

GLOSSARY

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1 Glossary

2 ABBREVIATIONS

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

1	NCIC:	North Central Information Center
2	ND:	Negative Declaration
3	NEHRPA:	National Earthquake Hazards Reduction Program Act
4	NEPA:	National Environmental Policy Act
5	NESHAP:	National Emission Standard for Hazardous Air Pollutants
6	NHPA:	National Historic Preservation Act
7	NMFS:	National Marine Fisheries Service
8	NO ₂ :	Nitrogen Dioxide
9	NO _x :	Nitrogen Oxides
10	NOA:	Naturally Occurring Asbestos
11	NP:	Not Permitted
12	NPDES:	National Pollutant Discharge Elimination System
13	NPPA:	Native Plant Protection Act
14	NWPR:	Navigable Waters Protection Rule
15	OC:	Over Capacity
16	OEDD:	Overall Economic Development Plan
17	OEHHA:	Office of Environmental Health Hazard Assessment
18	OHWM:	Ordinary High-water Mark
19	O/P:	Office/Professional Commercial Zoning District
20	OPR:	Office of Planning and Research
21	P:	Public/Quasi-Public Zoning District OR Permitted Use
22	PCAPCD:	Placer County Air Pollution Control District
23	PCC:	Prior Converted Cropland
24	PCAPCD:	Placer County Air Pollution Control District
25	PCE:	Placer Commuter Express
26	PCFCWCD:	Placer County Flood Control and Water Conservation District
27	PCWA:	Placer County Water Agency
28	PD:	Planned Development Zone
29	PFCs:	Perfluorinated Chemicals
30	PG&E:	Pacific Gas and Electric Company
31	PI:	Public/Institutional Zoning District
32	PIT:	Point-in-time
33	PM:	Particulate Matter
34	POS:	Public Open Spaces Zoning District
35	ppd:	Pounds Per Day
36	PUC:	Public Utilities Commission
37	PUD:	Planned Unit Development
38	PUHSD:	Placer Unified High School District
39	RA:	Residential Agricultural Zoning District
40	RCAA:	Racially Concentrated Area of Affluence
41	RE:	Residential Estate Zoning District
42	R/ECAPs:	Racially or Ethnically Concentrated Areas of Poverty
43	RH:	Residential High Density Zoning District
44	RH-20:	Residential High Density Zoning District with a 20 unit per acre maximum
45	RH-O:	Residential High Density Overlay Zoning District
46	RHNA:	Regional Housing Needs Allocation
47	RHNP:	Regional Housing Needs Plan
48	RL:	Residential Low-Density Zoning District
49	RM:	Residential Medium Density Zoning District
50	RMH:	Residential Medium-High Density Zoning District
51	RNDBT:	Roundabout

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

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. [Zoning Ordinance]
 7

8 **Acceptable Risk.** A hazard deemed to be a tolerable exposure to danger given the expected benefits to be obtained.
 9 Different levels of acceptable risk may be assigned according to the potential danger and the criticalness of the
 10 threatened structure. The levels may range from "near zero" for nuclear plants and natural gas transmission lines to
 11 "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 vehicle.
 14

15 **Accessory Dwelling Unit (ADU).** An attached or a detached residential dwelling unit that provides complete
 16 independent living facilities for one or more persons and is located on a lot with a proposed or existing primary
 17 residence. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same
 18 parcel as the single-family or multifamily dwelling is or will be situated. An accessory dwelling unit also includes
 19 the following: A) An efficiency unit. B) A manufactured home, as defined in Section 18007 of the California Health
 20 and Safety Code.
 21

22 **Accessory Dwelling Unit, Junior (JADU).** A unit that is no more than 500 square feet in size and contained entirely
 23 within a single-family residence. A junior accessory dwelling unit may include separate sanitation facilities or may
 24 share sanitation facilities with the existing structure.
 25

26 **Accessory Retail or Services.** The retail sale of various products, or the provision of certain personal services
 27 within a health care, hotel, office, or industrial complex, to employees or customers. Examples of these uses include
 28 pharmacies, gift shops, and food service establishments within hospitals; convenience stores and food service
 29 establishments within hotel, office and industrial complexes; and barber and beauty shops within residential care
 30 facilities
 31

32 **Accessory Structure.** A structure that is physically detached from, secondary and incidental to, and commonly
 33 associated with a primary structure on the same site. See also **Agricultural accessory structure**, and **Residential**
 34 **accessory uses and structures.**
 35

36 **Accessory Use.** A use customarily incidental to, related and clearly subordinate to a primary use on the same parcel,
 37 which does not alter the primary use nor serve property other than the parcel where the primary use is located.
 38

39 **Acres, Gross.** The entire acreage of a site. Most communities calculate gross acreage to the centerline of proposed
 40 bounding streets and to the edge of the right-of-way of existing or dedicated streets.
 41

42 **Acres, Net.** The portion of a site that can actually be built upon. The following generally are not included in the net
 43 acreage of a site: public or private road rights-of-way, public open space, and flood ways.
 44

45 **Active Park.** Park that usually contains improvements such as baseball fields, skateboard parks, playground
 46 equipment, amphitheater, soccer fields and other amenities intended for organized play or individual recreation. A
 47 park may also contain support structures such as restrooms, parking, picnic facilities, gazebos, and similar facilities
 48

49 **Adverse Impact.** A negative consequence for the physical, social, or economic environment resulting from an
 50 action or project.
 51

Commented [CCI]: Once the elements are ready for the Planning Commission, add reference at the end of each definition on where it is used: GP, Zoning Ordinance etc. For example: [Zoning Ordinance]

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

3
4 **Affordability Requirements.** Provisions established by a public agency to require that a specific percentage of
5 housing units in a project or development remain affordable to very low- and low- income households for a specified
6 period.

7
8 **Affordable Housing.** Housing capable of being purchased or rented by a household with very low, low, or
9 moderate income, based on a household's ability to make monthly payments necessary to obtain housing.
10 Housing is considered affordable when a household pays less than 30 percent of its gross monthly income
11 (GMI) for housing including utilities.

12
13 **Affordable Rent.** Monthly housing expenses, including a reasonable allowance for utilities, for rental units reserved
14 for very low or low income households, not exceeding the following calculations:

- 15 1. **Low income** means eighty percent of median income as defined by state law (Health and Safety Code
16 Section 50079.5) and the HUD income limits.
- 17 2. **Very low income** means fifty percent of median income as defined by state law (Health and Safety Code
18 Section 50105) and the HUD income limits.
- 19 3. **Extremely low income** means thirty percent of the median income as defined by state law (Health and
20 Safety Code Section 50106) and the HUD income limits.

21
22 **Affordable Sales Price.** A sales price at which very low- and low-income households can qualify for the purchase
23 of designated dwelling units, calculated on the basis of underwriting standards of mortgage financing available for
24 the development.

25
26 **Agency.** The governmental entity, department, office, or administrative unit responsible for carrying out
27 regulations.

28
29 **Agent.** A person authorized in writing by the property owner to represent and act for a property owner in contacts
30 with town employees, committees, commissions, and the council, regarding matters regulated by this title.

31
32 **Agricultural Accessory Structure.** A structure for sheltering or confining animals, or agricultural equipment, hay,
33 feed, etc. Examples of these structures include barns, noncommercial greenhouses, coops, corrals, and pens. Does
34 not include pasture fencing

35
36 **Agricultural Area.** An area of land dedicated to agriculture as defined in the Zoning Ordinance. This may include:
37 Livestock grazing fields and facilities, orchards, flower fields, vineyards, plant nurseries, crop production fields,
38 and equestrian facilities.

39
40 **Agricultural Preserve.** Land designated for agriculture or conservation. (See "Williamson Act.")

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

1
2 **Agriculture.** Use of land for the growing of crops and animal keeping. Means and includes the activities defined
3 by this glossary under the terms **agricultural accessory structure, agricultural products processing, animal**
4 **keeping, and crop production, horticulture, orchard, vineyard, plant nursery, and winery**; and as defined by
5 the state of California under the term **agricultural use** in Government Code Section 51200 (the “Williamson Act”).
6

7 **Agriculture-related Business.** Feed mills, dairy supplies, poultry processing, creameries, auction yards,
8 veterinarians and other businesses supporting local agriculture.
9

10 **Air Pollution.** Concentrations of substances found in the atmosphere that exceed naturally occurring
11 quantities and are undesirable or harmful in some way.
12

13 **Alcoholic Beverage Sales.** The retail sale of beer, wine, and/or distilled spirits for on-premises or off-premises
14 consumption.
15

16 **Alley.** A narrow service way, either public or private, which provides a permanently reserved but secondary
17 means of public access not intended for general traffic circulation. Alleys typically are located along rear
18 property lines. A public or private roadway that provides vehicle access to the rear or side of parcels having other
19 public street frontage, that is not intended for general traffic circulation.
20

21 **Allowed Use.** A use of land identified by the zoning code as a permitted or conditional use that may be established
22 with land use permit and, where applicable, design review and/or building permit approval, subject to compliance
23 with all applicable provisions of the zoning code.
24

25 **Alteration.** Any construction or physical change in the internal arrangement of rooms or the supporting members
26 of a structure, or a change in the external appearance of any structure, not including painting.
27

28 **Alluvial.** Soils deposited by stream action.
29

30 **Alquist-Priolo Act, Seismic Hazard Zone.** A seismic hazard zone designated by the State of California within
31 which specialized geologic investigations must be prepared prior to approval of certain new development.
32

33 **Ambient.** Surrounding on all sides; used to describe measurements of existing conditions with respect to traffic,
34 noise, air and other environments.
35

36 **Ambient Noise.** The distinctive acoustical characteristics of a given space consisting of all noise sources audible
37 at that location. In many cases, the term ambient is used to describe an existing or pre-project condition such as the
38 setting in an environmental noise study.
39

40 **Ambulance, Taxi, or Limousine Dispatch Facility.** A base facility from which taxis and limousines are
41 dispatched, and/or where ambulance vehicles and crews standby for emergency calls.
42

43 **Animal Keeping.** The keeping, raising, or boarding of animals including pets, fowl, livestock, or other small and
44 large animals. See Loomis Municipal Code Section 13.42.060.
45

46 **Annex.** To incorporate a land area into an existing district or municipality, with a resulting change in the
47 boundaries of the annexing jurisdiction.
48

49 **Apartment.** (1) One or more rooms of a building used as a place to live, in a building containing at least one
50 other unit used for the same purpose. (2) A separate suite, not owner occupied, which includes kitchen facilities

1 and is designed for and rented as the home, residence, or sleeping place of one or more persons living as a
2 single housekeeping unit. See **Multifamily housing**

3
4 **Applicant.** Any person who is filing an application requesting an action who is:

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

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

12
13 **Approval.** Means and includes both approval and approval with conditions.

14
15 **Aquifer.** An underground, water-bearing layer of earth, porous rock, sand, or gravel, through which water can
16 seep or be held in natural storage. Aquifers generally hold sufficient water to be used as a water supply.

17
18 **Arable.** Land capable of being cultivated for farming.

19
20 **Arborist.** (1) A person currently certified by the Western Chapter of the International Society of Arboriculture as
21 an expert on the care of trees; (2) a consulting arborist who satisfies the requirements of the American Society of
22 Consulting Arborists; or (3) other qualified professionals who the director determines have gained through
23 experience the qualifications to identify, remove, or replace trees.

24
25 **Archaeological.** Relating to the material remains of past human life, culture, or activities.

26
27 **Archeology.** The study of historic or prehistoric peoples and their cultures by analysis of their artifacts and sites.

28
29 **Architectural Control; Architectural Review.** Regulations and procedures requiring the exterior design of
30 structures to be suitable, harmonious, and in keeping with the general appearance, historic character, and/or
31 style of surrounding areas. A process used to exercise control over the design of buildings and their settings.
32 (See "Design Review.")

33
34 **Architectural Feature.** An exterior building feature including roof, windows, doors, porches, etc.

35
36 **Area; Area Median Income.** As used in State of California housing law with respect to income eligibility
37 limits established by the U.S. Department of Housing and Urban Development (HUD), "area" means
38 metropolitan area or non-metropolitan county. In non-metropolitan areas, the "area median income" is the
39 higher of the county median family income or the statewide non-metropolitan median family income.

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

45
46 **Artisan/Craft Product Manufacturing.** Establishments manufacturing and/or assembling small products
47 primarily by hand, including jewelry, pottery and other ceramics, as well as small glass and metal art and craft
48 products.
49

1
2 **Artisan Shop.** A retail store selling art glass, ceramics, jewelry, paintings, sculpture, and other handcrafted items,
3 where the store includes an area for the crafting of the items being sold.

4
5 **Assessed Value.** The value of a structure as shown in the records of the county assessor.

6
7 **Assisted Housing.** Generally multi-family rental housing, but sometimes single-family ownership units,
8 whose construction, financing, sales prices, or rents have been subsidized by federal, state, or local housing
9 programs.

10
11 **Attached.** Connected, or solidly incorporated together, through the extension of a common wall or similar main
12 component for at least five feet and not capable of being removed without damage to the structure and not simply
13 joined together by a breezeway or similar smaller connecting structure.

14
15 **Attic.** The area located between the uppermost plate and the roof or ridge of a structure.

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

24
25 **Auto Parts Sales.** Stores that sell new automobile parts, tires, and accessories. Establishments that provide
26 installation services are instead included under “Vehicle services—repair and maintenance—minor.” Does not
27 include tire recapping establishments, which are found under “Vehicle services” or businesses dealing exclusively
28 in used parts, which are included under “Recycling—scrap and dismantling yards.”

29
30 **Auto Repair.** See **vehicle services**.

31
32 **Automated Teller Machine (ATM).** Computerized, self-service machines used by banking customers for financial
33 transactions, including deposits, withdrawals and fund transfers, without face-to-face contact with financial
34 institution personnel. The machines may be located at or within banks, or in other locations.

35
36 **A-Weighting.** A frequency-response adjustment of a sound level meter that conditions the output signal to
37 approximate human response

38
39 **Bank, Financial Services.** Financial institutions including: Banks and trust companies, credit agencies, holding
40 (but not primarily operating) companies, lending and thrift institutions, other investment companies, securities/
41 commodity contract brokers and dealers, security and commodity exchanges, and vehicle finance (equity) leasing
42 agencies. See also, **automated teller machine**.

43
44 **Bar/Tavern.** A business where alcoholic beverages are sold for on-site consumption, which are not part of a larger
45 restaurant. Includes bars, taverns, pubs and similar establishments where any food service is subordinate to the sale
46 of alcoholic beverages. May also include beer brewing as part of a microbrewery (“brew-pub”), and other beverage
47 tasting facilities. Does not include adult-oriented businesses.

48
49 **Base Flood.** In any given year, a 100-year flood that has 1 percent likelihood of occurring and is recognized as
50 a standard for acceptable risk.

1
2 **Baseline Hydromodification Management Measures.** Storm water control measures designed to mitigate
3 hydromodification on Regulated Projects that are not hydromodification Management Projects.

4
5 **Bed and Breakfast Inn (B&B).** A residential structure with one or more bedrooms rented for overnight lodging,
6 where meals may be provided subject to applicable Environmental Health Department regulations. Does not include
7 room rental, which is separately defined (see **Rooming house**).

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

14
15 **Bicycle Lane (Class II facility).** A corridor expressly reserved for bicycles, existing on a street or roadway in
16 addition to any lanes for use by motorized vehicles. A striped lane for one-way bike travel on a street or
17 highway.

18
19 **Bicycle Path (Class I facility).** A completely separated paved route not on a street or roadway with minimized
20 cross-flow and expressly reserved for bicycles and pedestrians traversing an otherwise unpaved area. Bicycle
21 paths may parallel roads but typically are separated from them by landscaping.

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

29
30 **Bikeways.** A term that encompasses bicycle lanes, bicycle paths, and bicycle routes.

31
32 **Bioretention.** Post-construction storm water treatment BMP that treats storm water runoff vertically through an
33 engineered soil filter media and vegetation and retains storm water runoff on-site through infiltration or
34 evapotranspiration.

35
36 **Bioswale.** Shallow channels lined with grass and used to convey and store runoff.

37
38 **Biotic Community.** A group of living organisms characterized by a distinctive combination of both animal
39 and plant species in a particular habitat.

40
41 **Brownfields.** Sites with soil contamination.

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

48
49 **Buffer.** A forested or otherwise vegetated are located between water bodies such as streams, wetlands, and lakes
50 that provides a permanent barrier against runoff from development, agriculture, construction, and other land uses.
51 Buffers are designed to filter pollutants in storm water runoff before the pollutants reach surface waters.

1
2 **Buffer Zone.** An area of land separating two distinct land uses that acts to soften or mitigate the effects of one
3 land use on the other.

4
5 **Building.** Any structure used or intended for supporting or sheltering any use or occupancy.

6
7 **Buildout; Build-out.** Development of land to its full potential or theoretical capacity as permitted under
8 current or proposed planning or zoning designations. (See "Carrying Capacity (3).")

9
10 **Business Support Service.** An establishment within a building that provides services to other businesses. Examples
11 of these services include: Blueprinting, computer-related services (rental, repair), copying and quick printing
12 services, film processing and photofinishing (retail), outdoor advertising services, mailing and mailbox services,
13 protective services (other than office related), and security systems services.

14
15 **Cabinet Shop.** See **furniture and fixtures manufacturing, cabinet shops.**

16
17 **California Building Code (CBC).** The California Building Standards Code (Title 24 of California Code of
18 Regulations) that sets forth minimum standards for construction

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

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

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

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

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

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

47
48 **California Stormwater Quality Association (CASQA).** Statewide association of municipalities, storm water
49 quality managers, and other interested parties. Publisher of the California Stormwater Best Management Practices
50 Handbooks, available at www.cabmphandbooks.com. Successor to the Storm Water Quality Task Force (SWQTF).

1
2 **Capital Improvements Program (CIP).** A program, administered by the Town and reviewed by its Town
3 Council, which schedules permanent improvements, usually for a minimum of five years in the future, to fit the
4 projected fiscal capability of the local jurisdiction. The program generally is reviewed annually, for
5 conformance to and consistency with the General Plan.

6
7 **Carbon Dioxide.** A colorless, odorless, non-poisonous gas that is a normal part of the atmosphere.

8
9 **Carbon Monoxide.** A colorless, odorless, highly poisonous gas produced by automobiles and other machines
10 with internal combustion engines that imperfectly burn fossil fuels such as oil and gas.

11
12 **Card Room.** An establishment offering legal gambling activities in compliance with a state license.

13
14 **Caretaker/Employee Unit.** A permanent residence that is secondary or accessory to the primary use of the
15 property, and used for housing a caretaker employed on the site of any nonresidential use where needed for security
16 purposes or to provide twenty-four-hour care or monitoring of people, plants, animals, equipment, or other
17 conditions on the site.

18
19 **Carriage House.** A secondary residential unit located over a detached garage.

20
21 **Carrying Capacity.** Used in determining the potential of an area to absorb development: (1) The level of land
22 use, human activity, or development for a specific area that can be accommodated permanently without an
23 irreversible change in the quality of air, water, land, or plant and animal habitats. (2) The upper limits of
24 development beyond which the quality of human life, health, welfare, safety, or community character within
25 an area will be impaired. (3) The maximum level of development allowable under current zoning. (See
26 "Buildout.")

27
28 **Catering Service.** A business that prepares food for consumption on the premises of a client.

29
30 **Cemetery, Mausoleum, Columbarium.** An interment establishment engaged in subdividing property into cemetery
31 lots and offering burial plots or air space for sale. Includes animal cemeteries, cemetery, mausoleum, crematorium and
32 columbarium operations, and full-service mortuaries and funeral parlors accessory to a cemetery or columbarium.

33
34 **Census.** The official decennial enumeration of the population conducted by the federal government.

35
36 **Change of Use.** The replacement of an existing use on a lot or parcel, or any portion thereof, by a new use, or a
37 change in the nature of an existing use; but does not include a change of ownership, tenancy, or management
38 associated with a use for which the previous nature of the use will remain substantially unchanged.

39
40 **Channelization.** (1) The straightening and/or deepening of a watercourse for purposes of storm-runoff control
41 or ease of navigation. Channelization often includes lining of stream banks with a retaining material such as
42 concrete. (2) At the intersection of roadways, the directional separation of traffic lanes through the use of curbs
43 or raised islands that limit the paths that vehicles may take through the intersection.

44
45 **Character.** Special physical characteristics of a structure or area that set it apart from its surroundings and
46 contribute to its individuality.

47
48 **Charging Station.** A public or private parking space equipped with an Electric Vehicle Supply Equipment
49 battery charging station system or device used specifically to transfer electrical energy to the battery of a plug-
50 in electric vehicle as its primary purpose.

1 **Check Dam.** Structures constructed of a non-erosive material, such as suitably sized aggregate, wood, gabions,
2 riprap, or concrete, used to slow water to allow sedimentation, filtration, evapotranspiration, and infiltration into
3 the underlying native soil. Check dams can be employed in practices such as dry and enhanced grass swales.
4

5 **Circulation Element.** One of the State-mandated elements of a local General Plan, it contains adopted goals,
6 policies, and implementation programs for the planning and management of existing and proposed
7 thoroughfares, transportation routes, and terminals, as well as local public utilities and facilities, all correlated
8 with the land use element of the General Plan.
9

10 **City.** City with a capital "C" generally refers to the government or administration of a city. City with a lower
11 case "c" may mean any city or may refer to the geographical area of a city (e.g., the city bikeway system).
12

13 **Clean Water Act (CWA).** The Federal Water Pollution Control Act. (33 U.S.C. 1251 et seq.)
14

15 **Club, Lodge, Private Meeting Hall.** Permanent, headquarters-type and meeting facilities for organizations
16 operating on a membership basis for the promotion of the interests of the members, including facilities for: Business
17 associations; civic, social and fraternal organizations; labor unions and similar organizations; political
18 organizations; professional membership organizations; other membership organizations; and includes grange halls
19 and similar facilities.
20

21 **Clustered Development.** Development in which a number of dwelling units are placed in closer proximity than
22 usual, or are attached, with the purpose of retaining an open space area.
23

24 **Collector.** Relatively-low-speed (25-30 mph), relatively-low-volume (5,000-20,000 average daily trips) street
25 that provides circulation within and between neighborhoods. Collectors usually serve short trips and are
26 intended for collecting trips from local streets and distributing them to the arterial network.
27

28 **Commercial.** A land use classification that permits facilities for the buying and selling of commodities and
29 services.
30

31 **Commercial Recreation Facility, Indoor.** Establishments providing indoor amusement and entertainment services
32 for a fee or admission charge, including: Bowling alleys, coin-operated amusement arcades, dance halls, clubs and
33 ballrooms, electronic game arcades (video games, pinball, etc.), ice skating and roller skating, and pool and billiard
34 rooms as primary uses. This use does not include adult-oriented businesses, which are separately defined. Four or
35 more electronic games or coin-operated amusements in any establishment, or a premises where fifty percent or
36 more of the floor area is occupied by amusement devices, are considered an electronic game arcade as described in
37 this definition; three or fewer machines are not considered a land use separate from the primary use of the site.
38

39 **Commercial Recreation Facility, Outdoor.** A facility for various outdoor recreational activities, where a fee is
40 charged for use. Examples include: Amusement and theme parks, go-cart tracks, golf driving ranges, miniature golf
41 courses, and water slides. May also include commercial facilities customarily associated with the above outdoor
42 commercial recreational uses, including bars and restaurants, video game arcades, etc.
43

44 **Commercial Zoning District.** Any of the commercial zoning districts established by Zoning Code Section
45 13.20.020.
46

47 **Common/Larger Plan of Development or Sale.** A contiguous area, plan area, specific plan, subdivision or any
48 other project site that has evaluated storm water management and may be phased in the future or where multiple,
49 distinct construction activities may be taking place at different times under one plan.
50

1 **Community Center.** A multi-purpose meeting and recreational facility typically consisting of one or more meeting
2 or multi-purpose rooms, kitchen and/or outdoor barbecue facilities, that are available for use by various groups for
3 such activities as meetings, parties, receptions, dances, etc.
4

5 **Community Development Block Grant (CDBG).** A grant program administered by the U.S. Department of
6 Housing and Urban Development (HUD) on a formula basis for entitlement communities, and by the State
7 Department of Housing and Community Development (HCD) for non-entitled jurisdictions. This grant allots
8 money to cities and counties for housing rehabilitation and community development, including public facilities
9 and economic development.
10

11 **Community Equity.** Justice and fairness in Town policy where all members are afforded the same societal
12 benefits and participation.
13

14 **Community Noise Equivalent Level (CNEL).** A 24-hour energy equivalent level derived from a variety of
15 single-noise events, with weighting factors of 5 and 10 dBA applied to the evening (7 PM to 10 PM) and
16 nighttime (10 PM to 7 AM) periods, respectively, to allow for the greater sensitivity to noise during these
17 hours.
18

19 **Community Park.** Land with full public access intended to provide recreation opportunities beyond those
20 supplied by neighborhood parks. Community parks are larger in scale than neighborhood parks but smaller than
21 regional parks. Community parks are owned by the Town and offer a range of developed amenities including play
22 structures (tot lots), sport fields, walking paths, and picnicking facilities along with open space.
23

24 **Compatible.** Capable of existing together without conflict or ill effects.
25

26 **Complete Streets.** A transportation policy and design approach that requires streets to be planned, designed,
27 operated and maintained to enable safe, convenient and comfortable travel and access for users of all ages and
28 abilities regardless of their mode of transportation.
29

30 **Complex.** A patterned grouping of similar artifact assemblages from two or more sites, presumed to represent an
31 archaeological culture.
32

33 **Condominium.** A structure of two or more units, the interior spaces of which are individually owned; the
34 balance of the property (both land and building) is owned in common by the owners of the individual units.
35 (See "Townhouse.")
36

37 **Conference/Convention Facility.** One or more structures accommodating multiple assembly, meeting, and/or
38 exhibit rooms, and related support facilities (e.g., kitchens, offices, etc.).
39

40 **Conservation.** The management of natural resources to prevent waste, destruction, or neglect. The state
41 mandates that a Conservation Element be included in the General Plan.
42

43 **Conservation Area.** A public or private area protected in order to maintain or improve sensitive or highly
44 valued resources and functions including natural, scenic, ecological, historic, agricultural, hydrological, or
45 geological resources. Secondary uses may be accommodated in conservation areas (e.g., passive park uses)
46 provided they do not impact the primary uses for which the area is protected.
47

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

1
2 **Consistent.** Free from variation or contradiction. Programs in the General Plan are to be consistent, not
3 contradictory or preferential. State law requires consistency between a General Plan and implementation
4 measures such as the zoning ordinance.
5

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

11 **Construction/Heavy Equipment Sales and Rental.** Retail establishments selling or renting construction, farm, or
12 other heavy equipment. Examples include cranes, earth-moving equipment, tractors, combines, heavy trucks, etc.
13

14 **Convenience Store.** A retail store of three thousand five hundred square feet or less in gross floor area, which
15 carries a range of merchandise oriented to convenience and/or travelers' shopping needs.
16

17 **Conveyance System.** Any channel, swale, gutter, or pipe for collecting and directing storm water.
18

19 **Core Concept.** The land use planning concept that represents the Town of Loomis, where higher-intensity
20 uses are concentrated within and adjacent to the downtown, along Taylor Road, and adjacent to Interstate
21 80 (I-80), with the land uses in surrounding areas becoming progressively less intense (and with lower
22 residential densities) as the distance from the "core" increases.
23

24 **County.** The county of Placer, state of California. County with a capital "C" generally refers to the government
25 or administration of a county. County with a lower case "c" may mean any county or may refer to the
26 geographical area of a county (e.g., the county road system).
27

28 **Covenants, Conditions, and Restrictions (CC&Rs).** A term used to describe restrictive limitations that may
29 be placed on property and its use, and which usually are made a condition of holding title or lease.
30

31 **Criterion.** A standard upon which a judgment or decision may be based. (See "Standards.")
32

33 **Critical Facility.** Facilities housing or serving many people, which are necessary in the event of an earthquake
34 or flood, such as hospitals, fire, police, and emergency service facilities, utility "lifeline" facilities, such as
35 water, electricity, and gas supply, sewage disposal, and communications and transportation facilities.
36

37 **Crop Production, Horticulture, Orchard, Vineyard.** Commercial agricultural production field and orchard uses,
38 including the production of the following, primarily in the soil on the site and not in containers, other than for initial
39 propagation prior to planting in the soil on the site, and/or in containers occupying one acre or less: Field crops,
40 flowers and seeds, fruits, grains, melons, ornamental crops, tree nuts, trees and sod, vegetables, wine and table
41 grapes. Also includes associated crop preparation services and harvesting activities, such as mechanical soil
42 preparation, irrigation system construction, spraying, crop processing and retail sales in the field, not including **sales**
43 **sheds**, which are instead defined under **produce stand**. Does not include **greenhouses** which are instead defined
44 under **plant nursery**, and **residential accessory use or structure**, or **containerized crop production**, which is
45 instead defined under **plant nursery**.
46

47 **Cul-de-sac.** A short street or alley with only a single means of ingress and egress at one end and with a large
48 turnaround at its other end.
49

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

1
2 **Curb Cuts.** Curb openings that allow storm water runoff to enter landscaped areas, vegetated swales, planters, rain
3 gardens, and other BMP features.
4

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

- 8 1. **Child day care center.** Commercial or nonprofit child day care facilities designed and approved to
9 accommodate fifteen or more children. Includes infant centers, preschools, sick-child centers and
10 school-age day care facilities. These may be operated in conjunction with a school or religious facility,
11 or as an independent land use.
- 12 2. **Large family day care home.** As provided by Health and Safety Code Section 1596.78, a home that
13 regularly provides care, protection, and supervision for seven to fourteen children, inclusive, including
14 children under the age of ten years who reside in the home, for periods of less than twenty-four hours
15 per day, while the parents or guardians are away.
- 16 3. **Small family day care home.** As provided by Health and Safety Code Section 1596.78, a home that
17 provides family day care for eight or fewer children, including children under the age of ten years who
18 reside in the home.
- 19 4. **Adult day care facility.** A day care facility providing care and supervision for adult clients.

20
21 **Daytime Hours.** In relation to noise and the limitation of hours of construction, daytime hours are 7:00 a.m.
22 to 7:00 p.m. Monday through Friday, 8:00 a.m. to 7:00 p.m. Saturday, and by commission or council approval
23 between 9:00 a.m. and 5:00 p.m. on Sundays and National Holidays.
24

25 **dB, Decibel.** A fundamental unit of sound used to express the relative intensity of a sound as it is heard by the
26 human ear. A Bel is defined as the logarithm of the ratio of the sound pressure squared over the reference pressure
27 squared. A Decibel is one-tenth of a Bel.
28

29 **dBA.** The "A-weighted" scale for measuring sound in decibels; weighs or reduces the effects of low and high
30 frequencies in order to simulate human hearing. Every increase of 10 dBA doubles the perceived loudness
31 though the noise is actually ten times more intense.
32

33 **Dedication.** The turning over by an owner or developer of private land for public use, and the acceptance of
34 land for such use by the governmental agency having jurisdiction over the public function for which it will be
35 used. Dedications for roads, parks, school sites, or other public uses often are made conditions for approval of
36 a development by a city or county.
37

38 **Dedication, In lieu of.** Cash payments that may be required of an owner or developer as a substitute for a
39 dedication of land, usually calculated in dollars per lot, and referred to as in lieu fees or in lieu contributions.
40

41 **Deer Fencing.** A fence that protects property from damage by deer or other animals.
42

43 **Density.** The number of housing units per gross acre, unless otherwise stated, for residential uses.
44

45 **Density, Residential.** The number of permanent residential dwelling units per acre of land. Densities specified
46 in the General Plan may be expressed in units per gross acre. (See "Acres, Gross")
47

1 **Density Bonus.** The allocation of development rights that allow a parcel to accommodate additional square
2 footage or additional residential units beyond the maximum for which the parcel is zoned, usually in exchange
3 for the provision or preservation of an amenity at the same site or at another location.
4

5 **Density, Control of.** A limitation on the occupancy of land. Density can be controlled through zoning in the
6 following ways: use restrictions, minimum lot-size requirements, floor area ratios, land use-intensity ratios,
7 setback and yard requirements, minimum house-size requirements, ratios comparing number and types of
8 housing units to land area, limits on units per acre, and other means. Allowable density often serves as the
9 major distinction between residential districts.
10

11 **Density, Employment.** A measure of the number of employed persons per specific area (for example,
12 employees/acre).
13

14 **Density Transfer.** A way of retaining open space by concentrating densities-usually in compact areas adjacent
15 to existing urbanization and utilities-while leaving unchanged historic, sensitive, or hazardous areas. In some
16 jurisdictions, for example, developers can buy development rights of properties targeted for public open space
17 and transfer the additional density to the base number of units permitted in the zone in which they propose to
18 develop.
19

20 **Design Engineer.** Engineer responsible for preparing the SWQP for Regulated Projects, site design, and 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 design,
24 architecture, materials, colors, lighting, and signs, in accordance with a set of adopted criteria and standards.
25 "Design Control" requires that certain specific things be done and that other things not be done. Design Control
26 language is most often found within a zoning ordinance. "Design Review" usually refers to a system set up
27 outside of the zoning ordinance, whereby projects are reviewed against certain standards and criteria by a
28 specially established design review board or committee. (See "Architectural Control.")
29

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

33 **Developable Land.** Land that is suitable as a location for structures and that can be developed free of hazards
34 to, and without disruption of, or significant impact on natural resource areas.
35

36 **Developer.** An individual who or business that prepares raw land for the construction of buildings or causes to
37 be built physical building space for use primarily by others, and in which the preparation of the land or the
38 creation of the building space is in itself a business and is not incidental to another business or activity.
39

40 **Development.** The physical extension and/or construction of urban land uses. Any construction activity or
41 alteration of the landscape, its terrain contour or vegetation, including the erection or alteration of structures.
42 Development activities include: subdivision of land; construction or alteration of structures, roads, utilities,
43 and other facilities; installation of septic systems; grading; deposit of refuse, debris, or fill materials; and
44 clearing of natural vegetative cover (with the exception of agricultural activities). Routine repair and
45 maintenance activities are exempted.
46

47 **Development Agreement.** A contract between the town and an applicant for a development project, in compliance
48 with the municipal code, and Government Code Sections 65864 et seq. A development agreement is intended to
49 provide assurance to the applicant that an approved project may proceed subject to the policies, rules, regulations
50 and conditions of approval applicable to the project at the time of approval, regardless of any changes to town

1 policies, rules, and regulations after project approval. In return, the town is assured that the applicant will provide
2 infrastructure and/or pay fees required by a new project.

3
4 **Development Fee.** (See "Impact Fee.")

5
6 **Development Rights.** The right to develop land by a property owner who maintains fee-simple ownership
7 over the land or by a party other than the owner who has obtained the rights to develop. Such rights usually
8 are expressed in terms of density allowed under existing zoning. For example, one development right may
9 equal one unit of housing or may equal a specific number of square feet of gross floor area in one or more
10 specified zone districts. (See "Interest, Fee" and "Interest, Less-than-fee," and "Development Rights, Transfer
11 of [TDR].")

12
13 **Development Rights, Transfer of (TDR).** Also known as "Transfer of Development Credits," a program
14 that can relocate potential development from areas where proposed land use or environmental impacts are
15 considered undesirable (the "donor" site) to another ("receiver") site chosen on the basis of its ability to
16 accommodate additional units of development beyond that for which it was zoned, with minimal
17 environmental, social, and aesthetic impacts. (See "Development Rights.")

18
19 **Diameter of a Tree.** Trunk diameter measured at fifty-four inches above the ground (also known as "Diameter at
20 breast height," or "DBH"). In the case of a trunk that is divided into limbs at a point below fifty-four inches, the
21 trunk diameter shall be measured at the narrowest diameter of the trunk between the base of the tree and fifty-four
22 inches above the ground.

23
24 **Director.** The town of Loomis planning director, or designee of the director.

25
26 **Disabled.** Any person who has a physical or mental impairment that substantially limits one or more major life
27 activities; anyone who is regarded as having such an impairment or anyone who has a record of such impairment.

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

33
34 **Discourage.** To advise or persuade to refrain from.

35
36 **Discretionary Decision.** As used in CEQA, an action taken by a governmental agency that calls for the
37 exercise of judgment in deciding whether to approve and/or how to carry out a project.

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

42
43 **Diseased Tree.** A tree afflicted by, but not limited to, any of the following: insect infestation, heart rot, exfoliation,
44 slime flux, crown rot, leaf scorch, root fungus, structural defects or weaknesses.

45
46 **Diversity.** Differences among otherwise similar elements that give them unique forms and qualities. E.g.,
47 housing diversity can be achieved by differences in unit size, tenure, or cost.

48
49 **Downtown.** The "downtown/town center area" shown in Figure 3-3 of the general plan.

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

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

11 **Duplex.** A detached building under single ownership that is designed for occupation as the residence of two
12 families living independently of each other.
13

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

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

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

28 **Easement, Scenic.** A tool that allows a public agency to use an owner's land for scenic enhancement, such as
29 roadside landscaping or vista preservation.
30

31 **Ecology.** The interrelationship of living things to one another and their environment; the study of such
32 interrelationships.
33

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

44 **Ecosystem.** An interacting system formed by a biotic community and its physical environment.
45

46 **Emergency Shelter.** A facility that provides immediate and short-term housing of six months or less and
47 minimal supplemental services for the homeless. Shelters come in many sizes, but an optimum size is
48 considered to be 20 to 40 beds. Supplemental services may include food, counseling, and access to other social
49 programs. (See "Homeless" and "Transitional Housing.") No individual or household may be denied emergency
50 shelter because of an inability to pay.
51

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

3
4 **Emission Standard.** The maximum amount of pollutant legally permitted to be discharged from a single source,
5 either mobile or stationary.

6
7 **Encourage.** To stimulate or foster a particular condition through direct or indirect action by the private sector
8 or government agencies.

9
10 **Endangered Species.** A species of animal or plant is considered to be endangered when its prospects for
11 survival and reproduction are in immediate jeopardy from one or more causes.

12
13 **Enhance.** To improve existing conditions by increasing the quantity or quality of beneficial uses or features.

14
15 **Environment.** CEQA defines environment as "the physical conditions which exist within the area which will be
16 affected by a proposed project, including land, air, water, mineral, flora, fauna, noise, and objects of historic or
17 aesthetic significance."

18
19 **Environmental Impact Report (EIR).** An informational document used to assess the physical characteristics of
20 an area and to determine what effects will result if the area is altered by a proposed action, prepared in compliance
21 with the California Environmental Quality Act (CEQA). (See "California Environmental Quality Act.")

22
23 **Environmental Impact Statement (EIS).** Under the National Environmental Policy Act, a statement on the effect
24 of development proposals and other major actions that significantly affect the environment.

25
26 **Environmentally Sensitive Area (ESA).** A designated area that requires special protection because of its
27 landscape, wildlife, and/or historical value.

28
29 **Equestrian Facility.** A commercial facility for horses, donkeys, and/or mules, examples of which include horse
30 ranches, boarding stables, riding schools and academies, horse exhibition facilities (for shows or other competitive
31 events), and barns, stables, corrals and paddocks accessory and incidental to these uses. Does not include the simple
32 pasturing of horses, donkeys, and/or mules, which is instead included in "Animal keeping".

33
34 **Equipment Rental.** A service establishment that may offer a wide variety of household and business equipment,
35 furniture, and materials for rental. Does not include construction equipment rental, which is separately defined.

36
37 **Equivalent Dwelling Unit (EDU).** A unit of measure for the projected water use by or sewage generated from
38 particular buildings, structures or uses, for which one equivalent dwelling unit is equal to an approximation of the
39 amount of water used or sewage generated by an average single-family residence.

40
41 **Erosion.** (1) The loosening and transportation of rock and soil debris by wind, rain, or running water. (2) The gradual
42 wearing away of the upper layers of earth.

43
44 **Ethnology.** The study of different societies and cultures.

45
46 **Exaction.** A contribution or payment required as an authorized precondition for receiving a development permit;
47 usually refers to mandatory dedication (or fee in lieu of dedication) requirements found in many subdivision
48 regulations.

49
50 **Expansive Soils.** Soils that swell when they absorb water and shrink as they dry.

1 **Extended Hour Retail.** Any business that is open to the public between the hours of 11:00 p.m., and 6:00 a.m.
2

3 **Family.** (1) Two or more persons related by birth, marriage, or adoption [U.S. Bureau of the Census]. (2) An
4 individual or a group of persons living together who constitute a bona fide single-family housekeeping unit in a
5 dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house
6 or institution of any kind [California].
7

8 **Farm Supply and Feed Store.** A retail business selling supplies for use in soil preparation and maintenance, the
9 planting and harvesting of crops, the keeping and raising of farm animals, and other operations and processes
10 pertaining to farming and ranching. Does not include the sale, rental, or repair of farm machinery and equipment,
11 which is instead included in the definition of **construction and heavy equipment sales and rental**.
12

13 **Fault.** A fracture in the earth's crust forming a boundary between rock masses that have shifted.
14

15 **Feasible.** Capable of being accomplished in a successful manner within a reasonable period of time, taking into
16 account economic, environmental, social and technological factors.
17

18 **Feasible, Technically.** Capable of being implemented because the industrial, mechanical, or application technology
19 exists.
20

21 **Finding(s).** The result(s) of an investigation and the basis upon which decisions are made. Findings are used by
22 government agents and bodies to justify action taken by the entity.
23

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

27 **Fire-resistive.** Able to withstand specified temperatures for a certain period of time, such as a one-hour fire wall;
28 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 governments to
32 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 historical
35 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 Emergency
38 Management Agency (FEMA) has delineated areas of special flood hazard and the risk premium zones applicable to
39 that community.
40

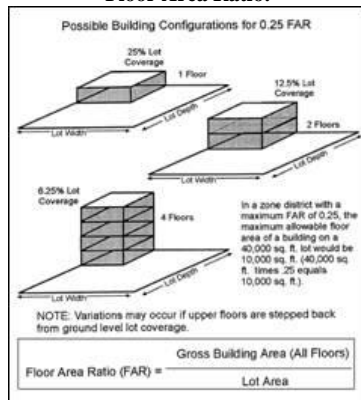
41 **Flood Plain.** The relatively level land area on either side of the banks of a stream regularly subject to flooding. That
42 part of the flood plain subject to a one percent chance of flooding in any given year is designated as an "area of
43 special flood hazard" by the Federal Insurance Administration.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

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

47 **Floodway.** The channel of a river or other watercourse and the adjacent land areas that must be reserved in
48 order to discharge the "base flood" without cumulatively increasing the water surface elevation more than one
49 foot. No development is allowed in floodways.
50

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

Floor Area Ratio:



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

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

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

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

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

Furniture/Fixtures Manufacturing, Cabinet Shop. Manufacturers producing: wood and metal household furniture and appliances; bedsprings and mattresses; all types of office furniture and public building furniture and

1 partitions, shelving, lockers and store furniture; and miscellaneous drapery hardware, window blinds and shades.
2 Includes furniture re-upholstering businesses, wood and cabinet shops, but not sawmills or planing mills, which are
3 instead included under “Manufacturing—heavy.”
4

5 **Furniture, Furnishings and Appliance Store.** A store that primarily sells the following products and related
6 services, that may also provide incidental repair services: Computers and computer equipment, draperies, floor
7 coverings, furniture, glass and chinaware, home appliances, home furnishings, home sound systems, interior
8 decorating materials and services, large musical instruments, lawn furniture, movable spas and hot tubs, office
9 furniture, other household electrical and gas appliances, outdoor furniture, refrigerators, stoves, and televisions.
10

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

- 13 1. A garage is an attached or detached accessory structure with a door, enclosed on at least three sides.
- 14 2. A carport is an attached or detached accessory structure enclosed on not more than two sides.

15 A garage or carport complies with the requirements for **covered parking spaces**.
16

17 **Gas Station.** A retail business selling gasoline and/or other motor vehicle fuels, and related products. Where
18 allowed by Division 2, a gas station may also include a **convenience store, vehicle services, and/or trailer rental**
19 **(auto and vehicle sales or rental)**, which are separately defined.
20

21 **Gateway.** A point along a roadway entering a city or county at which a motorist gains a sense of having left
22 the environs and of having entered the city or county.
23

24 **General Plan.** The town of Loomis general plan, including all its elements and all amendments thereto, as adopted
25 by the town council in compliance with Government Code Sections 65300 et seq. A compendium of city or county
26 policies regarding its long-term development, in the form of maps and accompanying text. The General Plan is
27 a legal document required of each local agency by the State of California Government Code Section 65301
28 and adopted by the Town or City Council or Board of Supervisors. In California, the General Plan has mandatory
29 elements (Land Use, Open Space, Conservation, Housing, Environmental Justice [required in some areas],
30 Circulation, Noise, Air Quality [required in some areas], and Safety) and may include any number of optional
31 elements (such as Economic Development, Hazardous Waste, and Parks and Recreation). The General Plan
32 may also be called a "City Plan," "Comprehensive Plan," or "Master Plan."
33

34 **General Retail.** Stores and shops selling many lines of merchandise. Examples of these stores and lines of
35 merchandise include: Antique stores; art galleries or retail; art supplies, including framing services; auction rooms;
36 bicycles; books, magazines, and newspapers; cameras and photographic supplies; clothing, shoes, and accessories;
37 collectibles (cards, coins, comics, stamps, etc.); department stores; drug stores and pharmacies; dry goods; fabrics
38 and sewing supplies; florists and houseplant stores (indoor sales only—outdoor sales are **building and landscape**
39 **materials sales**); hobby materials; jewelry; luggage and leather goods; musical instruments, parts and accessories;
40 orthopedic supplies; religious goods; small wares; specialty shops; sporting goods and equipment; stationery; toys
41 and games; and variety stores.
42

43 **Geological.** Pertaining to rock or solid matter.
44

45 **Goal.** A general, overall, and ultimate purpose, aim, or end toward which the City or County will direct effort.
46

47 **Golf Course, Country Club.** Golf courses, and accessory facilities and uses including: clubhouses with bar and
48 restaurant, locker and shower facilities; driving ranges; “pro shops” for on-site sales of golfing equipment; and
49 golf cart storage and sales facilities.
50

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

3
4 **Grading.** The removal, addition, or alteration of surface or subsurface conditions of land by excavating or filling
5 to achieve a level earthen base or specific slope.

6
7 **Grasslands.** Land reserved for pasturing or mowing, in which grasses are the predominant vegetation.

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

11
12 **Groundwater.** Any water under the earth's surface, except for underground rivers.

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

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

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

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

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

26
27 **Hazardous Material.** Any substance that, because of its quantity, concentration, or physical or chemical
28 characteristics, poses a significant present or potential hazard to human health and safety or to the environment
29 if released into the workplace or the environment. The term includes, but is not limited to, hazardous
30 substances and hazardous wastes.

31
32 **Health/Fitness Facility.** A fitness center, gymnasium, health or athletic club.

33
34 **High Occupancy Vehicle (HOV).** Any vehicle other than a driver-only automobile (e.g., a vanpool, a bus, or
35 two or more persons to a car).

36
37 **Highway.** High-speed, high-capacity, limited-access transportation facility serving regional and county-wide
38 travel. Highways may cross at a different grade level.

39
40 **Hillsides.** Land that has an average percent of slope equal to or exceeding fifteen percent.

41
42 **Historic; Historical.** An historic building, landscape, or site is one that is noteworthy for its significance in
43 local, state, or national history or culture, its architecture or design, or its works of art, memorabilia, or artifacts.

44
45 **Historic Building or Property.** Any building, site, object, place, location, district or collection of structures, and
46 their associated sites, deemed of importance to the history, architecture or culture of an area by an appropriate local,
47 state or federal governmental jurisdiction. This shall include historical buildings or properties on, or determined
48 eligible for, national, state or local historical registers or inventories, such as the National Register of Historic
49 Places, California Register of Historical Resources, State Historical Landmarks, State Points of Historical Interest,
50 and Town or county registers, inventories, or surveys of historical or architecturally significant sites, places or
51 landmarks.

1
2 **Historic Landscape.** A geographic area, including both. Cultural and natural resources and the wildlife or
3 domestic animals therein, associated with a historic event, activity, or person, or that exhibits other cultural
4 or aesthetic values.
5

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

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

15 **Homeless.** Persons and families who lack a fixed, regular, and adequate nighttime residence. Includes those
16 staying in temporary or emergency shelters or who are accommodated with friends or others with the
17 understanding that shelter is being provided as a last resort. (See "Emergency Shelter" and "Transitional
18 Housing.")
19

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

25 **Household.** All those persons--related or unrelated--who occupy a single housing unit. (See "Family.")
26

27 **Household Pets.** The keeping/raising of birds, cats, dogs, or other common household pets accessory to a residential
28 use. (See "Animal Keeping.")
29

30 **Householder.** The head of a household.
31

32 **Household.** A household consists of all the people who occupy a housing unit. A household includes the related
33 family members and all the unrelated people, if any, such as lodgers, foster children, wards, or employees who
34 share the housing unit. A person living alone in a housing unit, or a group of unrelated people sharing a housing
35 unit such as partners or roomers, is also counted as a household. The count of households excludes group quarters.
36

37 **Housing and Community Development Department of the State of California (HCD).** The State agency
38 that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of
39 low- and moderate-income households.
40

41 **Housing Authority, Local (LHA).** Local housing agency established in State law, subject to local activation
42 and operation. Originally intended to manage certain federal subsidies but vested with broad powers to develop
43 and manage other forms of affordable housing.
44

45 **Housing Element.** One of the State-mandated elements of a local General Plan, it assesses the existing and
46 projected housing needs of all economic segments of the community, identifies potential sites adequate to
47 provide the amount and kind of housing needed, and contains adopted goals, policies, and implementation
48 programs for the preservation, improvement, and development of housing.
49

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

1
2 **Housing Unit.** The place of permanent or customary abode of a person or family. A housing unit may be a
3 single-family dwelling, a multi-family dwelling, a condominium, a modular home, a mobile home, a
4 cooperative, accessory dwelling unit, or any other residential unit considered real property under State law. A
5 housing unit has, at least, cooking facilities, a bathroom, and a place to sleep. It also is a dwelling that cannot
6 be moved without substantial damage or unreasonable cost. (See "Dwelling Unit," "Family," and
7 "Household.")
8

9 **Identity.** A consistent quality that makes a town, city, place, area, or building unique and gives it a
10 distinguishing character.
11

12 **Image.** The mental picture or impression of a town, city or place taken from memory and held in common by
13 members of the community.
14

15 **Impact.** The effect of any direct man-made actions or indirect repercussions of man-made actions on existing
16 physical, social, or economic conditions.
17

18 **Impact Fee.** A fee, also called a development fee, levied on the developer of a project by a city, county, or other
19 public agency as compensation for otherwise-unmitigated impacts the project will produce.
20

21 **Impacted Areas.** Census tracts where more than 50 percent of the dwelling units house low- and very low-
22 income households.
23

24 **Impervious Surface.** Surface through which water cannot penetrate, such as roof, road, sidewalk, and paved
25 parking lot.
26

27 **Implementation.** Actions, procedures, programs, or techniques that carry out policies.
28

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

38 **Improvement.** The permanent addition of one or more structures, fixtures, fences, or utilities, or other
39 modification of a parcel of land that increases its value.
40

41 **Industrial.** A land use classification in which the manufacture, production, and processing of consumer goods
42 may occur.
43

44 **Industrial, Heavy.** A facility accommodating manufacturing processes that involve and/or produce basic metals,
45 building materials, chemicals, fabricated metals, paper products, machinery, textiles, and/or transportation
46 equipment, where the intensity and/or scale of operations may cause significant impacts on surrounding land uses
47 or the community. Heavy industrial uses include chemical product manufacturing; concrete, gypsum, and plaster
48 product manufacturing; glass manufacturing; paving and roofing material manufacturing; petroleum refining;
49 plastic, synthetics, and rubber manufacturing; primary metal industries; pulp product manufacturing; or textile or
50 leather manufacturing.
51

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

If we use this – we need to identify specific areas in Loomis.

1 **Industrial, Light.** Industrial use where industrial manufacturing, sales, warehousing, offices, research and
2 development offices, outdoor storage, and assembly that may generate objectionable noise, smoke, odor, dust,
3 noxious gases, glare, heat, vibration, and industrial wastes.
4

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

10 **Industrial Park.** An industrial complex set in parklike surroundings with such facilities as parking lots,
11 restaurants, and recreation areas.
12

13 **Industrial Research and Development (R&D).** A facility for scientific research, and the design, development and
14 testing of products, services, or processes, which is compatible with adjacent uses in regard to health and safety.
15

16 **Infill Development.** Building within unused and underutilized lands within existing development patterns,
17 typically but not exclusively in urban areas.
18

19 **Infrastructure.** Public services and facilities, such as sewage-disposal systems, water-supply systems, other
20 utility systems, and roads.
21

22 **In-Lieu Fee.** (See "Dedication, In-lieu of.")
23

24 **Intensification of Use.** A change in the use of a structure or site, where the new use is required by this title to have
25 more off-street parking spaces than the former use; or a change in the operating characteristics of a use (for example,
26 hours of operation), which generates more activity on the site.
27

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

33 **Intelligent Transportation Systems (ITS).** Technologies that advance transportation safety and mobility and
34 enhance productivity by integrating advanced communications technologies into transportation infrastructure and
35 into vehicles. ITS encompasses a broad range of wireless and traditional communications-based information and
36 electronic technologies.
37

38 **Inter-agency.** Indicates cooperation between or among two or more discrete agencies in regard to a specific
39 program.
40

41 **Intermittent Stream.** A stream that flows only at certain times of the year when it receives water from springs,
42 groundwater, or rainfall, or from surface sources such as melting snow.
43

44 **Issues.** Important unsettled community matters or problems that are identified in a community's General Plan
45 and dealt with by the plan's goals, objectives, policies, plan proposals, and implementation programs.
46

47 **Joint Powers Authority (JPA).** A legal arrangement that enables two or more units of government to share
48 authority to plan and carry out a specific program or set of programs that serves both units.
49

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

1
2 **Kennel, Animal Boarding.** A commercial facility for the grooming, keeping, boarding or maintaining of five or
3 more dogs (four months of age or older), or five or more cats except for dogs or cats for sale in pet shops, or patients
4 in animal hospitals. See also **veterinary clinic, animal hospital.**
5

6 **Kitchen.** A room or space within a building used or intended to be used for the cooking or preparation of food,
7 which includes a refrigerator of at least 5 cubic feet in capacity with an appropriately sized electrical outlet, a
8 sink less than 18 inches in depth with a waste line drain plumbed to a sewer or septic system, and cooking
9 appliances or rough in facilities including, but not limited to: stoves, ovens, convection ovens, range tops or
10 dishwashers. A bar or counter with a small sink, small refrigerator, and/or microwave is not considered a kitchen
11 facility.
12

13 **Laboratory, Medical, Analytical, Testing.** A facility for testing, analysis, and/or research. Examples of this use
14 include medical labs, soils and materials testing labs, and forensic labs.
15

16 **Land Banking.** The purchase of land by a local government for use or resale at a later date.
17

18 **Landlord.** The owner of a property, including land or a structure, that is rented or leased to another.
19

20 **Landmark.** (1) A building, site, object, structure, or significant tree, having historical, architectural, social, or
21 cultural significance and marked for preservation by the Town, state, or federal government. (2) A visually
22 prominent or outstanding structure or natural feature that functions as a point of orientation or identification.
23

24 **Landscaping.** Planting-including trees, shrubs, and ground covers-suitably designed, selected, installed, and
25 maintained as to enhance a site or roadway permanently.
26

27 **Landslide.** A general term for a falling mass of soil or rocks.
28

29 **Land Use, General Plan.** A classification of uses and characteristics for parcels within the Town of Loomis. (See
30 "Land Use Designation")
31

32 **Land Use, Zoning.** The purpose for which a parcel of land, a premises or building is designed, arranged, or
33 intended, or for which it is or may be occupied or maintained, consistent with the General Plan Land Use
34 Designation.
35

36 **Land Use Designation.** A system for classifying and designating the appropriate use of properties, as
37 designated on the General Plan Land Use Diagram.
38

39 **Land Use Element.** A required element of the General Plan that uses text and maps to designate the future use
40 or reuse of land within a given jurisdiction's planning area. (See "Mandatory Element.")
41

42 **Land Use Permit.** Authority granted by the Town to use a specified site for a particular purpose.
43

44 **Land Use Regulation.** A term encompassing the regulation of land in general and often used to mean those
45 regulations incorporated in the General Plan, as distinct from zoning regulations (which are more specific).
46

47 **Laundry, Dry Cleaning Plant.** A service establishment engaged primarily in high volume laundry and garment
48 services, including: carpet and upholstery cleaners; diaper services; dry cleaning and garment pressing; commercial
49 laundries; linen supply.
50

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

4
5 **Learning Center.** A facility providing educational enrichment, particularly specialized programs in areas such
6 as personal growth and development, fitness, environmental awareness, arts, academic enrichment,
7 communications, and management.

8
9 **Lease.** A contractual agreement by which an owner of real property (the lessor) gives the right of possession to
10 another (a lessee) for a specified period of time (term) and for a specified consideration (rent).

11
12 **Leq.** The energy-averaged or equivalent sound level, defined as the average sound level on the basis of sound
13 energy (or sound pressure squared). The Leq is a "dosage" type measure and is the basis for the descriptors
14 used in current standards, such as the 24-hour CNEL used by the State of California.

15
16 **Level of Service (LOS).** (1) A scale that measures the amount of traffic a roadway may be capable of handling
17 on a roadway or at the intersection of roadways. Levels range from A to F, with A representing the highest level
18 of service, as follows:

19
20 **Level of Service A.** Indicates a relatively free flow of traffic, with little or no limitation. On vehicle
21 movement or speed.

22
23 **Level of Service B.** Describes a steady flow of traffic, with only slight delays in vehicle movement
24 and speed. All queues clear in a single signal cycle.

25
26 **Level of Service C.** Denotes a reasonably steady, high-volume flow of traffic, with some limitations
27 on movement and speed, and occasional backups on critical approaches.

28
29 **Level of Service D.** Denotes the level where traffic nears an unstable flow. Intersections still
30 function, but short queues develop, and cars may have to wait through one cycle
31 during short peaks.

32
33 **Level of Service E.** Describes traffic characterized by slow movement and frequent (although
34 momentary) stoppages. This type of congestion is considered severe, but is
35 not uncommon at peak traffic hours, with frequent stopping, long-standing
36 queues, and blocked intersections.

37
38 **Level of Service F.** Describes unsatisfactory stop-and-go traffic characterized by "traffic jams"
39 and stoppages of long duration. Vehicles at signalized intersections usually
40 have to wait through one or more signal changes, and "upstream"
41 intersections may be blocked by the long queues.

42
43 **Library, Museum.** Public or quasi-public facilities, examples of which include: aquariums, arboretums, art
44 galleries and exhibitions, botanical gardens, historic sites and exhibits, libraries, museums, planetariums, zoos, and
45 accessory gift shops.

46
47 **Light Rail Transit (LRT).** "Street cars" or "trolley cars" that typically operate entirely or substantially in mixed
48 traffic and in non-exclusive, at-grade rights-of-way.

49
50 **Linkage Fee.** A fee charged to new development projects for the purpose of funding affordable housing.

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

3
 4 **Live/Work Unit.** An integrated housing unit and working space, occupied and utilized by a single household in a
 5 structure, either single-family or multifamily, that has been designed or structurally modified to accommodate joint
 6 residential occupancy and work activity, and which includes: 1) Complete kitchen space and sanitary facilities in
 7 compliance with the building code; and 2) Working space reserved for and regularly used by one or more occupants
 8 of the unit.

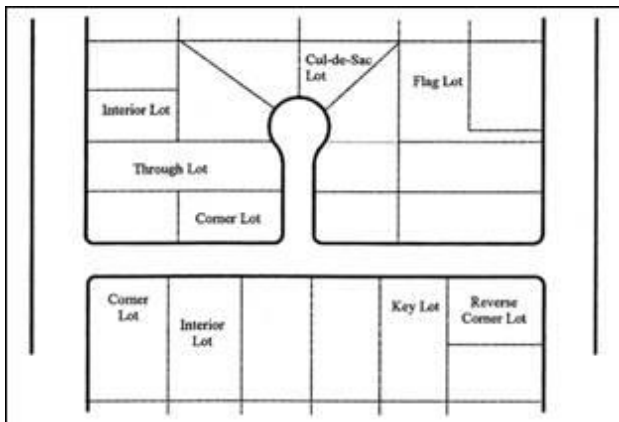
9
 10 **Lmax.** The highest root-mean-square (RMS) sound level measured over a given period of time.

11
 12 **Local Agency Formation Commission (LAFCo).** A seven-member commission within Placer County whose
 13 purpose is to review and approve or deny proposals for the formation, consolidation, or dissolution of cities or
 14 special districts; and to review and approve or deny proposals for the annexation to or detachment from cities or
 15 special districts. None of these proceedings may be initiated until approved by the Commission to develop and
 16 determine the sphere of influence for each local government agency. The LAFCo members include two county
 17 supervisors, two city council members, two representatives of special districts and one member representing the
 18 general public.

19
 20 **Lot, or Parcel.** A recorded lot or parcel of real property. (See "Site.")

- 21
 22
 23
 24
 25
 26
 27
 28
 29
 30
 31
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



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

4 **Lot Coverage.** See **site coverage**.

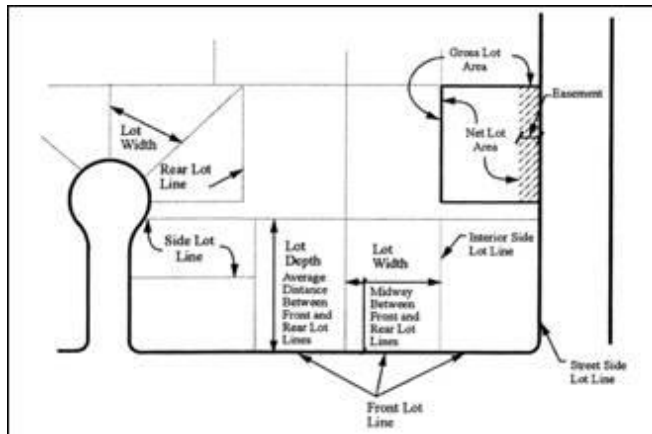
5 **Lot Depth.** The horizontal distance between the front and the rear lot lines measured longitudinally at the midpoints
 6 of the front and rear lot lines.

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

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

- 10 1. **Front lot line.** On an interior lot, the property line separating the parcel from the street or as recorded
 11 on the parcel map. The front lot line on a corner lot is the line with the shortest frontage. On a through
 12 lot, both lot lines are front lot lines and the lot is considered to have no rear lot line.
- 13 2. **Interior lot line.** Any lot line not abutting a street.
- 14 3. **Rear lot line.** A property line that does not intersect the front lot line, which is most distant from and
 15 most closely parallel to the front lot line.
- 16 4. **Side lot line.** Any lot line that is not a front or rear lot line.

17 **Lot Features**



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

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

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

1 **Low Impact Development (LID).** A set of stormwater management strategies that reduces impervious surfaces,
2 treats runoff, controls runoff peaks and durations, and thereby helps protect water quality and stream resource
3 integrity.
4

5 **Low-Income Area.** An area with household incomes at or below 80 percent of the statewide median income or
6 with household incomes at or below the threshold designated as low income by the Department of Housing and
7 Community Development.
8

9 **Low-Income Household.** A household with an annual income usually no greater than 80 percent of the area
10 median family income adjusted by household size, as determined by a survey of incomes conducted by a city
11 or a county, or in the absence of such a survey, based on the latest available eligibility limits established by
12 the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program. (See
13 "Area.")
14

15 **Low-Income Housing Tax Credits.** Tax reductions provided by the federal and state governments for
16 investors in housing for low-income households.
17

18 **LIO.** A statistical descriptor indicating peak noise levels-the sound level exceeded ten percent of the time. It
19 is a commonly used descriptor of community noise, and has been used in Federal Highway Administration
20 standards and the standards of some cities and counties.
21

22 **Maintain.** To keep in an existing state. (See "Preserve.")
23

24 **Maintenance Service, Client Site Services.** Base facilities for various businesses that provide services on the
25 premises of their clients. Includes, but is not limited to gardening, janitorial, pest control, water and smoke damage
26 recovery, and similar services; and appliance, computer, electronics, elevator, equipment, HVAC, instrument,
27 plumbing, and other maintenance and repair services not operating from a retail establishment that sells the products
28 being maintained or repaired. When these services operate from a retail establishment that sells the products being
29 maintained or repaired, they are instead considered part of the retail use.
30

31 **Mandatory Element.** A component of the General Plan mandated by State Law.
32

33 **Manufactured Housing.** Residential structures that are constructed entirely in the factory, and that since June
34 15, 1976, have been regulated by the federal Manufactured Home Construction and Safety Standards Act of
35 1974 under the administration of the U.S. Department of Housing and Urban Development (HUD). (See
36 "Mobile Home" and "Modular Unit.")
37

38 **Manufacturing/Processing, Intensive.** A facility accommodating manufacturing processes that involve and/or
39 produce building materials, fabricated metal products, machinery, and/or transportation equipment, Examples of
40 intensive manufacturing uses include: lumber and wood product manufacturing; machinery manufacturing; metal
41 products, fabrication, machine and welding shops; motor vehicles and transportation equipment; stone and cut stone
42 product manufacturing; and structural clay and pottery product manufacturing. (See Loomis Municipal Code
43 Section 13.80.020 for additional definition of specialized and regulatory terms and phrases for
44 **Manufacturing/Processing, Intensive.**)
45

46 **Manufacturing/Processing, Light.** A facility accommodating manufacturing processes involving and/or
47 producing: apparel and fabrics; food and beverage products; electronics, appliances, optical, and instrumentation
48 products; ice; jewelry; handcrafted products; paper, photographic, and film products; and musical instruments. (See
49 Loomis Municipal Code Section 13.80.020 for additional definition of specialized and regulatory terms and phrases
50 for **Manufacturing/Processing, Light.**)
51

1 **Map Act.** See **Subdivision Map Act.**

2
3 **Marsh.** A marsh usually is an area periodically or permanently covered with shallow water, either fresh or
4 saline. (See “Wetland”)

5
6 **May.** To be a possibility.

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

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

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

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

21
22 **Medical Services, Clinic, Urgent Care.** A facility other than a hospital where medical, mental health, surgical and
23 other personal health services are provided on an outpatient basis.

24
25 **Medical Services, Doctor Office.** A facility other than a hospital where medical, dental, mental health, surgical,
26 and/or other personal health care services are provided on an outpatient basis,

27
28 **Medical Services, Extended Care.** Residential facilities providing nursing and health-related care as a primary use
29 with in-patient beds.

30
31 **Medical Services, Hospital.** Hospitals and similar facilities engaged primarily in providing diagnostic services,
32 and extensive medical treatment, including surgical and other hospital services.

33
34 **Mello-Roos Bonds.** Locally issued bonds that are repaid by a special tax imposed on property owners within
35 a "community facilities district" (CFD) established by a governmental entity. The bond proceeds can be used
36 for public improvements and for a limited number of services. Named after the program's legislative authors.

37
38 **Mercalli Intensity Scale.** A subjective measure of the observed effects (human reactions, structural damage,
39 geologic effects) of an earthquake. Expressed in Roman numerals from I to XII.

40
41 **Merger (District).** Elimination of a special district by transferring its service responsibilities to a city
42 government.

43
44 **Metropolitan.** Of, relating to, or characteristic of a large city.

45
46 **Microclimate.** The climate of a small, distinct area, such as a city street or a building's courtyard.

47
48 **Midden.** A deposit marking a former habitation site and containing such materials as discarded artifacts, bone and
49 shell fragments, food refuse, charcoal, ash, rock, human remains, structural remnants, and other cultural leavings.

1 **Mineral Resource.** Land on which known deposits of commercially viable mineral or aggregate deposits exist.

2
3 **Minimize.** To reduce or lessen, but not necessarily to eliminate.

4
5 **Mining.** The act or process of extracting resources, such as coal, oil, or minerals, from the earth.

6
7 **Ministerial (Administrative) Decision.** An act performed in a prescribed manner and in obedience to a legal
8 authority, without regard to one's own judgment or discretion.

9
10 **Mitigate.** To ameliorate, alleviate, or avoid to the extent reasonably feasible.

11
12 **Mitigation Measure.** A condition of project approval intended to change the characteristic of a project to
13 reduce an identified impact below a threshold of significance.

14
15 **Mitigated Negative Declaration (MND).** A statement describing the reasoning that a proposed action will not
16 have a significant adverse effect on the environment with the implementation of measures that eliminate, reduce or
17 minimize significant adverse effects associated with that action, in compliance with the California Environmental
18 Quality Act (CEQA). (See Negative Declaration)

19
20 **Mixed-use.** A development that includes more than one land use, such as office, commercial, institutional, and
21 residential, either in a single building or within a defined project area as an integrated development project with
22 significant functional interrelationships and a coherent physical design.

23
24 **Mixed-use Project.** A project that combines both non-residential and residential uses.

25
26 **Mixed-use Structure.** A structure or building on one lot housing more than one type of use, such as commercial or
27 office and residential uses. The uses may be vertically separated with one use on the bottom floor and another use
28 on secondary floors, horizontally separated with one use at the front of the structure and other uses at the rear of the
29 structure, or a combination of both vertical and horizontal separation.

30
31 **Mobile Home.** A structure, transportable in one or more sections, which when erected on site measures eight
32 feet or more in width and thirty-two feet or more in length, and which is built on a permanent chassis and
33 designed to be used as a dwelling, with or without a permanent foundation, when connected to the required
34 utilities, and includes the plumbing, heating, air-conditioning, and electrical systems contained therein.

35
36 **Mobile Home Park.** Any site that is planned and improved to accommodate two or more mobile homes used for
37 residential purposes, or on which two or more mobile home lots are rented, leased, or held out for rent or lease, or
38 were formerly held out for rent or lease and later converted to a subdivision, cooperative, condominium, or other
39 form of resident ownership, to accommodate mobile homes used for residential purposes.

40
41 **Mobile Home Park Conversion.** Changing the use of a mobile home park for a purpose other than the rental of
42 two or more mobile home sites to accommodate mobile homes used for human habitation.

43
44 **Motor Home, Recreational Vehicle and Boat Sales.** Retail establishments selling both motor homes and/or
45 various vehicles and watercraft for recreational uses. Includes the sales of boats, campers and camper shells, jet
46 skis, motor homes, and travel trailers.

47
48 **Moderate-income Household.** A household with an annual income between the lower income eligibility
49 limits and 120 percent of the area median family income adjusted by household size, as established by the
50 U.S. Department of Housing and Urban Development (HUD) or the California Housing and Community
51 Development Department (HCD). (See "Area" and "Low-income Household.")

1
2 **Modular Unit.** A factory-fabricated, transportable building or major component designed for use by itself or
3 for incorporation with similar units on-site into a structure for residential, commercial, educational, or
4 industrial use.

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

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

10
11 **Multifamily Housing.** A dwelling unit that is part of a structure containing more than one dwelling unit.

12
13 **Multifamily Structure.** A detached building or structure of more than one dwelling unit.

14
15 **Multi-Use Trail.** A trail designed to accommodate a variety of user groups, such as pedestrians, cyclists, and
16 equestrians, on the same trail with two-way, non-motorized off-street access. Multi-use trails may also
17 accommodate Class 1 pedal assist and Class 2 non-pedal assist electric bicycles that cease to provide motorized
18 assistance when the bicycle reaches the speed of 20 miles per hour.

19
20 **Must.** That which is mandatory.

21
22 **National Ambient Air Quality Standards.** The prescribed level of pollutants in the outside air that cannot
23 be exceeded legally during a specified time in a specified geographical area.

24
25 **National Environmental Policy Act (NEPA).** An act passed in 1974 establishing federal legislation for
26 national environmental policy, a council on environmental quality, and the requirements for environmental
27 impact statements.

28
29 **National Flood Insurance Program.** A federal program that authorizes the sale of federally subsidized flood
30 insurance in communities where such flood insurance is not available privately.

31
32 **National Historic Preservation Act.** A 1966 federal law that established a National Register of Historic Places
33 and the Advisory Council on Historic Preservation, and that authorized grants-in-aid for preserving historic
34 properties.

35
36 **National Pollutant Discharge Elimination System (NPDES).** A national program for issuing, modifying,
37 revoking and reissuing, terminating, monitoring and enforcing permits, and imposing and enforcing pretreatment
38 requirements under sections 307, 402, 318, and 405 of the Clean Water Act.

39
40 **National Register of Historic Places.** The official list, established by the National Historic Preservation Act, of
41 sites, districts, buildings, structures, and objects significant in the nation's history or whose artistic or
42 architectural value is unique.

43
44 **Natural or Existing Grade.** The contour of the ground surface before grading.

45
46 **Natural State.** The condition existing prior to development.

47
48 **Necessary.** Essential or required.

49
50 **Need.** A condition requiring supply or relief.

1
2 **Negative Declaration (ND).** A statement describing the reasoning that a proposed action will not have a significant
3 adverse effect on the environment, in compliance with the California Environmental Quality Act (CEQA). (See
4 Mitigated Negative Declaration)
5

6 **Neighborhood Park.** A park intended to serve the recreation needs of people living or working usually within
7 one-half mile radius of the park.
8

9 **Night Club.** A facility serving alcoholic beverages for on-site consumption, and providing entertainment, examples of
10 which include live music and/or dancing, comedy, etc.
11

12 **Nitrogen Oxide(s).** A reddish-brown gas that is a byproduct of combustion and ozone formation processes.
13 Often referred to as NOX, this gas gives smog its "dirty air" appearance.
14

15 **Noise.** Any sound that is undesirable because it interferes with speech and hearing, or is intense enough to
16 damage hearing, or is otherwise annoying. Noise, simply, is "unwanted sound."
17

18 **Noise Attenuation.** Reduction of noise using a substance, material, or surface, such as earth berms and/or
19 solid concrete walls.
20

21 **Noise Contour.** A line connecting points of equal noise level as measured on the same scale. Noise levels greater
22 than the 60 Ldn contour (measured in dBA) require noise attenuation in residential development.
23

24 **Noise Element.** One of the State-mandated elements of a local General Plan, it assesses noise levels of highways
25 and freeways, local arterials, railroads, airports, local industrial plants, and other ground stationary sources, and
26 adopts goals, policies, and implementation programs to reduce the community's exposure to noise.
27

28 **Non-attainment.** The condition of not achieving a desired or required level of performance. Frequently used in
29 reference to air quality.
30

31 **Non-conforming Parcel.** A parcel that was legally created prior to the adoption or amendment of Town land use
32 regulations but does not comply with the current requirements.
33

34 **Non-conforming Sign.** A sign that lawfully existed prior to the adoption or amendment of Town sign regulations
35 but does not comply with the current sign regulations.
36

37 **Non-conforming Structure.** A structure that was legally constructed prior to the adoption or amendment of Town
38 land use regulations but does not comply with the current requirements.
39

40 **Non-conforming Use.** A use that existed prior to adoption or amendment of this title but is not consistent
41 with the current requirements.
42

43 **Non-prime Agricultural Land.** Property used for the production of food or fiber, with soils that do not meet soil
44 criteria to be classified as prime, unique, or of state or local importance.
45

46 **Notice (of Hearing).** A legal document announcing the opportunity for the public to present their views to an official
47 representative or board of a public agency concerning an official action pending before the agency.
48

49 **Nuisance.** A condition, activity, or situation that interferes with the use or enjoyment of property on a continuing
50 basis. A person, thing, or circumstance causing inconvenience or annoyance on a continuing basis. Declared
51 nuisances are established in the Town's Municipal Code Title 7 Health and Safety, Chapter 7.04 Nuisances.

1
2 **Objective.** A specific statement of desired future condition toward which the City or County will expend effort in
3 the context of striving to achieve a broader goal. An objective should be achievable and, where possible, should be
4 measurable and time-specific.
5

6 **Occupancy.** All or a portion of a structure occupied by one person.
7

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

11 **Off-site.** An activity, accessory use, or improvement that is related to a specific primary use but is not located on
12 the same site as the primary use.
13

14 **Office.** A room, group of rooms, or building used for conducting the affairs of a business, profession, service
15 industry, or government; includes accessory offices, government offices, processing offices, professional offices,
16 temporary offices, and temporary real estate offices. Does not include medical offices (see **medical service—clinic,**
17 **laboratory, urgent care, and medical service—doctor office.**) (See Loomis Municipal Code Section 13.80.020
18 for additional definition of specialized and regulatory terms and phrases for **Office.**)
19

20 **Office Park.** An office complex set in parklike surroundings with such facilities as parking lots, restaurants, and
21 recreation areas.
22

23 **Office-supporting Retail.** A retail store that carries one or more types of merchandise that will typically be of
24 frequent interest to and/or needed by the various businesses listed under the definition of **office**, and/or the
25 employees of those businesses. Examples of these types of merchandise include: books; computer equipment;
26 flowers; newspapers and magazines; office supplies, stationery; and photographic supplies and cameras.
27

28 **Office Use.** The use of land by general business offices, medical and professional offices, administrative or
29 headquarters offices for large wholesaling or manufacturing operations, and research and development.
30

31 **On-sale Liquor Establishment.** Any establishment at which alcohol is sold, served, or given to patrons, to be
32 consumed on-site.
33

34 **On-site.** An activity or accessory use that is related to a specific primary use, which is located on the same site as
35 the primary use.
36

37 **Open Fencing.** A barrier constructed of material which is transparent, such as glass, plastic panels, wire or wrought
38 iron.
39

40 **Open Space.** Any area of land or water that is essentially unimproved for the purposes of (1) the preservation of
41 natural resources, including conservation areas; (2) the managed production of resources; (3) outdoor recreation,
42 for which it may surround areas of passive or active park; or (4) public health and safety.
43

44 **Open Space Element.** The State-required General Plan Open Space Element is contained within the Conservation
45 of Resources Element. It contains adopted goals, policies, and implementation measures for the preservation,
46 protection, and management of opens space lands.
47

48 **Ordinance.** A law or regulation set forth and adopted by the Town.
49

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

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

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

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

14 **Parcel.** A lot, or contiguous group of lots, in single ownership or under single control. See **Lot**.
15

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

20 **Park.** A park is an area of land open to the public for recreational purposes. Includes **Active Park** and **Passive**
21 **Park**.
22

23 **Passive Park.** Park that is primarily a public area of predominantly undisturbed or restored natural land, with little
24 disturbance to topography and vegetation, that provides passive recreational activities (e.g., walking/jogging,
25 photography wildlife viewing, picnicking, biking, other non-motorized uses).
26

27 **Peak Hour/Peak Period.** For any given roadway, a daily 60-minute period during which traffic volume is highest,
28 usually occurring in the morning and evening commute periods. Where "F" Levels of Service are encountered, the
29 "peak hour" may stretch into a "peak period" of several hours' duration.
30

31 **Pedestrian Orientation.** Any physical structure or place with design qualities and elements that contribute to an
32 active, inviting, and pleasant place for pedestrians, such as sidewalks, street furniture, landscaping, building and
33 signage design and orientation, and street level visibility.
34

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

40 **Performance Standards.** Zoning regulations that permit uses based on a particular set of standards of operation
41 rather than on particular type of use. Performance standards provide specific criteria limiting noise, air pollution,
42 emissions, odors, vibration, dust, dirt, glare, heat, fire hazards, wastes, traffic impacts, and visual impacts of use.
43

44 **Person.** Any individual, firm, partnership, corporation, company, association, joint stock association; city, county,
45 state, or district; and includes any trustee, receiver, assignee, or other similar representative thereof.
46

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

1
2 **Personal Services, Restricted.** Personal services that may tend to have a blighting and/or deteriorating effect upon
3 surrounding areas and which may need to be dispersed to minimize their adverse impacts. Examples of these uses
4 include: Check cashing stores; fortune tellers; palm and card readers; pawnshops; psychics; spas and hot tubs for
5 hourly rental; tattoo and body piercing services.
6

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

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

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

18 **Planning Commission.** The Town of Loomis planning commission, appointed by the Loomis Town Council to
19 consider planning development requests.
20

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

29 **Policy.** A specific statement of principle or of guiding actions that implies clear commitment but is not
30 mandatory. A general direction that a governmental agency sets to follow, in order to meet its goals and
31 objectives before undertaking an action program. (See "Program.")
32

33 **Pollutant.** Any introduced gas, liquid, or solid that makes a resource unfit for its normal or usual purpose.
34

35 **Pollution.** The presence of matter or energy whose nature, location, or quantity produces undesired
36 environmental effects.
37

38 **Pollution, Non-Point.** Sources for pollution that are less definable and usually cover broad areas of land, such
39 as agricultural land with fertilizers that are carried from the land by runoff, or automobiles.
40

41 **Pollution, Point.** In reference to water quality, a discrete source from which pollution is generated before it
42 enters receiving waters, such as a sewer outfall, a smokestack, or an industrial waste pipe.
43

44 **Poverty Level.** As used by the U.S. Census, families and unrelated individuals are classified as being above
45 or below the poverty level based on a poverty index that provides a range of income cutoffs or "poverty
46 thresholds" varying by size of family, number of children, and age of householder.
47

48 **Preserve.** An area in which beneficial uses in their present condition are protected; for example, a nature
49 preserve or an agricultural preserve. (See "Agricultural Preserve" and "Protect.")
50

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

1
2 **Primary Structure.** A structure that accommodates the primary use of the site.
3

4 **Primary Use.** The main purpose for which a site is developed and occupied, including the activities that are
5 conducted on the site a majority of the hours during which activities occur.
6

7 **Primary Zoning District.** The zoning district applied to a site by the zoning map, to which an overlay zoning
8 district may also be applied.
9

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

- 12 1. All land that qualifies for rating as Class I or Class II in the Soil Conservation Service land capability
13 classifications.
- 14 2. Land that qualifies for a rating of eighty through one hundred in the Storie Index Rating.
- 15 3. Land that supports livestock used for the production of food and fiber and which has an annual carrying
16 capacity equivalent to at least one animal unit per acre as defined by the United States Department of
17 Agriculture.
- 18 4. Land planted with fruit- or nut-bearing trees, vines, bushes, or crops that have a nonbearing period of
19 less than five years and which will normally return during the commercial bearing period on an annual
20 basis from the production of unprocessed agricultural plant production not less than two hundred dollars
21 per acre.
- 22 5. Land that has returned from the production of unprocessed agricultural plant products an annual gross
23 value of not less than two hundred dollars per acre for three of the previous five years.
24

25 **Principle.** An assumption, fundamental rule, or doctrine that will guide General Plan policies, proposals,
26 standards, and implementation measures. The State Government Code (Section 65302) requires that General
27 Plans spell out the objectives, "principles," standards, and proposals of the General Plan. "Adjacent land uses
28 should be compatible with one another" is an example of a principle.
29

30 **Printing and Publishing.** An establishment engaged in printing by letterpress, lithography, gravure, screen, offset,
31 or electrostatic (xerographic) copying; and other establishments serving the printing trade such as bookbinding,
32 typesetting, engraving, photoengraving and electrotyping. This use also includes establishments that publish
33 newspapers, books and periodicals; establishments manufacturing business forms and binding devices. **Quick
34 printing** services are included in the definition of **business support services**.
35

36 **Private Residential Recreation Facility.** A privately owned, noncommercial outdoor recreation facility provided
37 for residential project or neighborhood residents, including swimming pools, swim and tennis clubs, park and sport
38 court facilities. Does not include golf courses and country clubs, which are separately defined.
39

40 **Production of Food or Fiber.** Any type of commercial agricultural operation that produces food or fiber products,
41 including but not limited to all types of: irrigated field crop production (vegetables, fruits, grains, seed crops, etc.),
42 dry farming operations (grain, etc.), orchards and vineyards, berries, etc.; and animal raising operations such as the
43 raising of cattle, fowl or poultry, goats, sheep, swine, or other animals used for food or clothing products; but not
44 including timber production
45

46 **Program.** An action, activity, or strategy carried out in response to adopted policy to achieve a specific goal
47 or objective. Policies and programs establish the "who," "how" and "when" for carrying out the "what" and
48 "where" of goals and objectives.
49

1 **Project.** A proposal that requires a ministerial or discretionary action by the Town.
2

3 **Property Line.** The recorded boundary of a parcel of land.
4

5 **Property Owner.** The person(s) or company having owner's rights to the property, such as land or structures, and
6 who is responsible for the payment of any rates and taxes associated with that property.
7

8 **Proposed Project.** A proposed new structure, new addition to an existing structure, or area of other new site
9 development; these do not include the alteration of any portion of an existing structure other than an addition.
10

11 **Protect.** To maintain and preserve beneficial uses in their present condition as nearly as possible. (See
12 "Enhance.")
13

14 **Public and Quasi-public Facilities.** Institutional, academic, governmental and community service uses, either
15 publicly owned or operated by non-profit organizations. **Public facilities** also means public amenities such as
16 sidewalks, street lighting, public benches, drinking fountains, and other similar public enhancements.
17

18 **Public Buildings and Uses.** Facilities owned and operated by the town, and/or state or federal governments, or a
19 local agency (e.g., a special district).
20

21 **Public Safety Facility.** A facility operated by a public agency including fire stations, other fire prevention and fire-
22 fighting facilities, police and sheriff substations and headquarters, including interim incarceration facilities.
23

24 **Public Services.** Utilities, such as water, gas, electricity, and sewer, and services, such as police, fire, schools,
25 parks, and recreation.
26

27 **Qualifying Resident.** A senior citizen or other person eligible to reside in senior citizen housing; a person qualifying
28 for lower income housing.
29

30 **Rare or Endangered Species.** A species of animal or plant listed in: Sections 670.2 or 670.5, Title 14,
31 California Administrative Code; or Title 50, Code of Federal Regulations, Section 17.11 or Section 17.2,
32 pursuant to the Federal Endangered Species Act designating species as rare, threatened, or endangered.
33

34 **Recharge.** The infiltration and movement of surface water into the soil, past the vegetation root zone, to the zone
35 of saturation or water table.
36

37 **Reclamation.** The reuse of resources, usually those present in solid wastes or sewage.
38

39 **Recognize.** To officially (or by official action) identify or perceive a given situation.
40

41 **Recreation, Active.** A type of recreation or activity that requires the use of organized play areas including,
42 but not limited to softball, baseball, football, and soccer fields, tennis and basketball courts, and various forms
43 of exercise or children's play equipment.
44

45 **Recreation, Passive.** Type of recreation or activity that does not require the use of organized play areas.
46

47 **Recreational Vehicle (RV).** A motor home, travel trailer, truck camper, or camping trailer, with or without motive
48 power, originally designed for human habitation for recreational, emergency, or other occupancy.
49

50 **Recreational Vehicle Park.** A site where one or more lots are used, or are intended to be used, by campers with
51 recreational vehicles or tents.

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

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

7
8 **Recycling Facility.** A variety of facilities involved with the collection, sorting and processing of recyclable
9 materials, such as collection facilities, mobile recycling units, processing facilities, recycling facilities, reverse
10 vending machines, and scrap and dismantling yards. (See Loomis Municipal Code Section 13.80.020 for additional
11 definition of specialized and regulatory terms and phrases for **Recycling Facility**.)

12
13 **Redevelop.** To demolish existing buildings; or to increase the overall floor area existing on a property; or
14 both; irrespective of whether a change occurs in land use.

15
16 **Regional.** Pertaining to activities or economies at a scale greater than that of the Town and affecting a broad
17 geographic area.

18
19 **Regional Housing Needs Plan.** A quantification by a COG or by HCD of existing and projected housing
20 need, by household income group, for all localities within a region.

21
22 **Regional Park.** A park focusing on activities and natural features not included in most other types of parks and
23 often based on a specific scenic or recreational opportunity.

24
25 **Regional Water Quality Control Board (RWQCB).** California RWQCBs are responsible for implementing
26 pollution control provisions of the Clean Water Act and California Water Code within their jurisdiction.

27
28 **Regulation.** A rule or order prescribed for managing government.

29
30 **Rehabilitation.** The repair, preservation, and/or improvement of substandard buildings.

31
32 **Religious facility.** A facility operated by a religious organization for worship, or the promotion of religious
33 activities, including accessory uses on the same site. Examples of these types of facilities include churches,
34 mosques, synagogues, and temples.

35
36 **Repair Service—Equipment, Large Appliances, etc.** A service and facility where various types of electrical,
37 electronic, and mechanical equipment, and home and business appliances are repaired and/or maintained away from
38 the site of the equipment owner. Does not include vehicle repair or maintenance, which is included under **vehicle**
39 **services**, the repair of small home appliances and electronic equipment, which is included under **personal services**,
40 or maintenance and repair activities that occur on the client's site, which are included under **maintenance service—**
41 **client site services**.

42
43 **Resident.** A person who lives within the Town on a permanent or long-term basis.

44
45 **Residential.** Land designated and zoned for dwelling units. (See "Dwelling Unit.")

46
47 **Residential Accessory Use or Structure.** Any use and/or structure that is customarily a part of, and clearly
48 incidental and secondary to a residence, and does not change the character of the residential use.

49
50 **Residential Care Facility.** A single dwelling unit or multiple-unit facility licensed or supervised by a federal, state,
51 or local health/welfare agency that provides twenty-four-hour nonmedical care of unrelated persons who are in need

Commented [CC3]: Note to revisit during the code update

1 of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the
2 protection of the individual in a family-like environment.

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

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

27
28 **Residential, Multiple Family.** Two or more dwelling units on a single site, which may be in the same or
29 separate buildings.

30
31 **Residential, Single-family.** A single dwelling unit on a parcel.

32
33 **Residential Zoning District.** Any of the residential zoning districts established by the Zoning Code.

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

37
38 **Rest Stop.** A public or private facility providing restrooms, sitting and/or picnic areas, traveler information kiosks,
39 and similar facilities to serve the traveling public.

40
41 **Restaurant, Cafe, Coffee Shop.** A retail business selling ready-to-eat food and/or beverages for on- or off-premises
42 consumption.

43
44 **Restore.** To renew, rebuild, or reconstruct to a former state.

45
46 **Restrict.** To check, bound, or decrease the range, scope, or incidence of a particular condition.

47
48 **Retrofit.** To add materials and/or devices to an existing building or system to improve its operation, safety,
49 or efficiency.

1 **Review Authority.** The individual or official Town body (the planning director, Planning Commission, or Town
2 Council) identified by this title as having the responsibility and authority to act upon permit applications.

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

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

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

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

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

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

24
25 **Riparian Lands.** Riparian lands or habitat are comprised of the vegetative and wildlife areas adjacent to
26 perennial and intermittent streams. Riparian areas are delineated by the existence of plant species normally
27 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 to five or
32 more persons living independently from each other. Meals may also be included. Does not include fraternities, sororities,
33 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 streams
36 instead.

37
38 **Rural.** Sparsely populated areas having open space with large trees, pasture, natural creeks, and/or rolling terrain.
39 Such areas may contain farms, mature vegetation, natural streams, wildlife habitat, and large open space around
40 homes. Street improvements are minimal.

41
42 **Rural Character.** A predominant visual landscape of limited building intensity, open spaces, topography,
43 woodlands, and farms and the activities which preserve such features. It balances environmental, woodland, and
44 farm protection with rural development and recreational opportunities.

45
46 **Safety Element.** One of the elements of a local General Plan mandated by California law, it contains adopted
47 goals, policies, and implementation programs for the protection of the community from any unreasonable risks
48 associated with seismic and geologic hazards, flooding, and wildland and urban fires.

49
50 **Sanitary Landfill.** The controlled placement of refuse within a limited area, followed by compaction and
51 covering with a suitable thickness of earth and other containment material.

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

School. A public or private academic educational institution including: ~~boarding school; community college, college, or university, elementary, middle, and junior high schools; high schools; military academies, specialized education schools. Also includes schools providing specialized education/training. Examples include the following: art school; ballet and other dance school; business, secretarial, and vocational school; computers and electronics school; drama school; driver education school; establishments providing courses by mail or internet; language school; martial arts; music school; professional school (law, medicine, etc.); and seminaries/religious ministry training facility. Also includes facilities, institutions and conference centers that offer specialized programs in personal growth and development, such as fitness, environmental awareness, arts, communications, and management. Does not include pre-schools and child day care facilities (see **day care**), studios – art, dance, martial arts, music, etc., and learning centers. See also the definition of **studios – art, dance, martial arts, music, etc. and learning centers** for smaller-scale facilities offering specialized instruction. See the definition of **School** codified in Section 13.80.020 of the Town’s Municipal Code.~~

Secondhand Store. A retail store that buys and sell used products, including clothing, furniture and household goods, jewelry, appliances, musical instruments, business machines and office equipment, tools, motors, machines, instruments, firearms, or any similar secondhand articles or objects.

Second Unit. See **Accessory Dwelling Unit, ADU** and **Accessory Dwelling Unit, Junior (JADU)**.

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

Seismic. Caused by or subject to earthquakes or earth vibrations.

Semi-Rural. An area where rural agriculture and large expanses of undeveloped native landscapes encapsulate a more developed core containing residential, and small-scale commercial and industrial uses.

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

Seniors. Persons aged 55 and older.

Sensitive Land Uses or Noise-Sensitive Land Uses. (See “Sensitive Receptors.”)

Sensitive Receptors. Sensitive receptors are people at a heightened risk of negative health outcomes due to exposure to toxic chemicals, pesticides, noise, air pollutants or other pollutants. The locations where these sensitive receptors congregate are considered sensitive receptor locations. Sensitive receptor locations may include hospitals, schools, and day care centers.

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

Commented [CC4]: In relation to the General Plan and how schools are addressed in the General Plan, the term “School” should reflect that. This is broad enough to include charter schools or alternative learning schools. We can revise more, but see my reference to the codified definitions in the Muni Code where the regulatory nature of the definition may persist. It may better to create a “Learning Center” definition to be added to 13.80.120 of the Code and update any zoning tables to also include that once the Code update occurs following the GPU process. We can note this – perhaps a land use Implementation Measure to review/update the Code. Codified it can be regulatory in nature, vs. here, which is more generalized. It’s a good point as the way schools or learning occurs is rapidly changing and likely needs some attention in the Code.

Commented [CC5]: Suggest we delete pre-school as many K-8 schools are beginning to offer onsite pre-school services or pre-kindergarten classes (sometimes high schools, too)

Commented [CC6]: Circular reference. Check whether to keep the specialized ed/training. **Add definition for learning center – places for educational enrichment - revisit**

1 **Septic System (Septic Tank).** A sewage-treatment system that includes a settling tank through which liquid
2 sewage flows and in which solid sewage settles in a tank and is decomposed by bacteria in the absence of
3 oxygen, and a leaching field for secondary treatment and absorption. Septic systems are often used for
4 individual-home waste disposal where an urban sewer system is not available. (See **Sanitary Sewer**.)
5

6 **Service Station.** See **gas station**, and **vehicle services**.
7

8 **Setback.** The distance by which a structure, parking area or other development feature must be separated from a
9 lot line, other structure or development feature, or street centerline (unless otherwise provided).
10

11 **Shall.** That which is obligatory.
12

13 **Shopping Center.** A primarily retail commercial site with two or more separate businesses sharing common
14 pedestrian and parking areas.
15

16 **Should.** Signifies a directive and/or action that is desirable but not mandatory.
17

18 **Sign.** A structure, device, figure, display, message placard, or other contrivance, or any part thereof, situated
19 outdoors or indoors, which is designed, constructed, intended, or used to advertise, or to provide information in the
20 nature of advertising, to direct or attract attention to an object, person, institution, business, product, service, event,
21 or location by any means, including words, letters, figures, designs, symbols, fixtures, colors, illumination, or
22 projected images. Does not include murals, paintings and other works of art that are not intended to advertise or
23 identify any business or product. (See Loomis Municipal Code Section 13.80.020 for additional definition of
24 specialized and regulatory terms and phrases for **Sign** as well as Section 13.38.070 for specific regulations regarding
25 different types of signs.)
26

27 **Significant Ecological Area.** areas that include but are not limited to: wetland areas; stream environment
28 zones; suitable habitat for rare, threatened or endangered species, and species of concern; large areas of non-
29 fragmented habitat, including oak woodlands and riparian habitat; potential wildlife movement corridors; and
30 important spawning areas for anadromous fish.
31

32 **Significant Effect.** Significant effect on the environment means a substantial, or potentially substantial, adverse
33 change in any of the physical conditions within the area affected by the project, including land, air, water, minerals,
34 flora, fauna, ambient noise, and objects of historic or aesthetic significance. An economic or social change by itself
35 shall not be considered a significant effect on the environment. A social or economic change related to a physical
36 change may be considered in determining whether the physical change is significant (CEQA § 15382).
37

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

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

46 **Single-family Dwelling, Attached.** A dwelling unit occupied or intended for occupancy by only one household
47 that is structurally connected with at least one other such dwelling unit. (See "Townhouse.")
48

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

1
2 **Site.** A parcel or adjoining parcels under single ownership or single control, considered a unit for the purposes of
3 development or other use. A parcel of land used or intended for one use or a group of uses and having frontage on
4 a public or an approved private street. A lot. (See "Lot, or Parcel.")

5
6 **Site Coverage, Structures.** The percentage of total site area occupied by structures.

7
8 **Site Coverage, Total.** The percentage of total site area occupied by structures and impervious surfaces such as
9 driveways and patios.

10
11 **Slope.** Land gradient described as the vertical rise divided by the horizontal run and expressed in percent.

12
13 **Small-family Day Care Home.** See **Day Care.**

14
15 **Small Town Character.** The visual and social atmosphere of the Town representative of large expanses of
16 agricultural and native landscapes encompassing the outer limits of and intermixed throughout the community, with
17 increasingly higher density small-scale residential, commercial, industrial, and public uses and gatherings toward
18 the center of Town. Small town character reflects a community that honors its environment, agricultural past and
19 present, sense of community, and quiet appeal.

20
21 **Social Service Organization.** A public or quasi-public establishment providing social and/or rehabilitation
22 services, serving persons with social or personal problems requiring special services, the disabled, and the otherwise
23 disadvantaged.

24
25 **Soil.** The unconsolidated material on the immediate surface of-the earth created by natural forces that serves as natural
26 medium for growing land plants.

27
28 **Solid Waste.** Any unwanted or discarded material that is not a liquid or gas. Includes organic wastes, paper products,
29 metals, glass, plastics, cloth, brick, rock, soil, leather, rubber, yard wastes, and wood, but does not include sewage
30 and hazardous materials.

31
32 **Sound Exposure Level (SEL).** A rating, in decibels, of a discrete event, such as an aircraft flyover or train pass
33 by, that compresses the total sound energy into a one-second event.

34
35 **Specialized Education/Training.** A type of school providing focused instruction in a particular area of study such
36 as schools dedicated to: the arts; business, secretarial and vocational studies; computers and electronics; driver
37 education; language; professions including law, medicine, or technical training; religious ministry training and
38 seminaries.

39
40 **Specific Plan.** A legal tool for detailed design and implementation of a defined portion of the area covered by a
41 General Plan. A specific plan may include all detailed regulations, conditions, programs, and/or proposed legislation
42 that may be necessary or convenient for the systematic implementation of any General Plan element(s).

43
44 **Speed, Average.** The sum of the speeds of the cars observed divided by the number of cars observed.

45
46 **Speed, Critical.** The speed that is not exceeded by 85 percent of the cars observed.

47
48 **Sphere of Influence.** The probable ultimate physical boundaries and service area of a local agency (city or district)
49 as determined by the Local Agency Formation Commission (LAFCo) of the County.

1 **Sports and Entertainment Assembly.** A large-scale indoor or outdoor facility accommodating spectator-oriented
2 sports, concerts, and other entertainment activities.

3
4 **Sports and Active Recreation Facility.** Public and private facilities for various outdoor sports and other types of
5 recreation, where the facilities are oriented more toward participants than spectators.

6
7 **Standards.** (1) A rule or measure establishing a level of quality or quantity that must be complied with or satisfied.
8 (2) Requirements that govern building and development as distinguished from use restrictions.

9
10 **Storage, Accessory.** The indoor storage of materials accessory and incidental to a primary use is not considered a
11 land use separate from the primary use

12
13 **Storage, Outdoor.** An area not within a building that is proposed or used for the storage of building materials, other
14 supplies, equipment, or other materials, either as the primary use of a parcel or as storage accessory to another use.

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

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

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

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

30
31 **Storm Water.** Storm water is generated when precipitation from rain and snowmelt events flows over land or
32 impervious surfaces and does not percolate into the ground.

33
34 **Story.** That portion of a building included between the surface of any floor and the surface of the floor next above,
35 or if there is no floor above, then the space between the floor and the ceiling or floor next above. Basements are
36 excluded from being considered a story.

37
38 **Stream.** All watercourses shown as blue lines on the most recent United States Geological Survey (USGS) 7.5-
39 minute topographic quadrangle maps applicable to the Town or as otherwise designated by the Town.

40
41 **Stream Corridor.** The linear area associated with a stream including the channel, banks, and associated riparian
42 vegetation.

43
44 **Stream or Creek Bank.** The point where the break in slope occurs between a stream channel and surrounding
45 topography.

46
47 **Street.** A public or private thoroughfare, which affords the principal means of access to abutting property, including
48 avenue, place, way, drive, lane, boulevard, highway, road and any other thoroughfare, except an alley. (See
49 "Alley.")

50
51 **Street, Private.** A street owned by private individuals.

Commented [CC7]: Subdivision Code update – require streets to be public

1
2 **Street, Public.** Dedicated public right-of-way.
3

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

7 **Street Tree Plan.** A comprehensive plan for all trees on public streets.
8

9 **Streets, Local.** (See "Streets, Minor")
10

11 **Streets, Major.** The transportation network that includes a hierarchy of freeways, arterials, and collectors to
12 service through traffic.
13

14 **Streets, Minor.** Local streets not shown on the Circulation Plan, Map, or Diagram, whose primary intended
15 purpose is to provide access to fronting properties.
16

17 **Streets, Through.** Streets that extend continuously between other major streets in the community.
18

19 **Structure.** Anything constructed or erected, the use of which requires attachment to the ground or attachment
20 to something located on the ground.
21

22 **Studio, Art, Dance, Martial Arts, Music, etc.** Small scale facilities, typically accommodating one group of
23 students at a time, in no more than one instructional space. (See Loomis Municipal Code Section 13.80.020 for
24 additional definition of **studio**)
25

26 **Subdivision.** The division, by any subdivider, of any unit or portion of land shown on the latest equalized Placer
27 County assessment roll as a unit or contiguous units, for the purpose of sale, lease or financing, whether immediate
28 or future.
29

30 **Subdivision Map Act.** Division 2 (Sections 66410 et seq) of the California Government Code, this act vests
31 in local legislative bodies the regulation and control of the design and improvement of subdivisions, including
32 the requirement for tentative and final maps. (See "Subdivision.")
33

34 **Subsidence.** The gradual settling or sinking of an area with little or no horizontal motion. (See "Settlement.")
35

36 **Subsidize.** To assist by payment of a sum of money or by the granting of terms or favors that reduce the need
37 for monetary expenditures.
38

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

42 **Substantial.** Considerable in importance, value, degree, or amount.
43

44 **Supportive Housing.** Housing with no limit on length of stay, that is occupied by the target population, and that is
45 linked to an on-site or off-site service that assists the supportive housing resident in retaining the housing, improving
46 his or her health status, and maximizing his or her ability to live and, when possible, work in the community.
47

48 **Surface Water.** Any water found in rivers, lakes, streams, ponds, and underground rivers.
49

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

1
2 **Telecommunications Facility.** Public, commercial and private electromagnetic and photoelectrical transmission,
3 broadcast, repeater and receiving stations for radio, television, telegraph, telephone, data network, and wireless
4 communications, including commercial earth stations for satellite-based communications. Includes antennas,
5 commercial satellite dish antennas, and equipment buildings. Does not include telephone, telegraph and cable
6 television transmission facilities utilizing hard-wired or direct cable connections.
7

8 **Temporary Structure.** A structure without any foundation or footings, and which is removed when the designated
9 time period, activity, or use for which the temporary structure was erected has ceased.
10

11 **Temporary Use.** A use of land that is designed, operated and occupies a site for a limited time, typically less than
12 twelve months.
13

14 **Tenant.** A person or entity who temporarily occupies land or property rented from a landlord.
15

16 **Theater, Auditorium.** An indoor facility for public assembly and group entertainment, other than sporting events.
17 Examples of these facilities include: civic theaters, and facilities for “live” theater and concerts; movie theaters; and
18 similar public assembly facilities. See also **sports and entertainment assembly**.
19

20 **Threshold of Hearing.** The lowest sound that can be perceived by the human auditory system, generally
21 considered to be 0 dB for persons with perfect hearing
22

23 **Topography.** Configuration of a surface, including its relief and the position of natural and man-made
24 features.
25

26 **Tot Lot.** A small area devoted to children’s play.
27

28 **Tourism.** The business of providing services for persons traveling for pleasure.
29

30 **Town.** The Town of Loomis, State of California.
31

32 **Town Council.** The Loomis Town Council, referred to as the “Council”.
33

34 **Townhouse.** Three or more attached dwellings where no unit is located over another unit.
35

36 **Traffic Model.** A mathematical representation of traffic movement within an area or region based on observed
37 relationships between the kind and intensity of development in specific areas. Many traffic models operate on
38 the theory that trips are produced by persons living in residential areas and are attracted by various non-
39 residential land uses. (See "Trip.")
40

41 **Trail.** A public access corridor providing non-motorized and limited motorized access between points of
42 interest such as Passive Parks, Recreation Parks, schools, and the Town Center. Trails can include: unpaved
43 walking paths, paved bikeways, equestrian paths, short sidewalk segments between portions of trails, railroad
44 corridors, and publicly accessible utility corridors.
45

46 **Transit.** The conveyance of persons or goods from one place to another by means of a local, public
47 transportation system.
48

49 **Transit-dependent.** Refers to persons unable to operate automobiles or other motorized vehicles, or those
50 who do not own motorized vehicles. Transit-dependent citizens must rely on transit, paratransit, or owners of

1 private vehicles for transportation. Transit-dependent citizens include the young, the disabled, the elderly, the
2 poor, and those with prior violations in motor vehicle laws.

3
4 **Transit, Public.** A system of regularly scheduled buses and/or trains available to the public on a fee-per-ride
5 basis or publicly funded dial-a-ride services operated by a transit authority. Also called "Mass-Transit."

6
7 **Transit Station or Terminal.** A passenger station for vehicular, and rail mass transit systems; also terminal
8 facilities providing maintenance and service for the vehicles operated in the transit system. Includes buses, taxis,
9 railway, etc.

10
11 **Transitional Housing.** Housing with supportive services for up to 24 months that is exclusively designated and
12 targeted for recently homeless persons. Transitional housing includes self-sufficiency development services, with
13 the ultimate goal of moving recently homeless persons to permanent housing as quickly as possible, and limits rents
14 and service fees to an ability-to-pay formula reasonably consistent with the United States Department of Housing
15 and Urban Development's requirements for subsidized housing for low-income persons. Rents and service fees paid
16 for transitional housing may be reserved, in whole or in part, to assist residents in moving to permanent housing.

17
18 **Transportation Demand Management (TDM).** A strategy for reducing demand on the road system by
19 reducing the number of vehicles using the roadways and/or increasing the number of persons per vehicle.
20 TDM attempts to reduce the number of persons who drive alone on the roadway during the commute period
21 and to increase the number in carpools, vanpools, buses and trains, walking, and biking. TDM can be an
22 element of TSM (see below).

23
24 **Transportation Systems Management (TSM).** A comprehensive strategy developed to address the problems
25 caused by additional development, increasing trips, and a shortfall in transportation capacity.

26
27 **Trees, Heritage.** Any tree identified by Council resolution.

28
29 **Trees, Protected.** Any native oak tree with a trunk that is a minimum of six inches in diameter as measured
30 at breast height (dbh) for Interior Live Oak, Valley Oak, and Oracle Oak and four inches dbh for Blue Oak;
31 any oak tree with multiple trunks that have an aggregate dbh of at least ten inches, or any heritage tree. This
32 also includes any trees preserved or replanted pursuant to the Tree Conservation Ordinance (Section 13.54.090
33 of the Municipal Code), except for exempt trees and those classified as invasive species by the State and non-
34 native trees listed as not to be planted on Town-owned property in the Master Tree List.

35
36 **Trees, Street.** Trees strategically planted--usually in parkway strips, medians, or along streets--to enhance the
37 visual and environmental quality of a street.

38
39 **Trip.** A one-way journey that proceeds from an origin to a destination via a single mode of transportation; the
40 smallest unit of movement considered in transportation studies. (See "Traffic Model.")

41
42 **Trip Generation.** The dynamics that account for people making trips in automobiles or by means of public
43 transportation. Trip generation is the basis for estimating the level of use for a transportation system and the
44 impact of additional development or transportation facilities on an existing, local transportation system. Trip
45 generations of households are correlated with destinations that attract household members for specific
46 purposes.

47
48 **Truck Route.** A path of circulation required for all vehicles exceeding set weight or axle limits.

49
50 **Truck or Freight Terminal.** A transportation facility furnishing services incidental to air, motor freight, and rail
51 transportation. Examples of these facilities include: freight forwarding services; freight terminal facilities; joint

1 terminal and service facilities; overnight mail processing facilities; packing, crating, inspection and weighing
2 services; postal service bulk mailing distribution centers; transportation arrangement services; and trucking
3 facilities, including transfer and storage.

4
5 **Undevelopable.** Specific areas where topographic, hydrologic, geologic, and/or surficial soil conditions
6 indicate a significant danger to future occupants.

7
8 **Undue.** Improper, or more than necessary.

9
10 **Uniform Housing Code (UHC).** State housing regulations governing the condition of habitable structures with
11 regard to health and safety standards, and which provide for the conservation and rehabilitation of housing.

12
13 **United States Department of Agriculture Rural Development Administration.** A division within the
14 United States Department of Agriculture that runs programs to improve the economy and quality of life in
15 rural America through loans, loan guarantees, and grants, technical assistance and information to help
16 agricultural producers and cooperatives, and through programs that help rural residents buy or rent safe,
17 affordable housing or make health and safety repairs to existing homes. Formerly the Farmers Home
18 Administration. <http://www.rd.usda.gov/>.

19
20 **Urban Design.** The attempt to give form, in terms of both beauty and function, to selected urban areas or to
21 whole cities. Urban design is concerned with the location, mass, and design of various urban components and
22 combines elements of urban planning, architecture, and landscape architecture

23
24 **Urban Sprawl.** Haphazard growth or outward extension of a city resulting from uncontrolled or poorly
25 managed development.

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

30
31 **Use, Non-conforming.** (See "Non-conforming Use.")

32
33 **Use Permit.** The discretionary review of an activity or function or operation on a site or in a building or facility.

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

37
38 **Utility Facility.** A fixed-base structure or facility serving as a junction point for transferring electric utility services
39 from one transmission voltage to another or to local distribution and service voltages, and similar facilities for water
40 supply and natural gas distribution.

41
42 **Utility Infrastructure.** Pipelines for water, natural gas, and sewage collection and disposal; and facilities for the
43 transmission of electrical energy for sale, including transmission lines for a public utility company. Also includes
44 telephone, telegraph, cable television and other communications transmission facilities utilizing direct physical
45 conduits or transmission structures. Does not include offices or service centers (see **offices—business and service**),
46 or distribution substations (see **utility facility**).

47
48 **Vacant.** Lands or buildings that are not actively used for any purpose.

49
50 **Variance.** A departure from any provision of the zoning requirements for a specific parcel, except use, without
51 changing the zoning ordinance or the underlying zoning of the parcel.

1
2 **Vegetated Swale.** A long and narrow, trapezoidal or semicircular channel, planted with a variety of trees, shrubs,
3 and grasses or with a dense mix of grasses. Storm water runoff from impervious surfaces is directed through the
4 swale, where it is slowed and infiltrated, allowing pollutants to settle out. Check dams are often used to create
5 small, ponded areas to facilitate infiltration.
6

7 **Vehicle Miles Traveled (VMT).** The sum of the individual motor vehicle commute trip lengths in miles made
8 by affected persons over a set period of time. "Vehicle miles traveled per employee" means the sum of VMTs by
9 affected employees over a set period divided by the number of affected employees during that period.
10

11 **Vehicle Services.** The repair, servicing, alteration, restoration, towing, painting, cleaning, or finishing of
12 automobiles, trucks, recreational vehicles, boats and other vehicles as a primary use, including the incidental
13 wholesale and retail sale of vehicle parts as an accessory use.
14

15 **Vehicle Storage.** A service facility for the long-term storage of operative cars, trucks, buses, recreational vehicles,
16 and other motor vehicles, for clients. Does not include dismantling yards.
17

18 **Very Low-income Household.** A household with an annual income usually no greater than 50 percent of the
19 area median family income adjusted by household size, as determined by a survey of incomes, or in the absence
20 of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing
21 and Urban Development (HUD) or the California Department of Housing and Community Development
22 (HCD).
23

24 **Veterinary Clinics, Animal Hospitals, Kennels.** Office and indoor medical treatment facilities used by
25 veterinarians, including large and small animal veterinary clinics, and animal hospitals. Kennels and boarding
26 operations are commercial facilities for the keeping, boarding or maintaining of four or more dogs four months of
27 age or older, or four or more cats, except for dogs or cats in pet shops.
28

29 **View Corridor.** The line of sight-identified as to height, width, and distance-of an observer looking toward an
30 object of significance to the community (e.g., ridgeline, river, historic building, etc.); the route that directs the
31 viewer's attention.
32

33 **Viewshed.** The area within view from a defined observation point.
34

35 **Volume-to-Capacity Ratio.** A measure of the operating capacity of a roadway or intersection, in terms of the
36 number of vehicles passing through, divided by the number of vehicles that theoretically could pass through
37 when the roadway or intersection is operating at its designed capacity. Abbreviated as "v/c." At a v/c ratio of
38 1.0, the roadway or intersection is operating at capacity. If the ratio is less than 1.0, the traffic facility has
39 additional capacity. Although ratios slightly greater than 1.0 are possible, it is more likely that the peak hour
40 will elongate into a "peak period." (See "Peak Hour" and "Level of Service.")
41

42 **Warehouse.** See **storage—warehouse, indoor storage.**
43

44 **Warehouse Retail.** A retail store that emphasizes the packaging and sale of products in large quantities or
45 volumes, some at discounted prices, where products are typically displayed in their original shipping
46 containers. Warehouse retail includes associated sales of motor vehicle fuels at onsite Fueling Stations operated
47 by the warehouse retail use. Sites and buildings are usually large and industrial in character. Patrons may be
48 required to pay membership fees.
49

1 **Watercourse.** Natural or once natural flowing (perennially or intermittently) water including rivers, streams,
2 and creeks. Includes natural waterways that have been channelized, but does not include manmade channels,
3 ditches, and underground drainage and sewage systems.
4

5 **Watershed.** The total area above a given point on a watercourse that contributes water to its flow; the entire
6 region drained by a waterway or watercourse that drains into another watercourse, lake, or reservoir.
7

8 **Waterway.** (See "Watercourse.")
9

10 **Wetlands.** An area is wetland if, under normal circumstances, (1) the area has continuous or recurrent saturation
11 of the upper substrate caused by groundwater, or shallow surface water, or both; (2) the duration of such saturation
12 is sufficient to cause anaerobic conditions (or water quality issues) in the upper substrate; and (3) the area's
13 vegetation is dominated by hydrophytes (aquatic plants) or the area lacks vegetation. (State Water Resources
14 Control Board)
15

16 **Wholesaling and Distribution.** Establishments engaged in selling merchandise to retailers; to contractors,
17 industrial, commercial, institutional, farm, or professional business users; to other wholesalers; or acting as agents
18 or brokers in buying merchandise for or selling merchandise to such persons or companies.
19

20 **Wildlife Refuge.** An area maintained in a natural state for the preservation of both animal and plant life.
21

22 **Williamson Act.** Known formally as the California Land Conservation Act of 1965, it was designed as an
23 incentive to retain prime agricultural land and open space in agricultural use, thereby slowing its conversion
24 to urban and suburban development. The program entails a 10-year contract between the Town or County and
25 an owner of land.
26

27 **Wine Tasting.** A facility, or area within a winery where wine and related products are offered for retail sale,
28 where wine may be tasted.
29

30 **Winery.** A manufacturing facility where wine grapes are crushed, fermented, aged, bottled, and sold at wholesale
31 as finished wine.
32

33 **Wired Communications.** Any communication system using wire, cable, fiber optics, or other like connection
34 between the point of origin and the point of reception.
35

36 **Yard.** An area between a lot line and a primary structure on a lot. See also **setback**.

- 37 1. **Front yard.** An area extending across the full width of the lot between the front lot line and the primary
38 structure.
- 39 2. **Rear yard.** An area extending the full width of the lot between a rear lot line and the primary structure.
- 40 3. **Side yard.** An area between a side lot line and the primary structure extending between the front and
41 rear yards.
42

43 **Yard Area of Major Use.** That area to the rear or side of the main residence (usually not both) generally containing
44 a swimming pool, and/or patio area, and/or major landscaping, etc.
45

46 **Zero Lot Line.** The location of a building on a lot in such a manner that one or more building sides rests directly
47 on a lot line.
48

1 **Zone, Traffic.** In a mathematical traffic model, the area to be studied is divided into zones, with each zone
2 treated as producing and attracting trips. The production of trips by a zone is based on the number of trips to
3 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 allowable
6 uses for real property and size restrictions for buildings within these areas; a program that implements policies
7 of the General Plan.
8

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

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

19 **Zoning Ordinance.** The Town of Loomis zoning ordinance found in the Town of Loomis Municipal Code.
20

21 AGENCIES

22

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

49 **California Air Resources Board (CARB or ARB).** The state agency charged with protecting the public from
50 the harmful effects of air pollution and developing programs and actions to fight climate change. It promotes
51 and protects public health, welfare, and ecological resources through effective reduction of air pollutants while

1 recognizing and considering effects on the economy. CARB is the lead agency for climate change programs
2 and oversees all air pollution control efforts in California to attain and maintain health-based air quality
3 standards. <https://ww2.arb.ca.gov>

4
5 **California Building Standards Commission (BSC).** The California Building Standards Commission
6 (CBSC) is authorized by the state of California, through the California Building Standards Law, to manage
7 the many processes relating to development, adoption, approval, publication, and implementation of
8 California's building codes. <https://www.dgs.ca.gov/BSC>

9
10 **California Department of Developmental Services (DDS).** The California Department of Developmental
11 Services (DDS) ensures that Californians with developmental disabilities can lead independent, productive
12 lives in their community of choice. DDS oversees the coordination and delivery of services to over 350,000
13 individuals who have cerebral palsy, intellectual disabilities, autism, epilepsy, and related conditions through
14 a network of 21 regional centers and state-operated facilities. <https://www.dds.ca.gov>

15
16 **California Department of Education (CDE).** The California Department of Education is an agency within
17 the Government of California that oversees public education. The department oversees funding and testing
18 and holds local educational agencies accountable for student achievement. <https://www.cde.ca.gov>

19
20 **California Department of Fair Employment and Housing (DFEH).** The Department of Fair Employment
21 and Housing is the state agency charged with enforcing California's civil rights laws. The mission of the
22 DFEH is to protect the people of California from unlawful discrimination in employment, housing, businesses,
23 and state-funded programs, and from bias-motivated violence and human trafficking. <https://www.dfeh.ca.gov>

24
25 **California Department of Finance (DoF).** The California Department of Finance is a state cabinet-level
26 agency within the government of California. The Department of Finance is responsible for preparing,
27 explaining, and administering the state's annual financial plan. The Department of Finance's other duties
28 include analyzing the budgets of proposed laws in the California State Legislature, creating and monitoring
29 current and future economic forecasts of the state, estimating population demographics and enrollment
30 projections, and maintaining the state's accounting and financial reporting systems. <https://www.dof.ca.gov>

31
32 **California Department of Finance (DoF) Demographic Research Unit (DRU).** The Demographic
33 Research Unit (DRU) of the California Department of Finance is designated as the single official source of
34 demographic data for state planning and budgeting. <https://www.dof.ca.gov/forecasting/demographics/>

35
36 **California Department of Fish and Wildlife.** The California Department of Fish and Wildlife (CDFW),
37 formerly known as the California Department of Fish and Game (CDFG), is a state agency under the California
38 Natural Resources Agency. The Department of Fish and Wildlife manages and protects the state's wildlife,
39 wildflowers, trees, mushrooms, algae (kelp) and native habitats (ecosystems). The department is responsible
40 for regulatory enforcement and management of related recreational, commercial, scientific, and educational
41 uses. <https://wildlife.ca.gov>

42
43 **California Department of Forestry and Fire Protection (CALFIRE).** The Department of Forestry and Fire
44 Protection serves and safeguards the people and protects the property and resources of California. Cal Fire's
45 foremost operational role is to fight and prevent wildfire on 31 million acres of state forestland. The
46 organization works in both suppression and prevention capacities on state land and offers emergency services
47 of various kinds in 36 out of California's 58 counties, through contracts with local governments. The
48 organization also assists in response to a wide range of disasters and incidents, including earthquakes, water
49 rescues, and hazardous material spills. <https://www.fire.ca.gov>

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

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

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

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

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

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

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

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

49 **California Environmental Protection Agency (CalEPA).** The governmental agency overseeing
50 environmental protections. CalEPA consists of the Air Resources Board, Department of Pesticide Regulation,
51 Department of Resources Recycling Recovery, the Department of Toxic Substances Control, the Office of

1 Environmental Health Hazard Assessment, and the State Water Resources Control Board.
2 <https://calepa.ca.gov>

3
4 **California Franchise Tax Board (FTB).** The California Franchise Tax Board (FTB) collects state personal
5 income tax and corporate income tax of California. It is part of the California Government Operations Agency.
6 The board is composed of the California State Controller, the director of the California Department of Finance,
7 and the chair of the California Board of Equalization. The chief administrative official is the executive officer
8 of the Franchise Tax Board. <https://www.ftb.ca.gov>

9
10 **California Geological Survey (CGS).** The California Geological Survey, previously known as the California
11 Division of Mines and Geology, is the California state geologic agency. It is a division of the Department of
12 Conservation. The mission of the California Geological Survey is to provide scientific products and services
13 about the state's geology, seismology, and mineral resources, including their related hazards, that affect the
14 health, safety, and business interests of the people of California. <https://www.conservation.ca.gov/cgs>

15
16 **California Health and Human Services (CHHS).** The California Health and Human Services Agency
17 oversees departments and offices that provide a wide range of services in the areas of health care, mental
18 health, public health, alcohol and drug treatment, income assistance, social services and assistance to people
19 with disabilities. <https://www.chhs.ca.gov>

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

24
25 **California Integrated Waste Management Board.** See California Department of Resources Recycling and
26 Recovery, also known as CalRecycle; formerly California Integrated Waste Management Board (CIWMB) above.

27
28 **California Native American Heritage Commission (NAHC or Commission).** The California Native American
29 Heritage Commission (NAHC or Commission), created in statute in 1976 (Chapter 1332, Statutes of 1976), is a
30 nine-member body whose members are appointed by the Governor. The NAHC identifies, catalogs, and protects
31 Native American cultural resources -- ancient places of special religious or social significance to Native Americans
32 and known ancient graves and cemeteries of Native Americans on private and public lands in California. The NAHC
33 is also charged with ensuring California Native American tribes' accessibility to ancient Native American cultural
34 resources on public lands, overseeing the treatment and disposition of inadvertently discovered Native American
35 human remains and burial items, and administering the California Native American Graves Protection and
36 Repatriation Act (CalNAGPRA). <http://nahc.ca.gov>

37
38 **California Native Plant Society (CNPS).** The California Native Plant Society (CNPS) is a California
39 environmental non-profit organization (501(c)3) that seeks to increase understanding of California's native flora
40 and to preserve it for future generations. The mission of CNPS is to conserve California native plants and their
41 natural habitats, and increase understanding, appreciation, and horticultural use of native plants throughout the
42 entire state and California Floristic Province. <https://www.cnps.org>

43
44 **California Occupational Safety and Health Administration (Cal/OSHA).** The Division of Occupational Safety
45 and Health of California is an agency of the Government of California established by the California Occupational
46 Safety & Health Act of 1973. Cal/OSHA provides free safety and health assistance to employers, with the goal of
47 preventing occupational injuries and illnesses. <https://www.dir.ca.gov/dosh/>

48
49 **California Office of Administrative Law (OAL).** The Office of Administrative Law (OAL) ensures that agency
50 regulations are clear, necessary, legally valid, and available to the public. OAL is responsible for reviewing
51 administrative regulations proposed by over 200 state agencies for compliance with the standards set forth in

1 California's Administrative Procedure Act (APA), for transmitting these regulations to the Secretary of State and
2 for publishing regulations in the California Code of Regulations. <https://oal.ca.gov>
3

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

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

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

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

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

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

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

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

47 **Children's Receiving Home of Sacramento.** The Children's Receiving Home of Sacramento provides a
48 spectrum of services for youth in crisis across the Sacramento region. The continuum of care we offer includes
49 an on-site preschool for the youngest survivors of family trauma; outpatient mental health care for children
50 residing in the community dealing with anxiety and depression; and residential treatment for children who
51 have suffered abuse, neglect or other trauma. <https://www.crhkids.org>

1
2 **Dry Creek Conservancy (DCC).** DCC is a collaborative engine for healthy natural systems in our
3 communities with a focus on watersheds. We promote vibrant communities by expanding understanding of
4 our natural world, facilitating collaboration of government, non-government organizations, and citizens on
5 watershed projects. They organize projects and processes such as native plantings, salmon barrier removal,
6 and monthly collaborative meetings that provide the community with opportunities to come together as
7 partners. DCC is a first choice of local government when they need a nonprofit partner for resource projects
8 and resource outreach and is a valued partner in all stakeholder processes. <https://drycreekconservancy.org>
9

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

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

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

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

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

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

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

48 **Foothill Airport Land Use Commission (FALUC).** Operated by the Sierra Planning Organization (SPO),
49 FALUC served as the Airport Land Use Commission (ALUC) for four counties: El Dorado, Nevada, Placer,
50 and Sierra. FALUC was dissolved in May 2010.
51

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

4
5 **Homeless Resource Council of the Sierras.** The Homeless Resource Council of the Sierras is a private,
6 nonprofit partnership that ensures comprehensive, regional coordination of efforts and resources to reduce the
7 number of homeless persons as well as the number at risk of homelessness. It is a coalition of shelter providers,
8 consumers, advocates, and government representatives that are working together to shape planning and
9 decision-making. <https://hrscoc.org>

10
11 **Housing and Community Development Department of the State of California (HCD).** The State agency
12 that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of
13 low- and moderate-income households. <https://www.hcd.ca.gov>.

14
15 **Housing and Urban Development, U.S. Department of (HUD).** A cabinet-level department of the federal
16 government that administers housing and community development programs. <https://www.hud.gov>.

17
18 **Intergovernmental Panel on Climate Change (IPCC).** An intergovernmental body of the United Nations
19 responsible for advancing knowledge on human-induced climate change. The IPCC provides objective and
20 comprehensive scientific information on anthropogenic climate change, including the natural, political, and
21 economic impacts and risks, and possible response options. It does not conduct original research nor monitor climate
22 change, but rather undertakes a periodic, systematic review of all relevant published literature. <https://www.ipcc.ch>

23
24 **International Agency for Research on Cancer (IARC).** The International Agency for Research on Cancer is an
25 intergovernmental agency forming part of the World Health Organization of the United Nations. Its role is to
26 conduct and coordinate research into the causes of cancer. It also collects and publishes surveillance data regarding
27 the occurrence of cancer worldwide. <https://www.iarc.who.int>

28
29 **International Council of Shopping Centers (ICSC).** The member organization for industry advancement, ICSC
30 promotes and elevates the marketplaces and spaces where people shop, dine, work, play and gather as foundational
31 and vital ingredients of communities and economies. <https://www.icsc.com>

32
33 **Larson Davis Laboratories Larson Davis Laboratories (LDL).** Larson Davis instrumentation is used in
34 community and environmental noise monitoring, measurement of building acoustics, managing worker exposure to
35 noise and vibration, and various automotive, aerospace, and industrial applications. Larson Davis is a division of
36 PCB Piezotronics, Inc., a wholly owned subsidiary of Amphenol Corporation. <http://www.larsondavis.com>

37
38 **League of California Cities (Cal Cities).** Cal Cities expands and protects local control for cities through education
39 and advocacy to enhance the quality of life for all Californians. <https://www.calcities.org/home>

40
41 **Legal Services of Northern California (LSNC).** Since 1956 Legal Services of Northern California (LSNC) has
42 provided quality legal services that empower the poor to identify and defeat the causes and effects of poverty.
43 <https://lsnc.net>

44
45 **Local Governments Commission (LGC).** The Local Government Commission (LGC) is a non-profit organization
46 in Sacramento, California dedicated to local environmental sustainability, economic prosperity, and social equity.
47 LGC has worked for over 35 years to support local policymakers on topics involving climate change, energy, water,
48 and community design. The LGC approach includes connecting leaders, advancing policies, and implementing
49 solutions. <https://www.lgc.org>

1 **Longitudinal Employer-Household Dynamics (LEHD).** The Longitudinal Employer-Household Dynamics
2 (LEHD) program is part of the Center for Economic Studies at the U.S. Census Bureau. The LEHD program
3 produces new, cost effective, public-use information combining federal, state and Census Bureau data on employers
4 and employees under the Local Employment Dynamics (LED) Partnership. State and local authorities increasingly
5 need detailed local information about their economies to make informed decisions. The LED Partnership works to
6 fill critical data gaps and provide indicators needed by state and local authorities. <https://lehd.ces.census.gov>
7

8 **Loomis Basin Chamber of Commerce.** www.loomischamber.com
9

10 **Loomis Basin Historical Society.** The Loomis Basin Historical Society was founded in 1993 for the purpose of
11 discovering, collecting, preserving, and making accessible the history and heritage of the Loomis Basin Area. The
12 Historical Society works to identify and preserve places of historical interest and promote public awareness of the
13 history of the Loomis Basin; to educate the public on the importance of the Loomis Basin's role in the history of
14 California and the United States; and to encourage the development of a Loomis Basin history museum. The
15 Historical Society maintains the local history collection and curates special museum shows.
16 <https://loomislibrary.org/loomis-historical-society/>
17

18 **Loomis Basin Horseman's Association (LBHA).** A non-profit 501(C)3 information and awareness group
19 dedicated to local trails, Traylor Ranch Nature Reserve, Loomis Basin Arena, and preservation of the rural lifestyle.
20 <https://www.lbha.us>
21

22 **Loomis Library and Community Learning Center (CLC).** The Loomis Library and Community Learning Center
23 is a free, municipal library located within walking distance of historic downtown Loomis. We welcome all people
24 and strive to be the learning center of our community; the place where people turn to discover ideas, engage in the
25 joy of reading, and the power of information. The library hosts a growing number of community enrichment
26 programs. <https://loomislibrary.org>
27

28 **Loomis Planning Commission.** The Planning Commission is entrusted to help set land-use goals and evaluate
29 individual project proposals to ensure that they are consistent with the Town's adopted plans.
30 <https://loomis.ca.gov/departments/planning-commission/>
31

32 **Loomis Union School District (LUSD).** Serves K-12th grade students in Loomis, California. [usd.k12.ca.us](https://www.loomis-
33 usd.k12.ca.us)
34

35 **Mayor's Library Board (Loomis).** <https://loomis.ca.gov/departments/library-board/>
36

37 **Mercy Housing California (MHC).** Mercy Housing California (MHC) is the largest regional division of Mercy
38 Housing, Inc., with offices in Los Angeles, San Francisco, and Sacramento. MHC has developed and operates 134
39 affordable communities with more than 9,190 homes serving lower-income seniors, families, and people who have
40 experienced homelessness. <https://www.merchyhousing.org/california/>
41

42 **National Center for Digital Government (CDG).** The National Center for Digital Government (NCDG) was
43 established in 2002 with generous support from the National Science Foundation. NCDG is based at the
44 University of Massachusetts Amherst in the School of Public Policy and the College of Social and Behavioral
45 Sciences. NCDG's mission is to build global research capacity, to advance practice, and to strengthen the
46 network of researchers and practitioners engaged in building and using technology to improve governance and
47 civil society. The goal of NCDG is to apply and extend the social and policy sciences to advance research and
48 practice at the intersection of governance, institutions and information technologies.
49 <https://www.umass.edu/digitalcenter/home>
50

1 **National Flood Insurance Program (NFIP).** The NFIP provides flood insurance to property owners, renters and
2 businesses, and having this coverage helps them recover faster when floodwaters recede. The NFIP works with
3 communities required to adopt and enforce floodplain management regulations that help mitigate flooding effects.
4 <https://www.fema.gov/flood-insurance>
5

6 **National Highway Traffic Safety Administration (NHTSA).** The National Highway Traffic Safety
7 Administration is an agency of the U.S. federal government, part of the Department of Transportation. Their mission
8 is to save lives, prevent injuries, and reduce economic costs due to road traffic crashes, through education, research,
9 safety standards, and enforcement. <https://www.nhtsa.gov>
10

11 **National Institute of Standards and Technology (NIST).** The National Institute of Standards and Technology is
12 a physical sciences laboratory and non-regulatory agency of the United States Department of Commerce. Its mission
13 is to promote American innovation and industrial competitiveness. <https://www.nist.gov>
14

15 **National Marine Fisheries Service (informally NOAA Fisheries).** The United States federal agency responsible
16 for the stewardship of national marine resources. The agency conserves and manages fisheries to promote
17 sustainability and prevent lost economic potential associated with overfishing, declining species, and degraded
18 habitats. <https://www.fisheries.noaa.gov>
19

20 **National Neighborhood Watch (NNW).** Since 1972, the National Neighborhood Watch Program (housed within
21 the National Sheriffs' Association) has worked to unite law enforcement agencies, private organizations, and
22 individual citizens in a nation-wide effort to reduce crime and improve local communities. <https://www.nnw.org>
23

24 **National Parks Service (NPS).** The National Park Service is an agency of the federal government of the United
25 States that manages all national parks, many national monuments, and other conservation and historical properties
26 with various title designations. <https://www.nps.gov/index.htm>
27

28 **Natural Resources Conservation Service (NRCS).** Part of the United States Department of Agriculture (USDA),
29 NRCS helps America's farmers, ranchers and forest landowners conserve the nation's soil, water, air and other
30 natural resources. All programs are voluntary and offer science-based solutions that benefit both the landowner and
31 the environment. <https://www.nrcs.usda.gov/wps/portal/nrcs/site/national/home/>
32

33 **National Science Foundation (NSF).** The National Science Foundation is an independent agency of the United
34 States government that supports fundamental research and education in all the non-medical fields of science and
35 engineering. Its medical counterpart is the National Institutes of Health. <https://www.nsf.gov>
36

37 **Office of Planning and Research (OPR).** A governmental division of the State of California that has among
38 its responsibilities the preparation of a set of guidelines for use by local jurisdictions in drafting General Plans.
39 <https://opr.ca.gov>
40

41 **Pacific States Marine Fisheries Council (PSMFC).** Established in 1947 by consent of Congress, the Pacific States
42 Marine Fisheries Commission (PSMFC) is an interstate compact agency that helps resource agencies and the fishing
43 industry sustainably manage our valuable Pacific Ocean resources in a five-state region. Member states include
44 California, Oregon, Washington, Idaho, and Alaska, each represented by three Commissioners.
45 <https://www.psmfc.org/psmf-info/overview>
46

47 **Peace for Families.** PEACE for Families is a private, non-profit, community-based organization providing
48 comprehensive services to victims of domestic violence and sexual assault in Placer County. Services include: 24-
49 hour crisis line (1-800-575-5352), 24-hour emergency shelter for battered women and their children, in-person crisis
50 intervention, hospital accompaniment, individual and group peer counseling, therapeutic counseling, and assistance

1 in obtaining emergency food, clothing and transportation. [https://changingthepresent.org/collections/peace-for-](https://changingthepresent.org/collections/peace-for-families)
2 [families](https://changingthepresent.org/collections/peace-for-families)

3
4 **Penryn Fire Protection District (PFPD).** Located 30 miles east of Sacramento on Interstate 80 at the base of the
5 Sierra foothills, at approximately 1000 feet above sea level, the Penryn Fire Protection District covers an area of
6 10.5 square miles, serving 1410 homes, 118 businesses and a permanent population of nearly 6,000 people. The
7 district also serves a large area of Interstate 80, the east & west bound Union Pacific rail lines, and underground
8 petroleum pipeline. The district responds to more than 650 calls each year; 70% of these calls are medical in nature
9 with the remaining 30% being primarily fire type calls. Automatic and mutual aid agreements with neighboring
10 jurisdictions are in place to provide an increased level of protection and to ensure the most efficient service to the
11 community. <https://penrynfir.ca.gov>

12
13 **Pioneer Community Energy (Pioneer).** Pioneer Community Energy is a community-owned provider of electricity
14 – powering the communities we serve with competitive rates, reliable service and a choice in energy options. We
15 have taken a conservative approach to ensure that Pioneer Community Energy has a solid financial foundation to
16 ensure our success in serving residents and businesses in the future. Pioneer provides a Community Choice
17 Aggregation program, which acts as an alternative electricity supplier to PG&E. The electric power is transmitted
18 over PG&E transmission and delivery infrastructure. <http://pioneercommunityenergy.ca.gov>

19
20 **Placer Business Resource Center.** A Placer County agency that helps plan, launch, manage and grow businesses
21 in the county. In collaboration with the Small Business Administration (SBA), Small Business Development
22 Centers (SBDC), Placer School for Adults (PSA) and others, we serve businesses of all sizes at every stage of the
23 business life cycle. <https://www.placer.ca.gov/brc>

24
25 **Placer Collaborative Network.** A project of the Placer Community Foundation. The Placer Collaborative Network
26 (PCN) brings community leaders together to develop creative solutions for change. Change that brings about a
27 better quality of life for those living in Placer County. Over 40 members comprise the army of service providers at
28 Placer Collaborative Network. Through on the ground projects, leadership development and linking, solutions are
29 forged for our most pressing community issues. <https://placercollaborativenetwork.org/index.html>

30
31 **Placer Community Foundation.** Placer Community Foundation helps identify and meet emerging needs within
32 our community by encouraging and increasing responsible and effective philanthropy by and for the benefit of all
33 who live, learn, work and play in Placer County. We track the impact of organizations and programs working to
34 make a difference in our community and through the generosity and vision of our donors we grant hundreds of
35 thousands of dollars annually. <https://placercf.org>

36
37 **Placer Consortium on Homelessness and Affordable Housing (PCOH).** The Placer Consortium on
38 Homelessness and Affordable Housing (PCOH) created through the Placer Collaborative Network (PCN), began
39 meeting in March 2001. PCOH is a collaborative of skilled people who are interested and experienced in solutions
40 to homelessness. Representatives from nonprofit and faith-based organizations, governmental agencies, business,
41 education, health care, advocacy, as well as homeless persons, constitute the membership. The PCN is a wider
42 collaborative of governmental, profit and non-profit agencies and companies that provide social services to people
43 in Placer County.

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

1
2 **Placer County Adult System of Care (ASOC).** The Adult System of Care assists adults and older adults achieve
3 their optimal level of self-sufficiency and independence by providing mental health services, substance abuse
4 treatment, and in-home supportive services. Older and dependent adults are protected through investigations, case
5 management, and the conservatorship process as necessary. <https://www.placer.ca.gov/2158/Adult-System-of-Care>
6

7 **Placer County Agricultural Commission.** The Agricultural Commission is multipurpose: To promote and protect
8 agricultural interests in Placer County for present and future generations; Make recommendations to the Board of
9 Supervisors regarding land conservation act properties; Make recommendations on other issues affecting agriculture
10 and timber in the County. <https://www.placer.ca.gov/2304/Agricultural-Commission>
11

12 **Placer County Board of Supervisors.** The Board of Supervisors is the governing body of the County and certain
13 special districts. The Board enacts ordinances and resolutions, adopts the annual budget, approves contracts,
14 appropriates funds, determines land use zoning for the unincorporated area, and appoints certain County officers,
15 including the CEO and members of various boards and commissions. <https://www.placer.ca.gov/2231/Board-of-Supervisors>
16
17

18 **Placer County Economic Development Board.** The Placer County Economic Development Board, established by
19 the Board of Supervisors in 1991 serves as an advisory body for the Economic Development division. Members of
20 the board are responsible for carrying economic development information back to the governments and
21 organizations they represent to ensure that there is a united effort to attract new jobs to the County.
22 <https://www.placer.ca.gov/1508/Placer-County-Economic-Development-Board>
23

24 **Placer County Environmental Health Division.** Monitor and inspect the below for health and safety standards:
25 Restaurants, food trucks, grocery stores, convenience stores, caterers and food vendors at community events; Public
26 swimming pools, spas and body art facilities; Landfills, transfer stations, and facilities storing waste tires; Gas
27 stations, vehicle repair shops and other commercial facilities that store and dispose of hazardous materials like oil,
28 gasoline and diesel; Water well installations; Septic system installations; Contaminated site clean ups; Small public
29 water suppliers. Respond to and investigate incidents and complaints regarding: Chemical spills; Food poisoning;
30 Illegal dumping; Sewage spills; Substandard housing. <https://www.placer.ca.gov/3105/Environmental-Health>
31

32 **Placer County Flood Control and Water Conservation District (PCFCWCD).** Responsible for the conservation
33 and development of water resources, and control and management of drainage, storm, flood, and other waters;
34 prepares the Dry Creek Watershed Flood Control Plan, Stormwater Management Plan, and Placer County Flood
35 Hazard Mitigation Plan. <https://www.placer.ca.gov/2349/Flood-Control-Water-Conservation-District>
36

37 **Placer County Division of Public Health.** Public Health aims to protect and improve the health of the community
38 through health education, promotion of healthy lifestyles, disease and injury prevention, and eliminating health
39 disparities. By promoting public health programs, we are able to develop and provide resources that protect the
40 health of your family and community. <https://www.placer.ca.gov/2863/Public-Health>
41

42 **Placer County Health and Human Services (HSS).** Placer County Health and Human Services (HHS) is a
43 nationally recognized, award-winning organization committed to building a healthier community. More than 750
44 employees work across HHS in six divisions: the Adult System of Care; Children's System of Care; Human
45 Services; Public Health; Environmental Health and Animal Services; and Administrative Services.
46 <https://www.placer.ca.gov/1679/Health-Human-Services>
47

48 **Placer County Health and Human Services, Division of Environmental Health.** Health specialists regularly
49 monitor and inspect for health and safety standards as well as respond to spills, dumping, and substandard housing.
50 <https://www.placer.ca.gov/3105/Environmental-Health>
51

1 **Placer County Housing Authority.** To serve the diverse needs of our residents, Placer County prioritizes the
2 development of an inclusive and multi-faceted approach to addressing the accessibility of housing. Placer County's
3 housing goals include: Increase the availability of a mix of housing types in the county; Support infill development
4 to create sustainable communities; Encourage the preservation and development of affordable housing; Promote
5 development and availability of housing for the county's workforce. <https://www.placer.ca.gov/6947/Housing>
6

7 **Placer County Housing Trust (HTF).** The Placer County Housing Trust Fund (HTF) was established in 1992,
8 funded by projects eligible to pay a fee instead of providing ten percent (10%) of a residential subdivision as
9 affordable units. In 2002, the Board of Supervisors adopted the Housing Trust Fund – Housing Program Guidelines
10 (Housing Program Guidelines). The purpose of the Housing Program Guidelines is to provide direction on the
11 allocations and expenditures of the HTF. HTF supports achievement of the County's General Plan (including
12 Housing Element) goals of developing and preserving long-term below market rate housing for moderate, low-,
13 very low-, and extremely low-income households, support employee accommodations, and to maintain and enhance
14 the economic diversity of the County. To achieve this purpose, HTF resources shall be used to provide loans and
15 grants to qualified developers, public entities, groups, and individuals to undertake activities which create, maintain,
16 or expand the County's affordable and employee housing stock. [https://www.placer.ca.gov/DocumentCenter/
17 View/53430/Placer-County-Housing-Trust-Fund-Guidelines-Adopted-06-22-2021?bidId=
18](https://www.placer.ca.gov/DocumentCenter/View/53430/Placer-County-Housing-Trust-Fund-Guidelines-Adopted-06-22-2021?bidId=)

19 **Placer County Local Agency Formation Commission (LAFCO).** Each county in the state is required to have
20 a LAFCO. These LAFCOs fulfill their legislative mandate through the consideration and approval or denial of
21 boundary changes proposed by individuals or the local agencies themselves. [https://www.placer.ca.gov/2704/Local-
22 Agency-Formation-Commission-LAFCO](https://www.placer.ca.gov/2704/Local-Agency-Formation-Commission-LAFCO)
23

24 **Placer County Office of Emergency Services (OES).** The Office of Emergency Services (OES), in cooperation
25 with local cities, special districts, and fire and law enforcement agencies, provides emergency management services.
26 During an active incident that requires emergency sheltering, such as a fire or a flood, OES secures resources
27 necessary for first responders to protect the community. It acts as the County Emergency Operations Division.
28 <https://www.placer.ca.gov/1371/About-OES>
29

30 **Placer County Open Space Implementation Project.** A county project responsible for developing economically
31 viable implementation programs to enable Placer County to preserve natural resources and habitats. The project is
32 part of Placer Legacy. Placer Legacy is a countywide, open space and habitat protection program. Placer Legacy
33 will result in a comprehensive open space plan for Placer County that preserves the diversity of plant and animal
34 communities in the county and addresses a variety of other open space needs, from agriculture and recreation to
35 urban edges and public safety. Placer Legacy will help maintain the County's high quality of life and promote
36 economic vitality. <https://www.placer.ca.gov/3420/Placer-Legacy>
37

38 **Placer County Sheriff's Office.** The Placer County Sheriff's Office serves the people of Placer County by
39 providing law enforcement to the unincorporated areas, from the Sacramento County line to the Nevada state line
40 at Lake Tahoe, plus providing contract law enforcement services to the city of Colfax and the township of Loomis.
41 The Sheriff's Office also provides jail services, coroner's services, court security, and marshal duties to the entire
42 county. <https://www.placer.ca.gov/1680/Sheriffs-Office>
43

44 **Placer County Solid Waste Division.** A county agency responsible for solid waste reduction and collection, as
45 well as the siting and management of solid waste facilities in Placer County; prepares the Placer County Integrated
46 Waste Management Plan. <https://www.placer.ca.gov/3204/Solid-Waste>
47

48 **Placer County Solid Waste Task Force.** Placer County's Solid Waste Local Task Force.
49 <https://www.placer.ca.gov/2409/Solid-Waste-Local-Task-Force>
50

1 **Placer County Transit (PCT).** Our goal at Placer County Transit (PCT) is to provide a safe and direct means of
2 transportation service for western Placer County residents. We are committed to providing comprehensive and
3 reliable transit service. We want our passengers to enjoy a comfortable and pleasant ride aboard our buses.
4 <https://www.placer.ca.gov/1768/Placer-County-Transit>
5

6 **Placer County Transportation Planning Agency (PCTPA).** A county agency Responsible for the planning of a
7 comprehensive, multi-modal transportation system in the Placer County region; prepares the Regional
8 Transportation Plan (RTP). <https://www.placer.ca.gov/2393/Placer-County-Transportation-Planning-Ag>
9

10 **Placer County Water Agency (PCWA).** Placer County Water Agency (PCWA) is the primary water resource
11 agency for Placer County, California, with a broad range of responsibilities including water resource planning and
12 management, retail and wholesale supply of drinking water and irrigation water, and production of hydroelectric
13 energy. <https://www.pcwa.net>
14

15 **Placer Grown.** Their mission is to connect Placer County's residents and visitors with the local family farmers,
16 ranchers, and vintners whose passion is to produce the finest fruits, vegetables, meats and other agricultural products
17 the region has to offer. Through community outreach, events and the collaborative efforts of Placer County and
18 local businesses, their goal is to make known the abundance and quality of food and wine. www.placergrown.org
19

20 **Placer Independent Resource Services (PIRS).** PIRS is a non-profit independent living center. Our mission is to
21 advocate, empower, educate and provide services for people with disabilities enabling them to control their
22 alternatives for independent living. <http://www.pirs.org>
23

24 **Placer Land Trust.** Placer Land Trust works with willing landowners and conservation partners to permanently
25 protect natural and agricultural lands in Placer County for current and future generations. <https://placerlandtrust.org>
26

27 **Placer Union High School District.** <https://www.puhisd.k12.ca.us>
28

29 **Placer Valley Tourism (PVT).** South Placer Tourism, Inc., doing business as Placer Valley Tourism (PVT), is a
30 Business Improvement District (BID). The organization is classified for tax purposes as a 501(c)6. The geographic
31 footprint of PVT consists of the three cities of Roseville, Rocklin, and Lincoln, California. PVT exists to market
32 the three-city region as a tourism destination. They provide grants to organizations that generate room nights in
33 Placer Valley hotels. <https://www.placertourism.com>
34

35 **Recology Auburn Placer:** Recology provides collection and disposal of municipal solid waste, recycling, and
36 organics/compost to commercial and residential customers in California who subscribe to their services.
37 <https://www.recology.com/recology-auburn-placer/>
38

39 **Red Cross.** The American Red Cross, also known as The American National Red Cross, is a non-profit
40 humanitarian organization that provides emergency assistance, disaster relief, and disaster preparedness education
41 in the United States. www.redcross.org
42

43 **Sacramento Council of Governments (SACOG).** An association of local governments in the six-county
44 Sacramento region. Its members include the counties of El Dorado, Placer, Sacramento, Sutter, Yolo, Yuba and the
45 22 cities within. SACOG provides transportation planning and funding for the region and serves as a forum for the
46 study and resolution of regional issues. In addition to preparing the region's long-range transportation plan, SACOG
47 approves the distribution of affordable housing in the region and assists in planning for transit, bicycle networks,
48 clean air and airport land uses. <https://www.sacog.org>
49

50 **Sacramento Metropolitan Air Quality Management District (SMAQMD; Sac Metro AQMD).**
51 <http://ww2.arb.ca.gov/sacramento-metro-air-quality-management-district>

1
2 **Salvation Army.** The Salvation Army, an international movement, is an evangelical part of the universal
3 Christian Church. Its message is based on the Bible. Its ministry is motivated by the love of God. Its mission
4 is to preach the gospel of Jesus Christ and to meet human needs in His name without discrimination.
5 <https://www.salvationarmyusa.org/usn/>
6

7 **Senior L.I.F.E. Center of Loomis.** The L.I.F.E. Center offers programs that exercise the mind, the body and
8 the spirit. The Center's activities of table games, crafts, companionship, exercise, and conversation provide
9 an opportunity for active socialization, one of the most important factors in keeping seniors alert, independent
10 and alive. All our classes are led by well-qualified caring teachers. <https://loomisseniorlifecenter.com>
11

12 **Sierra Business Council.** Sierra Business Council catalyzes and demonstrates innovative approaches and
13 solutions to increase community vitality, economic prosperity, environmental quality, and social fairness in
14 the Sierra Nevada. <https://www.sierrabusiness.org>
15

16 **Sierra Economic Development District (SEDD) and Sierra Planning Organization (SPO).** Regional
17 advisory agency on issues of inter-jurisdictional concern in the Sierra Nevada region; provides regional
18 demographic and economic information, and mandated housing allocations; prepares the Overall Economic
19 Development Plan.
20

21 **Sierra Foothills AIDS Foundation (SFAF).** The Sierra Foothills AIDS Foundation (SFAF) is a community-
22 based, nonprofit organization. Our primary mission is to provide comprehensive support services to people
23 living with HIV/AIDS and their families and to provide education and prevention services to the general
24 public, including free HIV testing. <https://sierrafoothillsaids.org>
25

26 **Sierra Planning Organization (SPO).** See Sierra Economic Development District (SEDD) above.
27

28 **South Placer Fire District (SPFD).** The District responds to structure, wildland, vehicle, and other types of
29 fires that occur in the District. Medical emergencies, vehicle accidents, rescue emergencies, public service
30 calls, and hazardous material response (at the first responder level) are part of the services provided. The
31 District has Advanced Life Support (ALS) capabilities on most of its engines and truck companies in addition
32 to the operation of the two ALS ambulances within its EOA with S-SV EMSA.
33 <https://www.southplacerfire.org>
34

35 **South Placer Heritage Foundation.** South Placer Heritage Foundation, located in Loomis, CA, is a not-for-
36 profit organization with a philanthropic goal. The organization was formed to save heritage fruit sheds from
37 destruction. They are now being used as storage areas, produce shop and their intended use as a public event
38 center for the community and for those throughout the Loomis basin and South Placer County area.
39 <https://www.loomischamber.com/directory/south-placer-heritage-foundation/>
40

41 **South Placer Municipal Utility District (SPMUD).** An agency responsible for sewer collection services to
42 Loomis, Rocklin and Dry Creek Basin; prepares the SPMUD Sewer Master Plan and participates in the
43 preparation of the Roseville Regional Wastewater Treatment Service Area Master Plan. <https://spmud.ca.gov>
44

45 **South Placer Wastewater Authority (SPWA).** Roseville, CA. [https://www.roseville.ca.us/government/
46 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)
47

48 **St. Vincent de Paul.** Founded in 1833, the Society of St. Vincent de Paul is a worldwide organization of lay
49 Catholics, following Christ's call to serve the poor, the suffering, and the deprived. Our founding activity, still
50 practiced today, is the Home Visit. Through these visits, Vincentian members establish personal relationships

1 with our neighbors in need, not only providing material assistance such as rent, utilities, food, or clothing, but
2 also offering friendship, understanding, and prayer. <https://ssvpusa.org>

3
4 **Town of Loomis Department of Public Works.** The Public Works Department plays a vital role in providing
5 a myriad of Town services to promote quality of life for the Town of Loomis. Our goal is to implement
6 efficient and cost-effective services to preserve and enhance our Town streets and bike paths, as well as
7 promote sustainable programs to preserve our environment. <https://loomis.ca.gov/departments/public-works/>

8
9 **Unified Program Administration and Advisory Group (UPAAG).** Certified Unified Program Agencies
10 (CUPAs) and Program Agencies (PAs) throughout the state created a partnership and formed the California
11 CUPA Forum. Together, members of the California CUPA Forum and representatives of local, state and
12 federal agencies established the Unified Program Administration and Advisory Group (UPAAG) to effectively
13 address policy decisions, training and problem solving. <https://calepa.ca.gov/cupa/about/>

14
15 **Union Pacific Railroad.** The Union Pacific Railroad, legally Union Pacific Railroad Company and simply
16 Union Pacific, is a freight-hauling railroad that operates 8,300 locomotives over 32,200 miles routes in 23
17 U.S. states west of Chicago and New Orleans. <https://www.up.com/index.htm>

18
19 **United States Bureau of Labor Statistics (BLS).** The Bureau of Labor Statistics is a unit of the United States
20 Department of Labor. It is the principal fact-finding agency for the U.S. government in the broad field of labor
21 economics and statistics and serves as a principal agency of the U.S. Federal Statistical System.
22 <https://www.bls.gov>

23
24 **United States Census Bureau.** The Census Bureau's mission is to serve as the nation's leading provider of
25 quality data about its people and economy. Our goal is to provide the best mix of timeliness, relevancy, quality
26 and cost for the data we collect and services we provide. <https://www.census.gov>

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

34
35 **United States Department of Energy (DOE).** The United States Department of Energy is a cabinet-level
36 department of the United States Government concerned with the United States' policies regarding energy and
37 safety in handling nuclear material. <https://www.energy.gov>

38
39 **United States Department of Transportation (DOT).** The United States Department of Transportation is a
40 federal Cabinet department of the U.S. government concerned with transportation. The Department of
41 Transportation is responsible for planning and coordinating federal transportation projects. It also sets safety
42 regulations for all major modes of transportation. <https://www.transportation.gov>

43
44 **United States Energy Information Administration (EIA).** The U.S. Energy Information Administration
45 (EIA) is a principal agency of the U.S. Federal Statistical System responsible for collecting, analyzing, and
46 disseminating energy information to promote sound policymaking, efficient markets, and public
47 understanding of energy and its interaction with the economy and the environment. EIA programs cover data
48 on coal, petroleum, natural gas, electric, renewable and nuclear energy. EIA is part of the U.S. Department of
49 Energy. <https://www.eia.gov>

1 **United States Fish and Wildlife Service (USFWS).** A bureau within the Department of the Interior. The
2 U.S. Fish and Wildlife Service is the premier government agency dedicated to the conservation, protection,
3 and enhancement of fish, wildlife and plants, and their habitats. They are the only agency in the federal
4 government whose primary responsibility is the conservation and management of these important natural
5 resources for the American public. <https://www.fws.gov>
6

7 **United States Geological Survey (USGS).** The United States Geological Survey, abbreviated USGS and
8 formerly simply known as the Geological Survey, is a scientific agency of the United States government. The
9 scientists of the USGS study the landscape of the United States, its natural resources, and the natural hazards
10 that threaten it. <https://www.usgs.gov>
11

12 **United States Green Building Council (USGBC).** A private 501(c)3, membership-based non-profit organization
13 that promotes sustainability in building design, construction, and operation. USGBC is best known for its
14 development of the Leadership in Energy and Environmental Design (LEED) green building rating systems and its
15 annual Greenbuild International Conference and Expo, the world's largest conference and expo dedicated to green
16 building. <https://www.usgbc.org>
17

18 **Urban Land Institute (ULI).** The Urban Land Institute, or ULI, is a nonprofit research and education organization
19 with regional offices in Washington, D.C., Hong Kong, and London. Its stated mission is to "shape the future of the
20 built environment for transformative impact in communities worldwide." <https://uli.org>
21

22 **Volunteers of America National Services (VOA).** Through our hundreds of human service programs, including
23 housing and healthcare, Volunteers of America touches the lives of 1.5 million people in over 400 communities in
24 46 states as well as the District of Columbia and Puerto Rico each year. Since 1896, we have supported and
25 empowered America's most vulnerable groups, including veterans, at-risk youth, the frail elderly, men and women
26 returning from prison, homeless individuals and families, people with disabilities, and those recovering from
27 addictions. Our work touches the mind, body, heart — and ultimately the spirit — of those we serve, integrating
28 our deep compassion with highly effective programs and services. [https://www.voa.org/volunteers-of-america-
29 national-services](https://www.voa.org/volunteers-of-america-national-services)
30

31 **West Placer Groundwater Sustainability Agency (WPGSA).** The West Placer Groundwater Sustainability
32 Agency was formed in 2017 to implement the Sustainable Groundwater Management Act passed in 2014. The Act
33 requires the formation of such agencies to manage local groundwater basins. Placer County, the cities of Roseville
34 and Lincoln, Placer County Water Agency, Nevada Irrigation District and in participation with the California
35 American Water Company, make up the West Placer Groundwater Sustainability Agency (WPGSA) and manage a
36 portion of the North American Subbasin. <https://westplacergroundwater.com>
37

38 **Western Placer Waste Management Authority (WPWMA).** The WPWMA is a regional agency established in
39 1978 through a joint exercise of powers agreement between Placer County and the cities of Lincoln, Rocklin and
40 Roseville to own, operate and maintain a sanitary landfill and all related improvements. The agency that provides
41 the Western Regional Sanitary Landfill (WRSL) site. <https://www.wpwma.ca.gov>
42