 Highway Administration (FHWA) provides stewardship over the construction, maintenance and preservation
32 of the Nation's highways, bridges and tunnels. FHWA also conducts research and provides technical assistance
33 to state and local agencies to improve safety, mobility, and to encourage innovation. <https://highways.dot.gov>

34
35 **Federal Housing Administration (FHA).** The Federal Housing Administration (FHA) is part of the U.S.
36 Department of Housing and Urban Development. We provide mortgage insurance on loans made by FHA-
37 approved lenders. We insure mortgages on single family homes, multifamily properties, residential care
38 facilities, and hospitals throughout the United States and its territories.
39 https://www.hud.gov/program_offices/housing/fhahistory

40
41 **Federal Railroad Administration.** The Federal Railroad Administration is an agency in the United States
42 Department of Transportation. It is one of ten agencies within the U.S. Department of Transportation
43 concerned with intermodal transportation. The Federal Railroad Administration's mission is to enable the safe,
44 reliable, and efficient movement of people and goods. <https://railroads.dot.gov>

45
46 **Federal Transit Administration (FTA).** The Federal Transit Administration is an agency within the United
47 States Department of Transportation that provides financial and technical assistance to local public
48 transportation systems. The FTA is one of ten modal administrations within the Department of Transportation
49 (DOT). <https://www.transit.dot.gov>

1 **Foothill Airport Land Use Commission (FALUC).** Operated by the Sierra Planning Organization (SPO),
2 FALUC served as the Airport Land Use Commission (ALUC) for four counties: El Dorado, Nevada, Placer,
3 and Sierra. FALUC was dissolved in May 2010.

4
5 **The Gathering Inn (TGI).** TGI is a multifaceted, multi-location agency serving over 185 homeless men,
6 women, and children in Placer County through programs at four separate locations.
7 <https://www.thegatheringinn.com>

8
9 **Homeless Resource Council of the Sierras.** The Homeless Resource Council of the Sierras is a private,
10 nonprofit partnership that ensures comprehensive, regional coordination of efforts and resources to reduce the
11 number of homeless persons as well as the number at risk of homelessness. It is a coalition of shelter providers,
12 consumers, advocates, and government representatives that are working together to shape planning and
13 decision-making. <https://hrescoc.org>

14
15 **Housing and Community Development Department of the State of California (HCD).** The State agency
16 that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of
17 low- and moderate-income households. <https://www.hcd.ca.gov>.

18
19 **Housing and Urban Development, U.S. Department of (HUD).** A cabinet-level department of the federal
20 government that administers housing and community development programs. <https://www.hud.gov>.

21
22 **Intergovernmental Panel on Climate Change (IPCC).** An intergovernmental body of the United Nations
23 responsible for advancing knowledge on human-induced climate change. The IPCC provides objective and
24 comprehensive scientific information on anthropogenic climate change, including the natural, political, and
25 economic impacts and risks, and possible response options. It does not conduct original research nor monitor climate
26 change, but rather undertakes a periodic, systematic review of all relevant published literature. <https://www.ipcc.ch>

27
28 **International Agency for Research on Cancer (IARC).** The International Agency for Research on Cancer is an
29 intergovernmental agency forming part of the World Health Organization of the United Nations. Its role is to
30 conduct and coordinate research into the causes of cancer. It also collects and publishes surveillance data regarding
31 the occurrence of cancer worldwide. <https://www.iarc.who.int>

32
33 **International Council of Shopping Centers (ICSC).** The member organization for industry advancement, ICSC
34 promotes and elevates the marketplaces and spaces where people shop, dine, work, play and gather as foundational
35 and vital ingredients of communities and economies. <https://www.icsc.com>

36
37 **Larson Davis Laboratories Larson Davis Laboratories (LDL).** Larson Davis instrumentation is used in
38 community and environmental noise monitoring, measurement of building acoustics, managing worker exposure to
39 noise and vibration, and various automotive, aerospace, and industrial applications. Larson Davis is a division of
40 PCB Piezotronics, Inc., a wholly owned subsidiary of Amphenol Corporation. <http://www.larsondavis.com>

41
42 **League of California Cities (Cal Cities).** Cal Cities expands and protects local control for cities through education
43 and advocacy to enhance the quality of life for all Californians. <https://www.calcities.org/home>

44
45 **Legal Services of Northern California (LSNC).** Since 1956 Legal Services of Northern California (LSNC) has
46 provided quality legal services that empower the poor to identify and defeat the causes and effects of poverty.
47 <https://lsnc.net>

48
49 **Local Governments Commission (LGC).** The Local Government Commission (LGC) is a non-profit organization
50 in Sacramento, California dedicated to local environmental sustainability, economic prosperity and social equity.
51 LCG has worked for over 35 years to support local policymakers on topics involving climate change, energy, water

1 and community design. The LGC approach includes connecting leaders, advancing policies and implementing
2 solutions. <https://www.lgc.org>

3
4 **Longitudinal Employer-Household Dynamics (LEHD).** The Longitudinal Employer-Household Dynamics
5 (LEHD) program is part of the Center for Economic Studies at the U.S. Census Bureau. The LEHD program
6 produces new, cost effective, public-use information combining federal, state and Census Bureau data on employers
7 and employees under the Local Employment Dynamics (LED) Partnership. State and local authorities increasingly
8 need detailed local information about their economies to make informed decisions. The LED Partnership works to
9 fill critical data gaps and provide indicators needed by state and local authorities. <https://lehd.ces.census.gov>

10
11 **Loomis Basin Chamber of Commerce.** www.loomischamber.com

12
13 **Loomis Basin Historical Society.** The Loomis Basin Historical Society was founded in 1993 for the purpose of
14 discovering, collecting, preserving, and making accessible the history and heritage of the Loomis Basin Area. The
15 Historical Society works to identify and preserve places of historical interest and promote public awareness of the
16 history of the Loomis Basin; to educate the public on the importance of the Loomis Basin's role in the history of
17 California and the United States; and to encourage the development of a Loomis Basin history museum. The
18 Historical Society maintains the local history collection and curates special museum shows.
19 <https://loomislibrary.org/loomis-historical-society/>

20
21 **Loomis Basin Horseman's Association (LBHA).** A non-profit 501(C)3 information and awareness group
22 dedicated to local trails, Traylor Ranch Nature Reserve, Loomis Basin Arena, and preservation of the rural lifestyle.
23 <https://www.lbha.us>

24
25 **Loomis Library and Community Learning Center (CLC).** The Loomis Library and Community Learning Center
26 is a free, municipal library located within walking distance of historic downtown Loomis. We welcome all people
27 and strive to be the learning center of our community; the place where people turn to discover ideas, engage in the
28 joy of reading, and the power of information. The library hosts a growing number of community enrichment
29 programs. <https://loomislibrary.org>

30
31 **Loomis Planning Commission.** The Planning Commission is entrusted to help set land-use goals and evaluate
32 individual project proposals to ensure that they are consistent with the Town's adopted plans.
33 <https://loomis.ca.gov/departments/planning-commission/>

34
35 **Loomis Union School District (LUSD).** Serves K-12th grade students in Loomis, California. [usd.k12.ca.us](https://www.loomis-
36 usd.k12.ca.us)

37
38 **Mayor's Library Board (Loomis).** <https://loomis.ca.gov/departments/library-board/>

39
40 **Mercy Housing California (MHC).** Mercy Housing California (MHC) is the largest regional division of Mercy
41 Housing, Inc., with offices in Los Angeles, San Francisco, and Sacramento. MHC has developed and operates 134
42 affordable communities with more than 9,190 homes serving lower-income seniors, families, and people who have
43 experienced homelessness. <https://www.mercyhousing.org/california/>

44
45 **National Center for Digital Government (CDG).** The National Center for Digital Government (NCDG) was
46 established in 2002 with generous support from the National Science Foundation. NCDG is based at the
47 University of Massachusetts Amherst in the School of Public Policy and the College of Social and Behavioral
48 Sciences. NCDG's mission is to build global research capacity, to advance practice, and to strengthen the
49 network of researchers and practitioners engaged in building and using technology to improve governance and
50 civil society. The goal of NCDG is to apply and extend the social and policy sciences to advance research and

1 practice at the intersection of governance, institutions and information technologies.
2 <https://www.umass.edu/digitalcenter/home>

3
4 **National Flood Insurance Program (NFIP).** The NFIP provides flood insurance to property owners, renters and
5 businesses, and having this coverage helps them recover faster when floodwaters recede. The NFIP works with
6 communities required to adopt and enforce floodplain management regulations that help mitigate flooding effects.
7 <https://www.fema.gov/flood-insurance>

8
9 **National Highway Traffic Safety Administration (NHTSA).** The National Highway Traffic Safety
10 Administration is an agency of the U.S. federal government, part of the Department of Transportation. Their mission
11 is to save lives, prevent injuries, and reduce economic costs due to road traffic crashes, through education, research,
12 safety standards, and enforcement. <https://www.nhtsa.gov>

13
14 **National Institute of Standards and Technology (NIST).** The National Institute of Standards and Technology is
15 a physical sciences laboratory and non-regulatory agency of the United States Department of Commerce. Its mission
16 is to promote American innovation and industrial competitiveness. <https://www.nist.gov>

17
18 **National Marine Fisheries Service (informally NOAA Fisheries).** The United States federal agency responsible
19 for the stewardship of national marine resources. The agency conserves and manages fisheries to promote
20 sustainability and prevent lost economic potential associated with overfishing, declining species, and degraded
21 habitats. <https://www.fisheries.noaa.gov>

22
23 **National Neighborhood Watch (NNW).** Since 1972, the National Neighborhood Watch Program (housed within
24 the National Sheriffs' Association) has worked to unite law enforcement agencies, private organizations, and
25 individual citizens in a nation-wide effort to reduce crime and improve local communities. <https://www.nnw.org>

26
27 **National Parks Service (NPS).** The National Park Service is an agency of the federal government of the United
28 States that manages all national parks, many national monuments, and other conservation and historical properties
29 with various title designations. <https://www.nps.gov/index.htm>

30
31 **Natural Resources Conservation Service (NRCS).** Part of the United States Department of Agriculture (USDA),
32 NRCS helps America's farmers, ranchers and forest landowners conserve the nation's soil, water, air and other
33 natural resources. All programs are voluntary and offer science-based solutions that benefit both the landowner and
34 the environment. <https://www.nrcs.usda.gov/wps/portal/nrcs/site/national/home/>

35
36 **National Science Foundation (NSF).** The National Science Foundation is an independent agency of the United
37 States government that supports fundamental research and education in all the non-medical fields of science and
38 engineering. Its medical counterpart is the National Institutes of Health. <https://www.nsf.gov>

39
40 **Office of Planning and Research (OPR).** A governmental division of the State of California that has among
41 its responsibilities the preparation of a set of guidelines for use by local jurisdictions in drafting General Plans.
42 <https://opr.ca.gov>

43
44 **Pacific States Marine Fisheries Council (PSMFC).** Established in 1947 by consent of Congress, the Pacific States
45 Marine Fisheries Commission (PSMFC) is an interstate compact agency that helps resource agencies and the fishing
46 industry sustainably manage our valuable Pacific Ocean resources in a five-state region. Member states include
47 California, Oregon, Washington, Idaho, and Alaska, each represented by three Commissioners.
48 <https://www.psmfc.org/psmfc-info/overview>

49
50 **Peace for Families.** PEACE for Families is a private, non-profit, community-based organization providing
51 comprehensive services to victims of domestic violence and sexual assault in Placer County. Services include: 24-

1 hour crisis line (1-800-575-5352), 24-hour emergency shelter for battered women and their children, in-person crisis
2 intervention, hospital accompaniment, individual and group peer counseling, therapeutic counseling, and assistance
3 in obtaining emergency food, clothing and transportation. [https://changingthepresent.org/collections/peace-for-](https://changingthepresent.org/collections/peace-for-families)
4 [families](https://changingthepresent.org/collections/peace-for-families)

5
6 **Penryn Fire Protection District (PFPD).** Located 30 miles east of Sacramento on Interstate 80 at the base of the
7 Sierra foothills, at approximately 1000 feet above sea level, the Penryn Fire Protection District covers an area of
8 10.5 square miles, serving 1410 homes, 118 businesses and a permanent population of nearly 6,000 people. The
9 district also serves a large area of Interstate 80, the east & west bound Union Pacific rail lines, and underground
10 petroleum pipeline. The district responds to more than 650 calls each year; 70% of these calls are medical in nature
11 with the remaining 30% being primarily fire type calls. Automatic and mutual aid agreements with neighboring
12 jurisdictions are in place to provide an increased level of protection and to ensure the most efficient service to the
13 community. <https://penryrfire.ca.gov>

14
15 **Pioneer Community Energy (Pioneer).** Pioneer Community Energy is a community-owned provider of electricity
16 – powering the communities we serve with competitive rates, reliable service and a choice in energy options. We
17 have taken a conservative approach to ensure that Pioneer Community Energy has a solid financial foundation to
18 ensure our success in serving residents and businesses in the future. Pioneer provides a Community Choice
19 Aggregation program, which acts as an alternative electricity supplier to PG&E. The electric power is transmitted
20 over PG&E transmission and delivery infrastructure. <http://pioneercommunityenergy.ca.gov>

21
22 **Placer Business Resource Center.** A Placer County agency that helps plan, launch, manage and grow businesses
23 in the county. In collaboration with the Small Business Administration (SBA), Small Business Development
24 Centers (SBDC), Placer School for Adults (PSA) and others, we serve businesses of all sizes at every stage of the
25 business life cycle. <https://www.placer.ca.gov//brc>

26
27 **Placer Collaborative Network.** A project of the Placer Community Foundation. The Placer Collaborative Network
28 (PCN) brings community leaders together to develop creative solutions for change. Change that brings about a
29 better quality of life for those living in Placer County. Over 40 members comprise the army of service providers at
30 Placer Collaborative Network. Through on the ground projects, leadership development and linking, solutions are
31 forged for our most pressing community issues. <https://placercollaborativenetwork.org/index.html>

32
33 **Placer Community Foundation.** Placer Community Foundation helps identify and meet emerging needs within
34 our community by encouraging and increasing responsible and effective philanthropy by and for the benefit of all
35 who live, learn, work and play in Placer County. We track the impact of organizations and programs working to
36 make a difference in our community and through the generosity and vision of our donors we grant hundreds of
37 thousands of dollars annually. <https://placercf.org>

38
39 **Placer Consortium on Homelessness and Affordable Housing (PCOH).** The Placer Consortium on
40 Homelessness and Affordable Housing (PCOH) created through the Placer Collaborative Network (PCN), began
41 meeting in March 2001. PCOH is a collaborative of skilled people who are interested and experienced in solutions
42 to homelessness. Representatives from nonprofit and faith-based organizations, governmental agencies, business,
43 education, health care, advocacy, as well as homeless persons, constitute the membership. The PCN is a wider
44 collaborative of governmental, profit and non-profit agencies and companies that provide social services to people
45 in Placer County.

46
47 **Placer County Air Pollution Control District (PCAPCD):** A Placer County agency managing the County’s air
48 quality to protect and promote public health through reduction and control of air pollutants with consideration to
49 economic and environmental impacts. The PCAPCD is charged with enforcement of local air pollution control rules
50 and state and federal air quality requirements, monitoring air quality, preparing, adopting, and implementing air
51 quality plans, providing incentives to local businesses and agencies to reduce pollutants, develops an annual

1 emission inventory of all sources within Placer County for the California Air Resources Board, and serves as a
2 commenting agency under CEQA. <https://www.placer.ca.gov/1569/Air-Pollution-Control>

3
4 **Placer County Adult System of Care (ASOC).** The Adult System of Care assists adults and older adults achieve
5 their optimal level of self-sufficiency and independence by providing mental health services, substance abuse
6 treatment, and in-home supportive services. Older and dependent adults are protected through investigations, case
7 management, and the conservatorship process as necessary. <https://www.placer.ca.gov/2158/Adult-System-of-Care>

8
9 **Placer County Agricultural Commission.** The Agricultural Commission is multipurpose: To promote and protect
10 agricultural interests in Placer County for present and future generations; Make recommendations to the Board of
11 Supervisors regarding land conservation act properties; Make recommendations on other issues affecting agriculture
12 and timber in the County. <https://www.placer.ca.gov/2304/Agricultural-Commission>

13
14 **Placer County Board of Supervisors.** The Board of Supervisors is the governing body of the County and certain
15 special districts. The Board enacts ordinances and resolutions, adopts the annual budget, approves contracts,
16 appropriates funds, determines land use zoning for the unincorporated area, and appoints certain County officers,
17 including the CEO and members of various boards and commissions. <https://www.placer.ca.gov/2231/Board-of-Supervisors>

18
19
20 **Placer County Economic Development Board.** The Placer County Economic Development Board, established by
21 the Board of Supervisors in 1991 serves as an advisory body for the Economic Development division. Members of
22 the board are responsible for carrying economic development information back to the governments and
23 organizations they represent to ensure that there is a united effort to attract new jobs to the County.
24 <https://www.placer.ca.gov/1508/Placer-County-Economic-Development-Board>

25
26 **Placer County Environmental Health Division.** Monitor and inspect the below for health and safety standards:
27 Restaurants, food trucks, grocery stores, convenience stores, caterers and food vendors at community events; Public
28 swimming pools, spas and body art facilities; Landfills, transfer stations, and facilities storing waste tires; Gas
29 stations, vehicle repair shops and other commercial facilities that store and dispose of hazardous materials like oil,
30 gasoline and diesel; Water well installations; Septic system installations; Contaminated site clean ups; Small public
31 water suppliers. Respond to and investigate incidents and complaints regarding: Chemical spills; Food poisoning;
32 Illegal dumping; Sewage spills; Substandard housing. <https://www.placer.ca.gov/3105/Environmental-Health>

33
34 **Placer County Flood Control and Water Conservation District (PCFCWCD).** Responsible for the conservation
35 and development of water resources, and control and management of drainage, storm, flood, and other waters;
36 prepares the Dry Creek Watershed Flood Control Plan, Stormwater Management Plan, and Placer County Flood
37 Hazard Mitigation Plan. <https://www.placer.ca.gov/2349/Flood-Control-Water-Conservation-District>

38
39 **Placer County Division of Public Health.** Public Health aims to protect and improve the health of the community
40 through health education, promotion of healthy lifestyles, disease and injury prevention, and eliminating health
41 disparities. By promoting public health programs, we are able to develop and provide resources that protect the
42 health of your family and community. <https://www.placer.ca.gov/2863/Public-Health>

43
44 **Placer County Health and Human Services (HSS).** Placer County Health and Human Services (HHS) is a
45 nationally recognized, award-winning organization committed to building a healthier community. More than 750
46 employees work across HHS in six divisions: the Adult System of Care; Children's System of Care; Human
47 Services; Public Health; Environmental Health and Animal Services; and Administrative Services.
48 <https://www.placer.ca.gov/1679/Health-Human-Services>

1 **Placer County Health and Human Services, Division of Environmental Health.** Health specialists regularly
2 monitor and inspect for health and safety standards as well as respond to spills, dumping, and substandard housing.
3 <https://www.placer.ca.gov/3105/Environmental-Health>

4
5 **Placer County Housing Authority.** To serve the diverse needs of our residents, Placer County prioritizes the
6 development of an inclusive and multi-faceted approach to addressing the accessibility of housing. Placer County's
7 housing goals include: Increase the availability of a mix of housing types in the county; Support infill development
8 to create sustainable communities; Encourage the preservation and development of affordable housing; Promote
9 development and availability of housing for the county's workforce. <https://www.placer.ca.gov/6947/Housing>

10
11 **Placer County Housing Trust (HTF).** The Placer County Housing Trust Fund (HTF) was established in 1992,
12 funded by projects eligible to pay a fee instead of providing ten percent (10%) of a residential subdivision as
13 affordable units. In 2002, the Board of Supervisors adopted the Housing Trust Fund – Housing Program Guidelines
14 (Housing Program Guidelines). The purpose of the Housing Program Guidelines is to provide direction on the
15 allocations and expenditures of the HTF. HTF supports achievement of the County's General Plan (including
16 Housing Element) goals of developing and preserving long-term below market rate housing for moderate, low-,
17 very low-, and extremely low-income households, support employee accommodations, and to maintain and enhance
18 the economic diversity of the County. To achieve this purpose, HTF resources shall be used to provide loans and
19 grants to qualified developers, public entities, groups, and individuals to undertake activities which create, maintain,
20 or expand the County's affordable and employee housing stock. [https://www.placer.ca.gov/DocumentCenter/
21 View/53430/Placer-County-Housing-Trust-Fund-Guidelines-Adopted-06-22-2021?bidId=](https://www.placer.ca.gov/DocumentCenter/View/53430/Placer-County-Housing-Trust-Fund-Guidelines-Adopted-06-22-2021?bidId=)

22
23 **Placer County Local Agency Formation Commission (LAFCO).** Each county in the state is required to have
24 a LAFCO. These LAFCOs fulfill their legislative mandate through the consideration and approval or denial of
25 boundary changes proposed by individuals or the local agencies themselves. [https://www.placer.ca.gov/2704/Local-
26 Agency-Formation-Commission-LAFCO](https://www.placer.ca.gov/2704/Local-Agency-Formation-Commission-LAFCO)

27
28 **Placer County Office of Emergency Services (OES).** The Office of Emergency Services (OES), in cooperation
29 with local cities, special districts, and fire and law enforcement agencies, provides emergency management services.
30 During an active incident that requires emergency sheltering, such as a fire or a flood, OES secures resources
31 necessary for first responders to protect the community. It acts as the County Emergency Operations Division.
32 <https://www.placer.ca.gov/1371/About-OES>

33
34 **Placer County Open Space Implementation Project.** A county project responsible for developing economically
35 viable implementation programs to enable Placer County to preserve natural resources and habitats. The project is
36 part of Placer Legacy. Placer Legacy is a countywide, open space and habitat protection program. Placer Legacy
37 will result in a comprehensive open space plan for Placer County that preserves the diversity of plant and animal
38 communities in the county and addresses a variety of other open space needs, from agriculture and recreation to
39 urban edges and public safety. Placer Legacy will help maintain the County's high quality of life and promote
40 economic vitality. <https://www.placer.ca.gov/3420/Placer-Legacy>

41
42 **Placer County Sheriff's Office.** The Placer County Sheriff's Office serves the people of Placer County by
43 providing law enforcement to the unincorporated areas, from the Sacramento County line to the Nevada state line
44 at Lake Tahoe, plus providing contract law enforcement services to the city of Colfax and the township of Loomis.
45 The Sheriff's Office also provides jail services, coroner's services, court security, and marshal duties to the entire
46 county. <https://www.placer.ca.gov/1680/Sheriffs-Office>

47
48 **Placer County Solid Waste Division.** A county agency responsible for solid waste reduction and collection, as
49 well as the siting and management of solid waste facilities in Placer County; prepares the Placer County Integrated
50 Waste Management Plan. <https://www.placer.ca.gov/3204/Solid-Waste>

1 **Placer County Solid Waste Task Force.** Placer County's Solid Waste Local Task Force.
2 <https://www.placer.ca.gov/2409/Solid-Waste-Local-Task-Force>

3
4 **Placer County Transit (PCT).** Our goal at Placer County Transit (PCT) is to provide a safe and direct means of
5 transportation service for western Placer County residents. We are committed to providing comprehensive and
6 reliable transit service. We want our passengers to enjoy a comfortable and pleasant ride aboard our buses.
7 <https://www.placer.ca.gov/1768/Placer-County-Transit>

8
9 **Placer County Transportation Planning Agency (PCTPA).** A county agency Responsible for the planning of a
10 comprehensive, multi-modal transportation system in the Placer County region; prepares the Regional
11 Transportation Plan (RTP). <https://www.placer.ca.gov/2393/Placer-County-Transportation-Planning-Ag>

12
13 **Placer County Water Agency (PCWA).** Placer County Water Agency (PCWA) is the primary water resource
14 agency for Placer County, California, with a broad range of responsibilities including water resource planning and
15 management, retail and wholesale supply of drinking water and irrigation water, and production of hydroelectric
16 energy. <https://www.pcwa.net>

17
18 **Placer Grown.** Their mission is to connect Placer County's residents and visitors with the local family farmers,
19 ranchers, and vintners whose passion is to produce the finest fruits, vegetables, meats and other agricultural products
20 the region has to offer. Through community outreach, events and the collaborative efforts of Placer County and
21 local businesses, their goal is to make known the abundance and quality of food and wine. www.placergrown.org

22
23 **Placer Independent Resource Services (PIRS).** PIRS is a non-profit independent living center. Our mission is to
24 advocate, empower, educate and provide services for people with disabilities enabling them to control their
25 alternatives for independent living. <http://www.pirs.org>

26
27 **Placer Land Trust.** Placer Land Trust works with willing landowners and conservation partners to permanently
28 protect natural and agricultural lands in Placer County for current and future generations. <https://placelandtrust.org>

29
30 **Placer Union High School District.** <https://www.puhsd.k12.ca.us>

31
32 **Placer Valley Tourism (PVT).** South Placer Tourism, Inc., doing business as Placer Valley Tourism (PVT), is a
33 Business Improvement District (BID). The organization is classified for tax purposes as a 501(c)6. The geographic
34 footprint of PVT consists of the three cities of Roseville, Rocklin, and Lincoln, California. PVT exists to market
35 the three-city region as a tourism destination. They provide grants to organizations that generate room nights in
36 Placer Valley hotels. <https://www.placertourism.com>

37
38 **Recology Auburn Placer:** Recology provides collection and disposal of municipal solid waste, recycling, and
39 organics/compost to commercial and residential customers in California who subscribe to their services.
40 <https://www.recology.com/recology-auburn-placer/>

41
42 **Red Cross.** The American Red Cross, also known as The American National Red Cross, is a non-profit
43 humanitarian organization that provides emergency assistance, disaster relief, and disaster preparedness education
44 in the United States. www.redcross.org

45
46 **Sacramento Council of Governments (SACOG).** An association of local governments in the six-county
47 Sacramento region. Its members include the counties of El Dorado, Placer, Sacramento, Sutter, Yolo, Yuba and the
48 22 cities within. SACOG provides transportation planning and funding for the region and serves as a forum for the
49 study and resolution of regional issues. In addition to preparing the region's long-range transportation plan, SACOG
50 approves the distribution of affordable housing in the region and assists in planning for transit, bicycle networks,
51 clean air and airport land uses. <https://www.sacog.org>

1
2 **Sacramento Metropolitan Air Quality Management District (SMAQMD; Sac Metro AQMD).**
3 <http://ww2.arb.ca.gov/sacramento-metro-air-quality-management-district>
4

5 **Salvation Army.** The Salvation Army, an international movement, is an evangelical part of the universal
6 Christian Church. Its message is based on the Bible. Its ministry is motivated by the love of God. Its mission
7 is to preach the gospel of Jesus Christ and to meet human needs in His name without discrimination.
8 <https://www.salvationarmyusa.org/usn/>
9

10 **Senior L.I.F.E. Center of Loomis.** The L.I.F.E. Center offers programs that exercise the mind, the body and
11 the spirit. The Center's activities of table games, crafts, companionship, exercise, and conversation provide
12 an opportunity for active socialization, one of the most important factors in keeping seniors alert, independent
13 and alive. All our classes are led by well-qualified caring teachers. <https://loomisseniorlifecenter.com>
14

15 **Sierra Business Council.** Sierra Business Council catalyzes and demonstrates innovative approaches and
16 solutions to increase community vitality, economic prosperity, environmental quality, and social fairness in
17 the Sierra Nevada. <https://www.sierrabusiness.org>
18

19 **Sierra Economic Development District (SEDD) and Sierra Planning Organization (SPO).** Regional
20 advisory agency on issues of inter-jurisdictional concern in the Sierra Nevada region; provides regional
21 demographic and economic information, and mandated housing allocations; prepares the Overall Economic
22 Development Plan.
23

24 **Sierra Foothills AIDS Foundation (SFAF).** The Sierra Foothills AIDS Foundation (SFAF) is a community-
25 based, nonprofit organization. Our primary mission is to provide comprehensive support services to people
26 living with HIV/AIDS and their families and to provide education and prevention services to the general
27 public, including free HIV testing. <https://sierrafoothillsaids.org>
28

29 **Sierra Planning Organization (SPO).** See Sierra Economic Development District (SEDD) above.
30

31 **South Placer Fire District (SPFD).** The District responds to structure, wildland, vehicle, and other types of
32 fires that occur in the District. Medical emergencies, vehicle accidents, rescue emergencies, public service
33 calls, and hazardous material response (at the first responder level) are part of the services provided. The
34 District has Advanced Life Support (ALS) capabilities on most of its engines and truck companies in addition
35 to the operation of the two ALS ambulances within its EOA with S-SV EMSA.
36 <https://www.southplacerfire.org>
37

38 **South Placer Heritage Foundation.** South Placer Heritage Foundation, located in Loomis, CA, is a not-for-
39 profit organization with a philanthropic goal. The organization was formed to save heritage fruit sheds from
40 destruction. They are now being used as storage areas, produce shop and their intended use as a public event
41 center for the community and for those throughout the Loomis basin and South Placer County area.
42 <https://www.loomischamber.com/directory/south-placer-heritage-foundation/>
43

44 **South Placer Municipal Utility District (SPMUD).** An agency responsible for sewer collection services to
45 Loomis, Rocklin and Dry Creek Basin; prepares the SPMUD Sewer Master Plan and participates in the
46 preparation of the Roseville Regional Wastewater Treatment Service Area Master Plan. <https://spmud.ca.gov>
47

48 **South Placer Wastewater Authority (SPWA).** Roseville, CA. [https://www.roseville.ca.us/government/](https://www.roseville.ca.us/government/departments/environmental_utilities/at_your_service/sewer/south_placer_wastewater_authority)
49 [departments/environmental_utilities/at_your_service/sewer/south_placer_wastewater_authority](https://www.roseville.ca.us/government/departments/environmental_utilities/at_your_service/sewer/south_placer_wastewater_authority)
50

1 **St. Vincent de Paul.** Founded in 1833, the Society of St. Vincent de Paul is a worldwide organization of lay
2 Catholics, following Christ's call to serve the poor, the suffering, and the deprived. Our founding activity, still
3 practiced today, is the Home Visit. Through these visits, Vincentian members establish personal relationships
4 with our neighbors in need, not only providing material assistance such as rent, utilities, food, or clothing, but
5 also offering friendship, understanding, and prayer. <https://ssvpusa.org>

6
7 **Town of Loomis Department of Public Works.** The Public Works Department plays a vital role in providing
8 a myriad of Town services to promote quality of life for the Town of Loomis. Our goal is to implement
9 efficient and cost-effective services to preserve and enhance our Town streets and bike paths, as well as
10 promote sustainable programs to preserve our environment. <https://loomis.ca.gov/departments/public-works/>

11
12 **Unified Program Administration and Advisory Group (UPAAG).** Certified Unified Program Agencies
13 (CUPAs) and Program Agencies (PAs) throughout the state created a partnership and formed the California
14 CUPA Forum. Together, members of the California CUPA Forum and representatives of local, state and
15 federal agencies established the Unified Program Administration and Advisory Group (UPAAG) to effectively
16 address policy decisions, training and problem solving. <https://calepa.ca.gov/cupa/about/>

17
18 **Union Pacific Railroad.** The Union Pacific Railroad, legally Union Pacific Railroad Company and simply
19 Union Pacific, is a freight-hauling railroad that operates 8,300 locomotives over 32,200 miles routes in 23
20 U.S. states west of Chicago and New Orleans. <https://www.up.com/index.htm>

21
22 **United States Bureau of Labor Statistics (BLS).** The Bureau of Labor Statistics is a unit of the United States
23 Department of Labor. It is the principal fact-finding agency for the U.S. government in the broad field of labor
24 economics and statistics and serves as a principal agency of the U.S. Federal Statistical System.
25 <https://www.bls.gov>

26
27 **United States Census Bureau.** The Census Bureau's mission is to serve as the nation's leading provider of
28 quality data about its people and economy. Our goal is to provide the best mix of timeliness, relevancy, quality
29 and cost for the data we collect and services we provide. <https://www.census.gov>

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

37
38 **United States Department of Energy (DOE).** The United States Department of Energy is a cabinet-level
39 department of the United States Government concerned with the United States' policies regarding energy and
40 safety in handling nuclear material. <https://www.energy.gov>

41
42 **United States Department of Transportation (DOT).** The United States Department of Transportation is a
43 federal Cabinet department of the U.S. government concerned with transportation. The Department of
44 Transportation is responsible for planning and coordinating federal transportation projects. It also sets safety
45 regulations for all major modes of transportation. <https://www.transportation.gov>

46
47 **United States Energy Information Administration (EIA).** The U.S. Energy Information Administration
48 (EIA) is a principal agency of the U.S. Federal Statistical System responsible for collecting, analyzing, and
49 disseminating energy information to promote sound policymaking, efficient markets, and public
50 understanding of energy and its interaction with the economy and the environment. EIA programs cover data

1 on coal, petroleum, natural gas, electric, renewable and nuclear energy. EIA is part of the U.S. Department of
2 Energy. <https://www.eia.gov>

3
4 **United States Fish and Wildlife Service (USFWS).** A bureau within the Department of the Interior. The
5 U.S. Fish and Wildlife Service is the premier government agency dedicated to the conservation, protection,
6 and enhancement of fish, wildlife and plants, and their habitats. They are the only agency in the federal
7 government whose primary responsibility is the conservation and management of these important natural
8 resources for the American public. <https://www.fws.gov>

9
10 **United States Geological Survey (USGS).** The United States Geological Survey, abbreviated USGS and
11 formerly simply known as the Geological Survey, is a scientific agency of the United States government. The
12 scientists of the USGS study the landscape of the United States, its natural resources, and the natural hazards
13 that threaten it. <https://www.usgs.gov>

14
15 **United States Green Building Council (USGBC).** A private 501(c)3, membership-based non-profit organization
16 that promotes sustainability in building design, construction, and operation. USGBC is best known for its
17 development of the Leadership in Energy and Environmental Design (LEED) green building rating systems and its
18 annual Greenbuild International Conference and Expo, the world's largest conference and expo dedicated to green
19 building. <https://www.usgbc.org>

20
21 **Urban Land Institute (ULI).** The Urban Land Institute, or ULI, is a nonprofit research and education organization
22 with regional offices in Washington, D.C., Hong Kong, and London. Its stated mission is to "shape the future of the
23 built environment for transformative impact in communities worldwide." <https://uli.org>

24
25 **Volunteers of America National Services (VOA).** Through our hundreds of human service programs, including
26 housing and healthcare, Volunteers of America touches the lives of 1.5 million people in over 400 communities in
27 46 states as well as the District of Columbia and Puerto Rico each year. Since 1896, we have supported and
28 empowered America's most vulnerable groups, including veterans, at-risk youth, the frail elderly, men and women
29 returning from prison, homeless individuals and families, people with disabilities, and those recovering from
30 addictions. Our work touches the mind, body, heart — and ultimately the spirit — of those we serve, integrating
31 our deep compassion with highly effective programs and services. [https://www.voa.org/volunteers-of-america-
32 national-services](https://www.voa.org/volunteers-of-america-national-services)

33
34 **West Placer Groundwater Sustainability Agency (WPGSA).** The West Placer Groundwater Sustainability
35 Agency was formed in 2017 to implement the Sustainable Groundwater Management Act passed in 2014. The
36 Act requires the formation of such agencies to manage local groundwater basins. Placer County, the cities
37 of Roseville and Lincoln, Placer County Water Agency, Nevada Irrigation District and in participation with
38 the California American Water Company, make up the West Placer Groundwater Sustainability Agency (WPGSA)
39 and manage a portion of the North American Subbasin. <https://westplacergroundwater.com>

40
41 **Western Placer Waste Management Authority (WPWMA).** The WPWMA is a regional agency established in
42 1978 through a joint exercise of powers agreement between Placer County and the cities of Lincoln, Rocklin and
43 Roseville to own, operate and maintain a sanitary landfill and all related improvements. The agency that provides
44 the Western Regional Sanitary Landfill (WRSL) site. <https://www.wpwma.ca.gov>