



Contents – Glossary

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Acronyms and terms used in the County-wide Component of the Lyon County Comprehensive Master Plan are defined below.

Acronyms

ADT – Average Daily Traffic
BIA – Bureau of Indian Affairs
BLM – Bureau of Land Management
BMRR – Bureau of Mining Regulation and Reclamation
BOC – Board of Commissioners
BOR – Bureau of Reclamation
CIP – Capital Improvements Plan
COF – City of Fernley
COY – City of Yerington
CAC – Community Advisory Councils
EF – Engineering and Facilities
EMC – Emergency Management Coordinator
EPA – Environmental Protection Agency
FAA – Federal Aviation Administration
FD – Fire Districts
FEMA – Federal Emergency Management Agency
FHWA – Federal Highway Administration
GIS – Geographic Information System
LOS – Level of Service
LEED – Leadership in Energy Efficiency and Design
LULU – Locally Undesirable Land Use
NSP – Nevada State Parks
OHV – Off-Highway Vehicle
PC – Planning Commission
PD – Planning Department
PR – Parks
RD – Road Department
SHPO – State Historic Preservation Office
TDR – Transfer of Development Rights
TES – Threatened & Endangered Species
TG – Tribal Governments
TIF – Tax-Increment Financing
TSM – Transportation System Management
USFW – U.S. Fish and Wildlife Service
USFS – U.S. Forest Service
USGS – U.S. Geological Survey



Definitions

Access: The means for pedestrians, vehicles, and other travel modes to enter or leave a property safely and effectively.

Access Management: A planning technique used to maintain the capacity and safety of roadways by regulating the way vehicles enter and leave adjacent properties.

Action Item: A task designed to implement one or more policies and that identifies who will perform the task, when and how the task will be completed.

Active Recreation: A type of recreation that requires areas and facilities for activities such as softball, baseball, football, soccer, golf, tennis, basketball, and various forms of children's play. See also: **Passive Recreation**.

Aquifer: An underground geologic formation that contains sufficient saturated, permeable material to yield significant quantities of **Groundwater** to wells and **Springs**.

Arterial Roadway: An arterial is a major regional roadway facility that serves interregional, intraregional, and intercity travel. An arterial should primarily serve through traffic and access should be managed (i.e., limited driveways).

Average Daily Traffic (ADT): The average number of vehicles passing a fixed point during a 24-hour time-frame; a convention for measuring traffic volume.

Background Conditions: As used in the discussion about traffic analysis in Chapter 4, Transportation, background conditions are those pertinent projected future traffic conditions not including the traffic generated by the subject project.

Board of Commissioners (BOC): The five elected officials, each representing a geographic district, that govern Lyon County.

Bureau of Indian Affairs (BIA): The federal government responsible for managing the 56 million acres of land held in trust by the United States for American Indians, Indian tribes, and Alaska Natives.

Bureau of Land Management (BLM): The federal agency within the U.S. Department of the Interior that administers 262 million acres of America's public lands, located primarily in 12 western states.

Bureau of Mining Regulation and Reclamation (BMRR): A division of the Nevada Division of Environmental Protection that regulates mining activities in Nevada in cooperation with other state, federal and local agencies.

Capital Improvement Plan (CIP): An annually updated document that describes capital projects and expenditures, such as transportation, flood control, and park improvement projects, that are programmed for a set period, usually 5 years.

Circulation System: Transportation infrastructure that fulfills access and mobility needs for people and goods.

Collector Roadway: A collector provides access between **Arterial Roadways** and **Local Streets**. Collectors may provide direct access to abutting properties. Collectors have a lower level of access management than arterials. See also: **Minor Collector** and **Major Collector**.

Community Core: As used in the Lyon County Comprehensive Master Plan, community core has two basic uses: 1) in a countywide context, community core is the area within the defined community boundaries of each of the identified communities; and 2) within each community, a community core or cores, also referred to as a mixed-use center(s), is an area of focus for economic and social activity located in close proximity



to higher density residential development and arterial and collector roadways. “Community core focused” is a concept where growth is more compact and development occurs in and around the community cores with more focus on balancing residential, employment, and retail land uses.

Community Plan: An official element of the *Lyon County Comprehensive Master Plan* for one of the eight communities identified in the *County-wide Component of the Comprehensive Master Plan*. Community Plans present the specific vision, goals and policy direction, and land use pattern for each identified community as determined through a community planning process. Community Plans are designated for existing, established communities. These plans provide detailed views of the community’s desired growth and development for the future taking into consideration each community’s unique character, opportunities and constraints.

Commuter: A person who travels regularly from one place to another place (for example, from a rural area to a city) and back.

Comprehensive Plan: A statement of a community’s/county’s desired future, intended to serve as the primary decision- making guide for growth and development in a county.

Conservation: The protection and management of resources and the natural environment to ensure the continued integrity of healthy, functioning **Ecosystems**.

Conservation Easement: A legal property interest or right granted by the landowner to another party to maintain or limit use of the land to **Conservation** or **Agricultural** purposes, typically to maintain its natural state, allow continued farming or ranching and preclude future development.

County-wide Component: A portion of the Comprehensive Master Plan providing the overall foundation and framework for directing the County’s future growth and development. The County-wide Component is the umbrella document that applies to all of the unincorporated area of Lyon County. It presents the overall vision, goals and policy direction, generalized land use patterns for the entire County, and the land use designations for lands outside of defined communities. The County-wide Component provides guidance for the preparation of the more specific Community Plans.

Critical Habitat: A federally designated area that is determined to be essential for the **Conservation**, management, and survival of **Threatened and Endangered Species**.

Cultural Landscape: A visual demonstration of traditional interactions between humans and the natural environment over time.

Cultural Resources: An aspect of a cultural system that is valued by or significantly representative of a culture, or that contains significant information about a culture.

Defensible Space: The area between a structure and a potential oncoming wildfire where the vegetation has been modified to reduce the threat of ignition and/or the intensity of the fire. This area provides an opportunity to “defend” the structure. See also: **Survivable Space**.

Density Bonus: An additional number of units or development capacity allowed in exchange for providing certain public benefits, such as removing density from the floodplain, or amenities, such as parks, open space, or affordable housing.

Developed Land: Land that has been subjected to construction, reconstruction, conversion, structural alteration, or relocation; mining, excavation, grading, landfill, or significant land disturbance; or any use or extension of the use of land. See also: **Undeveloped Land** and **Unimproved Land**.

Development: Any human-made change to **Improved Land** or **Unimproved Land**.

Development Project: A project that requires approval by the **Planning Commission** and/or the **Board of Commissioners**.



Discharge: The flow of water in a stream, ditch, or canal, or the outflow of **Groundwater** from a flowing well or **Spring**.

Disturbed Site: An area of land that has been subject to clearing, cutting, excavating, filling, or grading; a site that has altered land topography or vegetative cover.

Easement: The property interest or use right granted to a non-owner across a specific portion of land for a specific or limited purpose such as access, utilities, water conveyance, etc.

Ecosystem: The naturally interacting community of plant and animal **Species** and their physical environment.

Effluent: A discharge of (treated or untreated) wastewater into the environment. See *also*: **Wastewater**.

Element: A component or “chapter” of a comprehensive plan describing a set of related planning themes.

Emergency Egress: An alternate means or path for leaving an area or structure in the event of an emergency.

Energy Star: an international standard for energy efficient consumer products originated in the United States of America

Environmentally Sensitive Lands: Areas characterized by **Floodplains, Springs, stream corridors, Wetlands, Threatened And Endangered Species** habitat, rare vegetation, steep slopes, or other critical natural resources as determined by best available science.

Erosion: The wearing away of soil and rock by weathering, mass wasting, and the action of streams, glaciers, waves, wind, and underground water.

Fault: A geologic fault.

Fee-Simple Lands: Privately owned lands.

Federal Aviation Administration (FAA): The federal agency charged with primary responsibility for the safety of civil aviation.

Federal Emergency Management Agency (FEMA): The federal agency responsible for reducing the loss of life and property and protecting the nation’s critical infrastructure from hazards.

Federal Highway Administration (FHWA): The federal agency responsible for developing, maintaining, and funding the federal roadway system.

Floodplain: Any land area (typically adjoining a river, stream, lake, or other body of standing water) that is susceptible to inundation by a **100-Year Flood**.

Full Access Driveway: See: **Full movement driveway**

Full movement driveway: A driveway that is designed and permitted for right-in, right-out, left-in and left-out turning movements.

Functional Classification System: An established roadway hierarchy that accounts for the roadway’s purpose, its character given the adjacent land uses, and its role in supporting **Multimodalism**.

Gateway: An entrance into a community or a specific area, typically along a major transportation corridor.

Geographic Information System (GIS): A means of displaying and analyzing data associated with points or areas on maps. This data management system may be used to describe land uses or physical attributes such as soil or vegetation type.



Goal: A broad statement of desired outcomes to which effort is directed in order to bring a community closer to its overall vision of the future. Statements about what the County aims to achieve over the life of the Comprehensive Plan. Goals are intended to give decision-makers and citizens a clear idea about the County's intended direction.

Grazing: The consumption of standing forage (edible plants) by wildlife and livestock on rangelands or fenced pasture. Livestock grazing is usually associated with commercial uses related to ranching.

Greenway: A linear open space established for **Conservation**, recreation, or circulation purposes.

Groundwater: The water stored under the surface in an **Aquifer** that forms a natural reservoir. Groundwater typically **Discharges** via wells or **Springs**. See also: **Surface Water**.

Guideline: A statement of considerations that directs the decision-making process.

Guiding Principles: Represent the broad values and ideals for the County.

Habitat: The physical and biological environment where an organism lives. Often characterized by a dominant plant form or physical characteristic, habitat includes such components as cover, food, shelter, water, and breeding sites.

Heritage Area: An area or site where cultural monuments, natural areas or features, historic trail systems, or historic land use patterns may have cultural significance, provide a physical link to historic events, or be of exceptional value.

Historic Preservation: The use of measures that foster conditions under which modern society and prehistoric/historic resources can exist in harmony and fulfill the social, economic, and other requirements of present and future generations.

Historic Trail: A nationally or regionally significant historic route, along with the remnants and artifacts of its historical use.

Impact Fee: A fee imposed on new development to help finance the cost of improvements or services necessary for the development.

Impermeable: A term describing a medium such as unfractured rock that cannot transmit water.

Implementation Plan: A list of action items designed to accomplish the objectives of a comprehensive plan.

Implementation Strategies: Suggested measures that are designed to achieve the stated Comprehensive Master Plan goals and objectives. These strategies constitute a menu of actions that provide the County with specific direction that can be followed over the life of the Plan.

Improved Land: See: **Developed Land**.

Improvement District: An independent, local unit of government (other than a city or county), authorized and regulated by Nevada Revised Statutes (NRS 318), that is established for streets and alleys, water facilities, fire, emergency medical services, recreation, sanitary sewer, storm drainage and flood control, and other specified purposes.

Incentives: A reward-based system to encourage development that meets established development goals.

Infill: The development of new housing or other structures on scattered vacant sites within built-up areas.

Inholding: Private property that is surrounded on all four sides by land managed by the **U.S. Forest Service, Bureau of Land Management** or other public agency.

Inter-Basin Transfers: The transfer of water from one **Groundwater** basin to another.



International Building Code (IBC): International standards for protecting life and property by regulating the design, construction, quality of materials, use, and occupancy of structures.

Irrigation: A means of providing water to agricultural or landscaped areas, typically involving a system of canals and/or pipes and sprinklers.

Land Use: A term describing how land is occupied or utilized.

Landscape: The unique patterns, structures, and features such as landforms, vegetation, soil, and waterways that distinguish one part of the earth's surface from another.

Landscaping: The placement of vegetative cover, trees, rocks, or other materials to improve environmental quality, mitigate land use impacts, and enhance the visual appearance of development. See also: **Xeriscape**.

Leadership in Energy Efficiency and Design (LEED): "LEED is an internationally recognized green building certification system, providing third-party verification that a building or community was designed and built using strategies aimed at improving performance across all the metrics that matter most: energy savings, water efficiency, CO₂ emissions reduction, improved indoor environmental quality, and stewardship of resources and sensitivity to their impacts. Developed by the U.S. Green Building Council (USGBC), LEED provides building owners and operators a concise framework for identifying and implementing practical and measurable green building design, construction, operations and maintenance solutions." U.S. Green Building Council (USGBC)

Level of Service Standards (LOS): A methodology for determining a community's need for new facilities or infrastructure based on existing conditions, demand, population, and land area.

Local Street: A local street's primary function is to provide access to abutting properties including single family residences. Local streets are typically lower volume and lower speed facilities and connect to **Collector Roadways**. Local streets have minimal access management and serve travel over relatively short distances. See also: **Major Collector, Minor Collector, and Collector Roadway**.

Locally Undesirable Land Use (LULU): A site or facility such as a landfill, communications tower, or and high-voltage transmission line that constitutes a real or perceived nuisance. See also: **NIMBY**.

Lyon County Building Department (BD): The County department responsible for building permits and inspections.

Lyon County Planning Department (PD): The County department responsible for planning, **Zoning**, and **Floodplain** management.

Major Collector: A type of roadway that links major areas of development—including regional activity centers and residential, commercial, and industrial land uses—and connects **Minor Arterials, Minor Collectors**, and **Local Roads**. See also: **Collector Roadway**.

Manufactured Home: A dwelling unit built after June 1976 to standards established by the U.S. Department of Housing and Urban Development. Manufactured homes are designed for year-round use.

Memorandum of Understanding (MOU): An agreement of cooperation that defines the roles and responsibilities related to an issue over which several organizations have concurrent jurisdiction.

Minor Arterial: A type of roadway or transportation corridor that links cities, towns, and other traffic generators. Minor arterials attract travel over long distances, provide inter-county and some intracounty service, and generally connect to other **Arterial Roadways** or **Collector Roadways**.

Minor Collector: A type of roadway that primarily routes traffic from local roads to **Major Collectors** or **Minor Arterials**. See also: **Collector Roadway**.



Mitigation: The act of eliminating, reducing, minimizing, or compensating for an impact to the environment using measures that directly or indirectly reduce the impact. Applicants must attempt mitigative actions in the following order: (1) avoid impacts by not taking part or all of a certain action; (2) minimize impacts by limiting the degree or magnitude of the action; (3) rectify impacts by repairing, rehabilitating, or restoring the environment; and (4) compensate for unavoidable impacts by replacing or providing substitute resources or environments.

Mobile Home: A dwelling unit built on a permanent chassis prior to June 1976. Designed to be used without a permanent foundation, mobile homes can be transported in one or more sections.

Modular Home: A dwelling unit that is preassembled in a factory prior to delivery and final assembly. Built to **International Building Code** standards with the same exterior materials customarily used on sitebuilt dwellings, modular homes have a permanent foundation, a minimum roof pitch of 3 in 12, a width of at least 20 feet width, and at least 1 foot of roof overhang on all four sides.

Multimodal Corridor: Physical, linear areas containing the infrastructure that supports travel by both motorized and nonmotorized **Circulation**. See also: **Multimodalism**.

Multimodalism: A holistic view of **Circulation** in which individual modes work together or within their own niches to provide users with the best choices of service. Multimodalism considers how policies for a single mode affect all other modes.

Natural Hazard: A significant threat to life and property produced by natural conditions or processes such as tornadoes, faults, severe soil erosion, slumping, wildfire, or floods.

Neighborhood Commercial Use: A use that generates most of its business from local residents.

NIMBY: An expression meaning “Not In My Back Yard” that reflects local opposition to new development proposals or nearby land uses. See also: **Locally Undesirable Land Use**.

Nonconforming Use: A use or activity that was lawful prior to the adoption, revision, or amendment of the **Zoning Ordinance** or applicable **Zoning** classification that does not conform to present requirements.

Nonpoint-Source Pollution: **Pollution** that originates from many diffuse sources (such as urban areas, parking lots, agriculture, recreation, and construction) and that is carried by rainfall, snowmelt, **Irrigation**, and local **Runoff**.

Noxious Weeds: Any parasitic or foreign plant that can injure crops, other useful plants, agriculture, livestock, fish or wildlife resources, or public health; any plant on the Federal Noxious Weed List or the Nevada State Noxious Weed List.

Off-Highway Vehicle (OHV): A motorized vehicle used for travel in areas that are normally inaccessible to conventional highway vehicles. OHVs include dirt motorcycles, dune buggies, jeeps, fourwheel-drive vehicles, snowmobiles, and all-terrain vehicles.

Open Space: A primarily undeveloped **Landscape** that provides scenic, ecological, or recreational values or that is set aside for resource protection or **Conservation** that is essentially free of visible obstructions.

Overdraft: The removal of more **Groundwater** from an **Aquifer** than is naturally replenished through **Recharge**.

Land Use Overlay: A land use designation that encompasses one or more underlying land use designations and that imposes additional requirements above that required by the underlying designations. See also: **Airport Influence Area Overlay** and **Planning Incentive Overlay**.

Parcel Map: A division of land for transfer or development into four lots or less pursuant to NRS 278.461-278.469. See also: **Subdivision**.



Park: An area set aside for public enjoyment, typically managed by a government entity. Parks may include facilities for recreation.

Passive Recreation: A type of recreation or activity that does not require the use of organized play areas or developed facilities. See also: **Active Recreation**.

Percolate: To flow downward to the water table through the soil or other porous medium.

Planning Commission (PC): A 7-member advisory board in Lyon County responsible for reviewing and making recommendations to the **Board of Commissioners** regarding applications for such matters as **Special Use Permits, Subdivisions**, rezoning, and public **Right-Of-Way** abandonment requests. Members are appointed by the **Board of Commissioners**.

Performance Based Use: A concept where a land use(s) and/or land development(s) is regulated by a series of established performance standards relating to the mitigation of specific impacts of a proposed use or development as opposed to specification standards. The performance standards can be negative or positive. For example, they can set a maximum level for the noise impacts on adjacent property, require visual screening, or require other specified types of buffers to be established between certain types of land uses. Performance standards can also limit the intensity of development, control the impacts of development on nearby land uses, limit the effects of development on public infrastructure, and protect the natural environment.

Policy: A specific, guiding statement that outlines the process for achieving a goal. They provide ongoing guidance for elected and appointed officials, staff, and administrators as these community leaders make decisions about specific development, programs, and capital investments in the County.

Pollution: The presence of contaminants in concentrations that degrade the natural environment or impact people's health, safety, and comfort.

Potable Water: Water suitable for drinking and cooking purposes.

Private Inholding: See: **Inholding**.

Private Roadway: A roadway that is located within an easement or **Right-Of-Way** and has not been accepted for ownership or maintenance by a public entity.

Public Land: In general, lands managed by cities, counties, states, and the federal government. In common usage, the lands held in trust for the American people by the federal government and managed by agencies such as the U.S. Forest Service (USFS) and the Bureau of Land Management (BLM)

Public/Semipublic Uses: Uses such as government offices, fire stations, hospitals, educational institutions, libraries and museums, and utilities.

Rangelands: Grasslands, scrublands, and **Forestlands** that provide **Habitat** for wild or domestic grazing.

Recharge: The addition to, or replenishing of, **Groundwater** in an **Aquifer** by natural or artificial means.

Reclaimed Water: Wastewater that has been treated for reuse for purposes other than human consumption. See also: **Effluent**.

Right-of-Way: A strip of land acquired by reservation, dedication, purchase, prescription, or condemnation that is intended for the purpose of providing access and/or the ability to construct, use and maintain improvements such as roads, cross-walks, railroads, power lines, pipelines, water lines, sanitary sewers, or other similar structures.

Riparian Area: An area surrounding a river or stream that supports an **Ecosystem** of wildlife, vegetation, soils, and water.



Runoff: The portion of rainfall, snowmelt, or other water that flows along ground surface and eventually collects in basins or contributes to the flow of a stream.

Rural: Of or relating to the country, country people or life, or agriculture.

Rural Activity Center: A centralized, concentrated area of locally oriented commercial, public, and semipublic services and activities located in a rural character area.

Rural Character: The pastoral or rustic setting of a location, including its low development density, as defined by local residents according to their preferences and needs.

Scenic Byway or Scenic Corridor: Exceptional roads that are worthy of preservation because they traverse areas with distinctive cultural, historic, natural, or other unique qualities.

Section: One of 36 units of land within a given township; usually about 1 square mile (640 acres) in area.

Semipublic Uses: See: **Public / Semipublic Uses.**

Sheet Flow: Overland flow that occurs outside of defined drainage channels over large areas at a uniform, shallow depth.

Special Use Permit: A permit issued by the County for a use that is allowed within a **Zoning** district after a public hearing. With approval, the Board of Commissioners typically applies certain conditions on the location and operation of this use.

Species: Plants or animals grouped by common genetic attributes and assigned a scientific name. Species may also have common names.

Sprawl: The unplanned, uncontrolled, haphazard growth or spreading of urban development into areas adjoining the edge of a city or community, regarded as undesirable. It is a multifaceted concept, which includes low-density and auto-dependent development on rural land, high segregation of uses (e.g. stores and residential), and various design features that encourage car dependency.

Spring: A point on the earth's surface where **Groundwater** discharges from an **Aquifer**.

State Historic Preservation Office (SHPO): A division of the Nevada Department of Cultural Affairs that is responsible for encouraging the preservation, documentation, and use of cultural resources through state and federal programs. The agency works to educate the public about the importance of the State's cultural heritage so that Nevada's historic and archaeological properties are preserved, interpreted, and reused for their economic, educational, and intrinsic values and for future generations to appreciate.

Stewardship: The long-term responsibility for and careful management of the environment, resources, and land.

Strategy: A detailed action and method for implementing the plan. Some strategies will be possible to accomplish in the near term, while others will be on-going, or will take place later in the life of the Comprehensive Master Plan.

Subdivision: The division of land into five or more lots, parcels, sites, units or plots, for the purpose of any transfer or development, or any proposed transfer or development, except as exempted in NRS 278.320; also, the resulting site of subdivided land. See also: **Parcel Map.**

Surface Water: Water found in lakes, ponds, and reservoirs or flowing on the earth's surface within a stream, wash, creek, or other natural drainage channel. See also: **Groundwater.**

Survivable Space: The area surrounding a structure that has been designed or modified to increase its likelihood of surviving a wildfire without active intervention by fire protection services. See also: **Defensible Space.**



Sustainable Building: Building techniques and materials that minimize the use of nonrenewable natural resources.

Tax-Increment Financing (TIF): A public financing method which dedicates tax increments within a certain defined district to finance debt issued to pay for a project. It has been used as a subsidy for redevelopment and community improvement projects. TIF is a method to use future gains in taxes to finance current improvements. It is based on the concept that an increase in site value and investment will generate increased tax revenues. The increased tax revenues are the "tax increment." TIF creates funding for "public" projects that may otherwise be unaffordable to localities, by borrowing against future property tax revenues.

Threatened & Endangered Species (TES): Species listed by the U.S. Fish & Wildlife Service that have declined to a point where federal action is necessary for protection. Endangered species are considered more at risk than threatened species.

Tiers: A series of layers, ranks, etc. arranged one above another; one of two or more levels, or ranks arranged one above another.

Trail: A linear, multiple-use, public-access route for recreation or circulation.

Trailhead: A designated public-access point to a Trail that may feature informational signs as well as parking and restroom facilities.

Transect Style Development Code: A development code based on the urban-to-rural transect; an urban planning model created by New Urbanist Andrés Duany. The Transect is a categorization system that organizes all elements of the urban environment on a scale and defines a series of zones from rural to urban. A major feature of transect planning is that it incorporates a variety of residential and commercial spaces into a single neighborhood. Moving outwards from the center, residential density gradually decreases to fully detached houses. The transect is an important part of the New Urbanism and smart growth movements.

Transfer of Development Rights (TDR): A transfer of the right to develop or build from one portion of a property to another portion, or from one property to another property.

Transit: A transportation mode that moves larger numbers of people than an automobile; generally refers to passenger service provided to the public along established routes with fixed or variable schedules at published fares.

Transportation System Management (TSM): Cost-effective methods of improving existing transportation systems by reducing vehicle use, facilitating traffic flow, and improving internal transit management.

Undeveloped Land: Land that is not developed or used. See also: **Developed Land and Unimproved Land.**

Unimproved Land: Land in a natural, predeveloped state. See also: **Undeveloped Land.**

U.S. Bureau of Reclamation: The federal agency established in 1902 best known for the dams, power plants, and canals it constructed in the 17 western states. It is the largest wholesaler of water in the country and the second largest producer of hydroelectric power in the western United States.

U.S. Department of Energy's Building America Program: Building America is an industry-driven research program, sponsored by the U.S. Department of Energy, designed to accelerate the development and adoption of advanced building energy technologies in new and existing homes.

U.S. Environmental Protection Agency (EPA): The federal agency established in 1970 to consolidate a variety of federal research, monitoring, standard-setting, and enforcement activities related to protecting the natural environment.



U.S. Fish & Wildlife Service (USFW): The federal agency whose mission is to conserve, protect, and enhance fish, wildlife, and plants, along with their habitats.

U.S. Forest Service (USFS): The federal agency charged with managing public lands in designated national forests and grasslands for multiple use.

U.S. Geological Survey (USGS): The federal agency that conducts research to provide geologic, topographic and hydrologic information.

Urban: A highly developed area that contains a variety of residential, commercial, industrial, and cultural uses; usually an area where access to infrastructure is readily available.

User Fee: A charge for the use of a product, facility, or service.

Vacant Land: See: **Undeveloped Land.**

Vision: An overall image of what the community wants to be and how it wants to look in the future.

Vision Statement: A desired picture of the future of Lyon County representing a future toward which the County will strive.

Wastewater: Used water drained from homes, business, and industries; primarily sewage flow. See also: **Effluent.**

Water Conservation: Any beneficial reduction in water loss, waste, or use.

Water Supply System: The system for the collection, treatment, storage, and distribution of **Potable Water** from the supply source to the consumer.

Watershed: The land area that contributes **Runoff** to a given stream, river, or reservoir.

Water Transfers: The exchange of water or water rights through willing buyers and sellers; also, the physical transfer of water—by truck, pipe, or other conveyance system—from one area to another. Water transfers typically involve movement from one **Watershed** to another or from one **Aquifer** to another.

Wetlands: Areas that are inundated often enough to support plants and animals adapted to saturated soil conditions.

Wilderness Area: A congressionally designated area of undeveloped land retaining its primeval character and influence, without permanent improvements or human habitation, which is protected and managed so as to preserve its natural conditions.

Wildland/Urban Interface: The area in and around a community where the immediate or secondary effects of a wildfire would threaten a community's environmental, social, and economic values, causing serious detriment to the area's overall health and viability.

Xeriscape: Landscaping incorporating drought-tolerant, low water using, typically native vegetation.

Wildlife Corridor: An often limited or constrained area providing connectivity to larger animal **Habitats.**

Zoning: The delineation of districts and the establishment of regulations governing the use, placement, spacing and size of land and buildings.

Zoning Ordinance: A set of legally binding provisions adopted by the **Board of Commissioners** to govern **Zoning** and used to implement the goals, objectives, and policies of the comprehensive plan.