



**Department of
Community Development**

Master Plan Introduction



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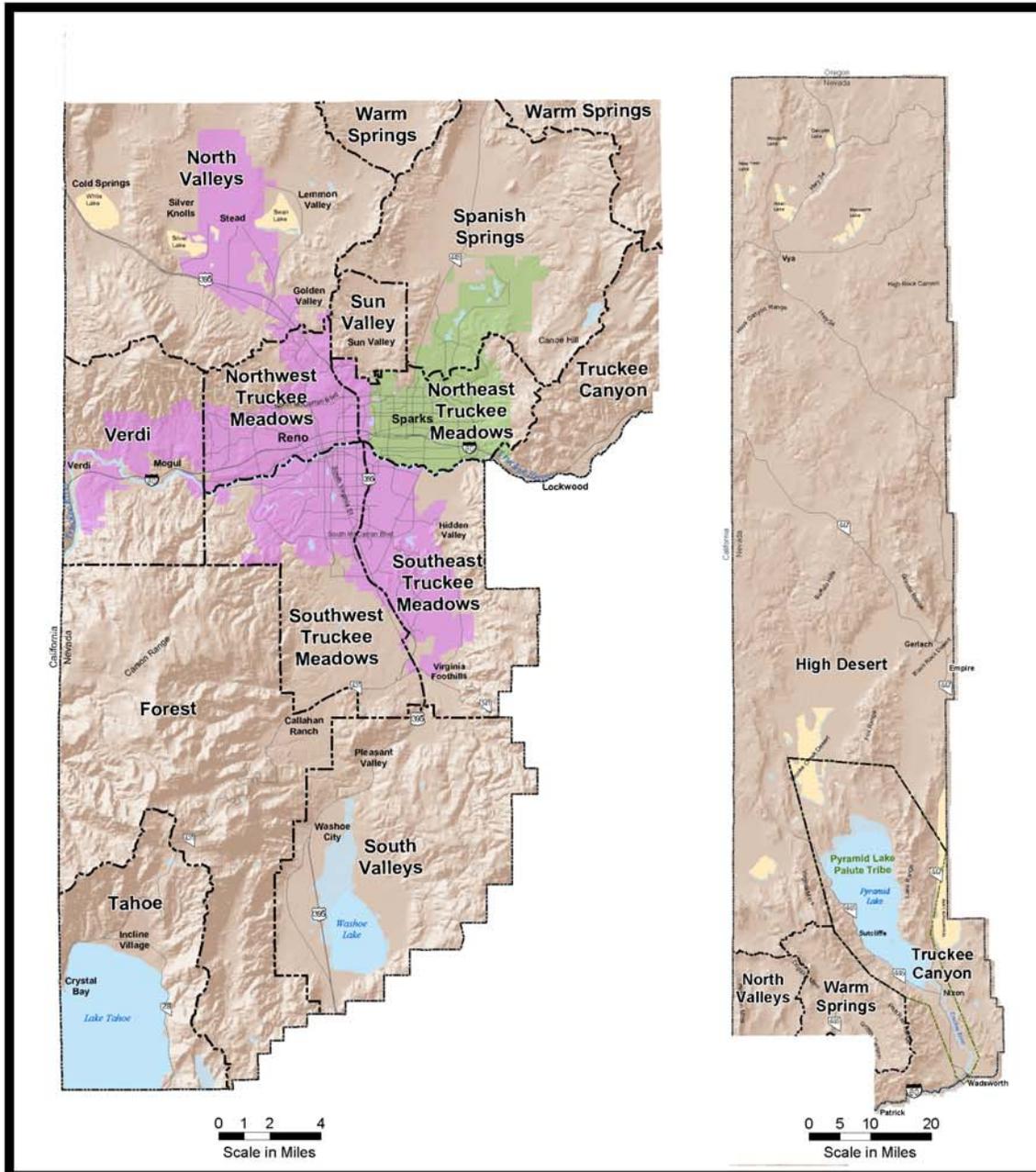
Department of Community Development

Master Plan Introduction

This document is one of a series which, as adopted, constitute a part of the Master Plan for Washoe County, Nevada. This document is available at no charge from the Washoe County Department of Community Development. If you have a copy of the Master Plan notebook, please place this behind the Introduction tab. The Washoe County Master Plan is also available on our department's website.

In accordance with Article 820 of the Washoe County Development Code, the Introduction (CP10-002) was adopted by Resolution Number 10-11 of the Washoe County Planning Commission on May 20, 2010, by the Washoe County Commission on July 13, 2010, and found in conformance with the Truckee Meadows Regional Plan by the Regional Planning Commission on September 8, 2010. The adopting resolution was signed by the Washoe County Commission Chairman on September 9, 2010.

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WASHOE COUNTY PLANNING AREAS

<ul style="list-style-type: none"> Planning Area boundary Washoe County boundary Pyramid Lake Paiute Tribe boundary City of Reno City of Sparks 	<ul style="list-style-type: none"> Dry Lakes Water Bodies Hillshade, 10 meter elevations
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Scale Bars are shown below each map

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Growth Management

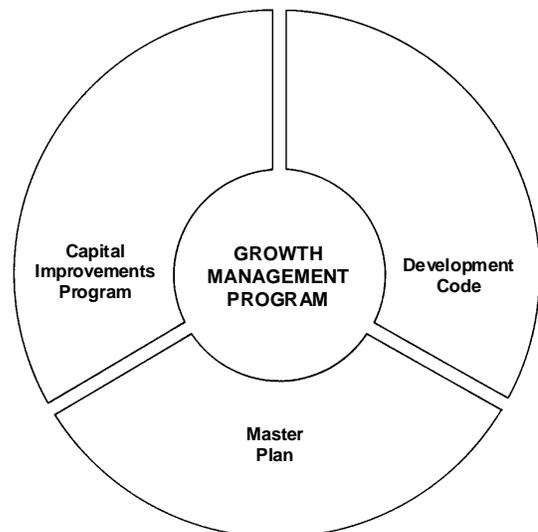
Growth management is one of the highest priorities of Washoe County. It is necessary to protect critical environmental areas while minimizing future capital costs. Washoe County relies on "growth management" rather than "growth control" programs to achieve the long-range vision expressed in the Washoe County Master Plan as the region grows and diversifies into the 21st century. Growth management programs seek to direct growth and development in ways that minimize negative environmental, social and fiscal impacts. The primary tools of growth management programs include the use of enduring land use plans and development regulations, as well as infrastructure service and timing requirements. This is in contrast to growth control measures which are designed to restrict population growth, housing or commercial construction rates, and/or economic growth below levels that would otherwise be achieved in an unconstrained market. Growth management programs do not attempt to reduce the overall amount or rate of growth, but instead rely on good community planning to direct growth for the positive benefit of the citizens.

The Growth Management Program relies on the principles of "issue management" and "citizen-based" planning to identify the emerging development trends, values and concerns of citizens to craft planning programs that respond to the existing and future needs of a growing community. Program staff are assigned to each of the County's Citizen Advisory Boards (CABs) and use the planning process to establish the desired development pattern and quality of life for each community. The continued success and accomplishments of the Growth Management Program are directly attributable to the involvement and partnership of staff with the citizens of each area.

The Washoe County Growth Management Program is based on the coordination of public planning (i.e. Master Plan) with public capital investments (i.e. Capital Improvements Program) and private development (i.e. Development Code).

Master Plan

The Washoe County Master Plan is the official master plan for Washoe County. It includes both countywide elements and area plans, and a number of more detailed plans and studies related to the plan (e.g. specific plans, scenic corridor studies, etc.). The Master Plan is the component of the Growth Management Program for determining the most desirable location of each type of development. The plan has policies and maps designed to conserve natural resources (e.g. protect critical environmental areas, define water resources, enhance visual and scenic corridors, etc.). It also includes growth forecasts as well as policies and maps reflecting community desires related to land uses and transportation. Finally, the Master Plan has standards and maps to guide provision of public services and



facilities. These public services and facilities are implemented through the Capital Improvements Program. The Growth Management Program staff are responsible for maintaining and updating the Master Plan in response to changing conditions, legislative direction and new policy direction established by the community.

In accord with Nevada Revised Statute 278.025 (Tahoe Regional Planning Agency legislation) and Nevada Revised Statute 278.026 - 278.029 (Truckee Meadows Regional Planning Agency legislation), the Washoe County Master Plan must be consistent with the Tahoe Regional Plan and the Truckee Meadows Regional Plan. This consistency is achieved through the Master Plan elements, area plans, specific, joint and community plans. The elements cover all areas under County jurisdiction whether included in the Tahoe Regional Plan, the Truckee Meadows Regional Plan, or both. Each area plan covers a particular planning area in greater detail. The various planning areas are shown on the frontpiece map on page ii. In combination, the elements and area plans make up the Master Plan.

Capital Improvements Program

The Washoe County Capital Improvements Program is the growth management mechanism that determines the timing for public services and facilities that will help implement the Master Plan by supporting new development. It links the Master Plan, which has a 20-year horizon, to the annual budget. The improvements included in the Capital Improvements Program are County buildings, water and sewer systems, flood control facilities, streets and highways, parks and recreation facilities, etc. Improvements are prioritized based on an analysis of repair and replacement needs, current growth trends, the future growth shown in the Master Plan, and the availability of funds. This will allow the most effective use of existing services and facilities, while minimizing future capital costs.

Development Code

The Washoe County Board of County Commissioners adopted a new unified Development Code on December 22, 1992, with an effective date of May 26, 1993. The Washoe County Development Code serves as the mechanism for coordinating the location and timing of private development with the Master Plan and Capital Improvements Program. The Development Code replaces and combines zoning and subdivision regulations, ensures conformity of all land development with the Washoe County Master Plan, and requires adequate public facilities to be available concurrent with the impacts from development. The new Washoe County Development Code is designed to meet the following objectives:

- ❑ To implement growth management in Washoe County by using the Development Code to achieve consistency between private development plans and public and private capital investment as outlined in the Capital Improvements Program.
- ❑ To effectively meet the diverse needs and desires of the citizens by providing flexible performance-oriented standards and guidelines that can vary by density (e.g. curbs and sidewalks should not be required in rural residential areas) and vary by area (e.g. architectural review standards for the Tahoe planning area).
- ❑ To provide a more efficient and streamlined review and permitting process, especially for those developments that are consistent with and implement the County's Master Plan and Capital Improvements Program.
- ❑ To ensure the conformity of all land development regulations with the Washoe County Master Plan as required by the regional planning legislation affecting Washoe County.

The Master Plan

Washoe County planning and decision-making is coordinated through a series of plans and policies designed to best manage limited fiscal and environmental resources. The Master Plan is designed as a mechanism for achieving this coordination.

Purpose

The purpose of the Master Plan is to act as a guide for the Washoe County Board of County Commissioners, the Washoe County Planning Commission, and the community on matters of growth and development. The Master Plan guides growth by establishing and implementing policies and action programs which address countywide issues and concerns. The Master Plan also contains area plans which recognize critical conservation areas, establish existing and future land use and transportation patterns, and identify current and future public services and facilities needs for the County's planning areas.

Responsibility

The Washoe County Department of Community Development, through its Growth Management Program, develops and maintains the Master Plan. In addition, various federal, state, regional and county agencies are involved in developing and maintaining the Master Plan. Ultimately, however, every citizen of unincorporated Washoe County is responsible for the plan and its implementation.

Implementation

Each year, the progress towards implementation of the Master Plan will be reviewed by the Washoe County Planning Commission and the Washoe County Board of County Commissioners.

Any action of a local government or private developer relating to the subdivision or development of land, capital improvements and similar activities must conform to the master plan of the local government.

Based on this review, recommendations on priorities and timing of implementation activities will be forwarded to the appropriate bodies for their inclusion in work program and budget planning.

Format

In accordance with Nevada Revised Statutes, the master plan may address, but is not limited to, the following subject matter: community design, conservation plan, economic plan, housing plan, land use plan, population plan, public buildings, public services and facilities, recreation plan, seismic safety plan, streets and highways plan, transit plan, and transportation plan.

The Washoe County Master Plan is comprised of the following components which have been divided into three volumes.

Volume One: Elements

Executive Summary

Introduction Growth management concept, background information and plan purpose, plan implementation, format, acronyms, glossary and similar information.

Elements Included in Washoe County's Master Plan are those components as required by Nevada Revised Statutes for our population, as well as other optional elements as appropriate for the unincorporated county.

Volume Two: Area Plans

- ❑ **Area Plans** Sections of the Washoe County Master Plan that focus on the unincorporated planning areas and provide more detailed conservation, land use and transportation, and public services and facilities information, policies and action programs, and maps related to each area.

Volume Three: Specific Plans

- ❑ **Specific Plans, Joint Plans and Community Plans**

Application

In general, the Master Plan applies to all of unincorporated Washoe County. However, some services and facilities that the County provides in incorporated areas are also addressed (e.g. libraries, parks, general government buildings, etc.). In accord with Nevada Revised Statute 278.025 (Tahoe Regional Planning Agency legislation) and Nevada Revised Statute 278.026 - 278.029 (Truckee Meadows Regional Planning Agency legislation), the Washoe County Master Plan must be consistent with the Tahoe Regional Plan and the Truckee Meadows Regional Plan. This is achieved through the various components of the Master Plan. The elements cover all areas under County jurisdiction whether included in the Tahoe Regional Plan, the Truckee Meadows Regional Plan, or both. Each area plan covers a particular planning area in greater detail.

Acronyms and Glossary

The following acronyms and words are used in the Washoe County Master Plan elements and area plans. Common or generally accepted definitions are provided for words which may not be familiar to individuals using these documents.

Acronyms

Planning Areas

F	Forest Area Plan and planning area
HD	High Desert Area Plan and planning area
NETM	Northeast Truckee Meadows Area Plan and planning area
NV	North Valleys Area Plan and planning area
NWTM	Northwest Truckee Meadows Area Plan and planning area
SETM	Southeast Truckee Meadows Area Plan and planning area
SS	Spanish Springs Area Plan and planning area
SUN	Sun Valley Area Plan and planning area
SV	South Valleys Area Plan and planning area
SWTM	Southwest Truckee Meadows Area Plan and planning area
T	Tahoe Area Plan and planning area
TC	Truckee Canyon Area Plan and planning area
V	Verdi Area Plan and planning area
WS	Warm Springs Area Plan and planning area

Other Abbreviations

af	acre-foot
ADT	average daily traffic
BCC	Washoe County Board of County Commissioners
BLM	Bureau of Land Management
BOA	Washoe County Board of Adjustment
C	Conservation Element Policies and Action Programs
CAAS	computer aided appraisal system
CAB	Citizen Advisory Board
cfs	cubic foot per second
CIP	Capital Improvements Program
COE	United States Army Corps of Engineers
DLP	Division of Land Map (large parcels)
EMS	Emergency Medical Service
EPA	United States Environmental Protection Agency
F	Forest Area Plan Policies and Action Programs
FEMA	Federal Emergency Management Agency
FHA	Farmers Home Administration
FIRM	Flood Insurance Rate Map
FY	Fiscal Year
GIS	Geographic Information System
gpd	gallons per day
HAZMAT	hazardous material
HD	High Desert Area Plan Policies and Action Programs
LUT	Land Use and Transportation Element Policies and Action Programs
M&I	municipal and industrial water right
MPR	Major Project Review
NA	not available or not applicable

NDOT	Nevada Department of Transportation
NFPA	National Fire Protection Agency
NPDES	National Pollution Discharge Elimination System
NRS	Nevada Revised Statute
NV	North Valleys Area Plan Policies and Action Programs
PM	Parcel Map
POP	Population Element Policies and Action Programs
PPM	parts per million
PSC	Public Service Commission (Nevada)
PSF	Public Services and Facilities Element Policies and Action Programs
ROSP	Regional Open Space Plan
RWPC	Regional Water Planning Commission
SETM	Southeast Truckee Meadows Area Plan Policies and Action Programs
SPPCo	Sierra Pacific Power Company
SS	Spanish Springs Area Plan Policies and Action Programs
SUN	Sun Valley Area Plan Policies and Action Programs
SV	South Valleys Area Plan Policies and Action Programs
SWTM	Southwest Truckee Meadows Area Plan Policies and Action Programs
T	Tahoe Area Plan Policies and Action Programs
TC	Truckee Canyon Area Plan Policies and Action Programs
TM	Tentative Map
TRB	Transportation Research Board
TRPA	Tahoe Regional Planning Agency
TMRP	Truckee Meadows Regional Plan
TMRPA	Truckee Meadows Regional Planning Agency
TMRPC	Truckee Meadows Regional Planning Commission
TMRPGB	Truckee Meadows Regional Planning Governing Board
UNR	University of Nevada, Reno
USEPA	United States Environmental Protection Agency
USFS	United States Forest Service
USGS	United States Geological Survey
V	Verdi Area Plan Policies and Action Programs
WCDCD	Washoe County Department of Community Development
WCPC	Washoe County Planning Commission
WS	Warm Springs Area Plan Policies and Action Programs

Definitions

acre-foot: The amount of water or sediment that would cover one acre to a depth of one foot (43,560 cubic feet; 325,851 gallons).

action program: An action program identifies a specific process or mechanism necessary to implement a policy. Action programs are numbered sequentially below the corresponding policy in the Master Plan elements or area plans (e.g. SUN.5.1.1 is found in the Sun Valley Area Plan under policy SUN.5.1).

affordable housing: Housing whose cost (rent or mortgage plus tax and insurance) is not more than 25 percent of the occupant's gross income.

air pollutant emission: Discharges into the atmosphere, usually specified in terms of weight per unit of time for a given pollutant from a given source.

air quality standard: A health-based standard for air pollution established by the federal government and the state.

alkalinity: A measure of the capacity of water to neutralize acids.

alluvial: A general term for the sediments laid down in river beds, floodplains, lakes, fans at the foot of the mountain slopes, and estuaries during relatively recent geologic times.

ambient air quality: The quality of the air at a particular time and place.

ambient noise level: The composite of noise from all sources near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location.

annex: To incorporate an area/territory into a city, service district, etc.

aquifer recharge: Flow to groundwater storage from precipitation, infiltration from streams.

aquatic: Growing or living in or on water.

aquifer: A geologic formation that stores, transmits, and yields significant quantities of water to wells and springs.

area plan: Plans adopted by Washoe County which cover specific subareas of the unincorporated County. These plans provide basic information on the natural features, resources and physical constraints that affect the development of the planning area. They also specify detailed land use designations which are then used to review specific development proposals and to plan services and facilities.

arterial: A main highway that is a through street.

artifact: A simple object (such as a tool or ornament) showing early human workmanship or modifications.

aspect: The compass direction that the slope of a land surface faces.

average daily traffic (ADT): The amount of traffic that passes any given intersection within a 24-hour time frame.

batholith: A mass of igneous rock that forms intrusively and can rise to the surface.

bedload: Sediment that moves by rolling, sliding or bouncing along the stream bottom and is essentially in contact with the bed in the bed layer.

benefit-cost ratio: Measure of economic efficiency, computed by dividing total benefits by total costs. Usually both benefits and costs are discounted to present.

best management practices (BMPs): Management actions which are designed to maintain water quality by preventative rather than corrective measures.

biodegradable: Capable of being broken down, especially into innocuous products by the action of living things.

biomass: The total mass (e.g. weight, volume) of living matter in a biological system.

biotic: Caused or produced by living beings.

building intensity standards: The bulk and concentration of physical development of uses permitted in a district. Lot coverage (LC), floor area ratio (FAR), open space ratio (OSR), height, landscape volume ratio (LVR), building volume ratio (BVR), etc. are some examples of measures of building intensity.

caliche: A crust of calcium carbonate that forms on the stony soil of arid regions.

Capital Improvements Program (CIP): A plan for capital expenditures to be incurred each year over a fixed period of several years setting forth each capital project, identifying the expected beginning and ending date for each project, the amount to be expended in each year, and the method of financing those expenditures.

carbon monoxide (CO): A colorless odorless very toxic gas that burns to carbon dioxide with a blue flame and is formed as a product of the incomplete combustion of carbon.

carrying capacity: The number of organisms of a given species and quality that can survive in (and not cause deterioration of) an ecosystem through the least favorable environmental conditions that occur within a stated interval of time.

certificated water right: The right to put surface water or groundwater to beneficial use that is identified by a recorded document issued by the Nevada State Engineer after satisfactory proof of "perfection of application" for a permitted water right has been filed in accordance with Nevada Revised Statutes Chapter 533.

chlorofluorocarbon: Chemical compound containing chlorine, carbon and fluorine, used in lubricants, refrigerants, resins and plastics (such as those used at fast food places).

Citizen Advisory Board: A non-legislative advisory panel appointed by the Washoe County Board of County Commissioners to assist the County Commission with issues of concern in designated geographical areas.

clay: A soil separate consisting of particles less than 0.002 mm in size. A soil textural class.

cogeneration: The sequential generation of electrical energy and low-grade heat from the same fuel.

colluvium: A general term applied to loose and incoherent deposits of rock moved by gravity.

community park: A recreation site developed for active and passive activities which is designed to serve several neighborhoods within a short driving distance to the park site. Typical equipment and facilities in a community park can include a mix of playground equipment, playing fields, picnic shelters, swimming pools, sports complexes, landscaping and on-site parking.

community service center: A facility designed to bring a variety of government agencies to one site to improve the delivery of services to the public. Typically, community service centers are developed in phases, with the ability to expand as population increases and more services are required. Services provided could include a library, post office, justice court, fire station, sheriff station, building permit counter, voter registration, public health clinic, etc.

compaction: A physical change in soil properties that result in an increase in soil bulk density and a decrease in porosity.

Master Plan: A master or general plan containing guidelines for growth and development of the land within the County, and coordinating policies affecting public services, benefits and regulations.

concentration: A measure of the average density of pollutants, usually specified in terms of pollutant mass per unit volume of air (typically in micrograms per cubic meter) or in terms of relative volume of pollutant per unit volume of air (typically in parts per million).

conifer: Tree that bears cones and in most cases has needle or scale-like leaves, such as pine, spruce, hemlock or fir.

constraints: Limitations; actions which cannot be taken or which must be taken.

consumptive use: Use of a resource that reduces the supply.

corridor: A linear strip of land identified for the present or future location of transportation or utility rights-of-way within its boundaries.

cost: The price paid or what is given up in order to acquire, produce, accomplish or maintain anything.

cost effective: Achieving a specified level of outputs under given conditions for the least cost.

cost efficiency: The usefulness of specified inputs (costs) to produce specified outputs (benefits). In measuring cost efficiency, some outputs including environmental, economic or social impacts, are not assigned monetary values but are achieved at specified levels in the least

costly manner. Cost efficiency is usually measured using present net value, though use of benefit-cost ratios and rates-of-return may be appropriate.

critical habitat: Key land areas used by wildlife for forage, reproduction or cover.

cross-section: The section view across the width of a street, which usually indicates the width of the street, the number of lanes, the width of any median, and the width of sidewalks, bicycle lanes and planter areas. Can also be a section view across a stream, river, etc.

cubic foot per second (cfs): Unit measure of streamflow or discharge, equivalent to 449 gallons per minute or about 2 acre-feet per day.

cultural resource: Cultural resources are the tangible and intangible aspects of cultural systems, living and dead, that are valued by a given culture or contain information about the culture. Cultural resources include, but are not limited to, sites, structures, buildings, districts and objects associated with or representative of people, cultures and human activities and events.

cumulative impact: An effect which is a result of several related projects. Each increment from each project may not be noticeable but cumulative impacts may be noticeable when all increments are considered together.

debris flow: A moving mass of rock fragments, soil and mud with more than half of the material being larger than sand size.

decibel (dB): A unit for describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micropascals (20 micronewtons per square meter).

dependent species: A species for which a habitat element (e.g. snags, vegetative type) is deemed essential for the species to occur regularly or to reproduce.

developed recreation site: Distinctly defined area where facilities are provided for concentrated public use (e.g. campgrounds, picnic areas, boating sites, and interpretive facilities).

Development Code: A document that incorporates all County development-related ordinances and standards to ensure conformity with the Master Plan.

differential settlement: An occurrence in which two adjacent land areas settle by different amounts and/or at different rates.

discretionary action: An action that requires the exercise and judgment or deliberation of a public agency or body deciding to approve or disapprove a particular activity.

dispersed recreation: Outdoor recreation which occurs outside of planned and maintained recreational facilities (e.g. scenic driving, hunting, backpacking).

diversity: The distribution and abundance of different plant and animal communities and species within the area covered by a land and resource management plan.

domestic water: Water supplied to individual dwellings and other land uses which is suitable for drinking.

dwelling unit: Any building or portion thereof, including a mobile home or portion thereof which contains living facilities, including provisions for sleeping, eating, cooking and sanitation as required by the Development Code and Uniform Building Code, for not more than one family.

earthquake, great: Richter magnitude above eight.

earthquake, major: Richter magnitude above six.

earthquake, minor: Richter magnitude below four.

earthquake, moderate: Richter magnitude four through six.

ecology: The study of plants and animals in relation to their environment.

econometric model: The application of quantitative analysis (i.e. regression analysis) to economic theory to develop predictions of future trends. The Washoe County Master Plan utilizes an econometric model to develop population forecasts which must be provided with public services and an adequate land base for development.

ecosystem: The system formed by the interaction of a group of organisms and their environment.

electronic sites: Areas designated for the operation of equipment which transmits and receives radio signals, excluding television aeriels and antennas.

endangered species: Any species listed as such in the Federal Register which is in danger of extinction throughout all or a significant portion of its range.

endemic plant: A plant confined to a certain country or region and with a comparatively restricted geographic distribution.

environmental analysis: An analysis of alternative actions and their predictable short- and long-term environmental effects, which include physical, biological, economic, social and environmental design factors and their interaction.

environmental assessment (EA): A concise public document required by the regulations implementing the National Environmental Policy Act which briefly provides sufficient evidence and analysis for determining whether to prepare an environmental impact statement or a finding of no significant impact.

environmental impact statement (EIS): A statement of the environmental effects which would be expected to result from proposed alternative management actions.

ephemeral stream: A stream which flows only from storm runoff and receives no contribution to flow from ground water.

erosion: The detachment and movement of soil from the land surface by wind, water or gravity.

erosion control: Materials and structures utilized to reduce erosion.

erosion hazard: Predictive rating of the erosion potential for a specific soil.

erosion potential: A ranking of a soils potential to erode.

estimate: A fairly accurate approximation of current demographic information (population, housing and employment) based on up-to-date data (building permits, etc.)

eutrophic: High in nutrients and plant growth. Algae and weed populations may bloom, sports fish populations may decline, and oxygen levels fluctuate. General water quality is degraded.

evapotranspiration: The loss of water from a given area by both evaporation from soil and open water surfaces, and by transpiration by plants.

exaction: Capital improvements, or in lieu of fees, provided by a project developer to help meet service demands created by their project.

extensive recreation area (BLM): An area where dispersed public recreation is occurring and where limited public recreational issues and management occurs.

family: Family means one person living alone, or two or more persons related by blood, marriage or legal adoption, or a group not exceeding four persons living as a single housekeeping unit.

fault: A fracture in the earth's crust forming a boundary between rock masses that have shifted.

fault, active - A fault that has moved recently and which is likely to move again. For planning purposes, "active fault" is usually defined as one that shows movement within the last 11,000 years and can be expected to move within the next 100 years.

- fault, potentially active** - (1) A fault that moved within the Quaternary Period (the last 2,000,000 years); (2) a fault which, because it is judged to be capable of ground rupture or shaking, poses an unacceptable risk for a proposed structure.
- fault, historically active** - A fault active within the last 200 years.
- fault, inactive** - A fault which shows no evidence of movement in recent geologic time and no potential for movement in the relatively near future.
- fault creep:** A very slow movement along a fault which is unaccompanied by perceptible earthquakes.
- fault, rupture:** Ground break along the fault line during an earthquake.
- fault trace:** The intersection of a fault and the earth's surface as often revealed by dislocation of fences and roads and/or by ridges and furrows in the ground.
- Federal Emergency Management Agency (FEMA):** Agency responsible for administering the National Flood Insurance Program.
- fee ownership:** Ownership of property that has no limitation, qualification, or condition affecting it. The maximum ownership possible in real estate under the system of property rights founded on English common law.
- fiber optics:** Thin, transparent fibers of glass or plastic encased in a cable and used to transmit telephone calls, computer data, or other communication with pulses of laser light; also called lightwave telecommunications.
- firebreak:** A wide strip of land from which fuels have been removed down to the soil. Used to stop or check fires and to provide access for fire fighting. See also fuelbreak.
- fire flow:** The required rate of flow times duration for fire protection, varies according to density and type of development.
- fire management:** Activities required for the protection of resources and values from fire, or the use of fire to meet land management goals and objectives.
- fire risk:** The potential risk of fire, resulting from human activities.
- flashover:** A condition encountered when the combustible contents and interior surfaces in an enclosed area are heated to a point where they ignite simultaneously.
- flood hazard areas:** Areas in an identified flood plain.
- floodplain:** The lowland and relatively flat areas adjoining inland and coastal waters, including debris areas and flood-prone areas of offshore islands. At a minimum, that area is subject to a 1 percent (100-year recurrence) or greater chance of flooding in any given year.
- floodway:** The channel of a river or other water course and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot. Also referred to as "Regulatory Floodway".
- floor area:** The enclosed area of a building measured from an exterior surface to exterior surface.
- floor area ratio (FAR):** A land use intensity measured as a ratio derived by dividing the total floor area of a building by the lot area on which it is located.
- fluvial:** Of or pertaining to rivers.
- forecast:** To calculate or predict future trends based on rational study and analysis, typically employing statistical and/or regression analysis techniques.
- forest land:** Land at least 10 percent occupied by forest trees of any size or formerly having had such tree cover and not currently developed for non-forest use. Lands developed for non-forest

use include areas for crops, improved pasture, residential, or administrative areas, improved roads of any width, and adjoining road clearing and powerline clearing of any width.

fuelbreak: A wide strip of land, strategically placed for fighting anticipated fires, where hazardous fuels have been replaced with less burnable fuels (like grass). They divide fire-prone areas into smaller parcels for easier fire control and provide access for fire fighting.

fuels: Any material capable of sustaining or carrying a forest fire, usually natural material both live and dead.

fuels management: The practice of planning and executing treatment or control of any vegetative material which adversely affects meeting fire management direction based upon resource management goals and objectives.

game species: Any species of wildlife or fish for which seasons and bag limits have been prescribed and which are normally harvested by hunters, trappers and fishermen under state or federal laws, codes and regulations.

gaming: Gaming means any legally constituted gambling enterprise authorized under the laws of the State of Nevada other than slot machines when such machines are operated incidentally to the conduct of a licensed retail business.

General Improvement District (GID): A public entity created under the provisions of the Nevada Revised Statutes and authorized by the County Commission to provide specific services to a limited geographical area. A GID may be formed to provide one or a combination of services including: road maintenance, parks and recreation activities, water and sanitary sewer service, etc.

geothermal: Utilizing the heat of the earth's interior.

goal: A goal describes a desired state of affairs. It is the broad public purpose toward which policies and programs are directed. Since it is a general statement, more than one set of actions could be taken in achieving the goal.

grade separation/grade-separated crossings: The physical separation of the grades (levels of two roadways or a roadway and a railway) typically accomplished with an overpass bridge structure.

gradient: The vertical distance water falls while traveling a horizontal distance downstream.

grading: Complete removal of trees and shrubs with some surface soil grading for smoothness.

grass/forb: An early forest successional stage where grasses and forbs are the dominant vegetation.

grazing: Consumption of herbage or artificial pasture forage by animals.

greenbelt: An area where measures are applied to mitigate fire, flood and erosion hazard including fuel management, land use planning, and development standards. More traditionally, an irrigated landscaped buffer zone between development and wildlands, usually put to additional uses (e.g. golf courses, park, etc.).

ground rupture: The movement of the ground along one side of a fault relative to the other side, caused by an earthquake.

groundwater: Water beneath the earth's surface and stored in aquifers, accumulating as a result of recharge and serving as the source of springs, wells, etc.

groundwater basin: A groundwater reservoir, together with all the overlying land surface and the underlying aquifers that contribute water to the reservoir. In some cases, the boundaries of the successively deeper aquifers may differ and make it difficult to define the limits of the basins.

growth management program: A program comprised of several techniques to coordinate public and private decisions about the location and timing of development in order to best utilize environmental and fiscal resources.

habitat: The sum of environmental conditions of a specific place that is occupied by an organism, a population, or a community.

hazard: The measure of ease of ignition, fire spread potential, and fire suppression difficulty as influenced by the type, volume, size, distribution, condition, arrangement and location of the fuel profile.

hazardous material: An injurious substance including pesticides, herbicides, toxic metals and chemicals, liquified natural gas, explosives, volatile chemicals, liquified natural gas, explosives, volatile chemicals, and nuclear fuels.

heliport: An area used by helicopters or by other steep-gradient aircraft, including passenger and cargo facilities, maintenance and overhaul, fueling service, storage space, tie-down space, hangers and other accessory buildings and open spaces.

household: The person or persons occupying a housing unit.

housing unit: A house, apartment, mobile home or trailer, group of rooms, or single room occupied as a separate living quarter or, if vacant, intended for occupancy as a separate living quarter. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from the outside of the building or through a common hall.

Hydrocarbon (HC): An organic compound containing only carbon and hydrogen and often occurring in petroleum, natural gas, coal, and bitumens.

hydrocompaction: Settling and hardening of land due to application of large amounts of water for irrigation.

hydrograph: A graph of streamflow (dependent variable) versus time (independent variable).

hydrophytic vegetation: Plants that grow in water or saturated soil; riparian vegetation.

hydropower: The production of electricity by water power.

impervious: Not allowing entrance, passage, or percolation of water; non-porous.

income levels: Income categories are defined with respect to the area or county median income and are adjusted for household size, as follows:

income level, very low - Less than 51 percent of the area or county median income.

income level, other lower - Between 51 percent and 80 percent of the county median income.

income level, lower - Less than or equal to 80 percent of the county median income (i.e. combination of very low income and other lower income).

income level, moderate - Between 81 percent and 120 percent of the county median income.

income level, above moderate - Above 120 percent of the county median income.

incorporated city: Area(s)/neighborhood(s) joined together for the purpose of self-government. Reno and Sparks are the only incorporated cities in Washoe County.

infilling: Development of vacant or underutilized parcels within urban areas.

infiltration/inflow: Infiltration is extraneous water that leaks into sewer lines from surrounding saturated ground through various means. Inflow is water that is channeled into the sewage

collection system by storm water collection systems such as roof leaders, foundation drains and storm sewers.

infrastructure: The basic facilities on which the continuance and growth of a community depends such as roads, schools, power plants, transmission lines, transportation and communication systems.

instream flow: The volume of surface water in a stream system passing a given point at a given time.

interdisciplinary team: A group of individuals with different training that solves a problem or performs a task through frequent interaction so that disciplines can combine to provide new solutions.

intermittent streams: Streams which do not contain water year-round.

ISO rating: A numerical value published by the Insurance Services Office (ISO) which classifies fire suppression agencies and districts throughout the United States for the purpose of establishing the basis for fire insurance rates. The point scale ranges from 1 to 10, with one representing the best rating for lower insurance rates.

job/housing balance: The ratio of the number of jobs to the number of households within a jurisdiction.

key winter range: The portion of the year long range where big game find food and/or cover during severe winter weather.

Land Capability Classification (U.S. Soil Conservation Service): A grouping of soils into classes (I-VIII), subclasses, and units according to their suitability for agricultural use, based on soil characteristics of climatic conditions.

landfill: A disposal site which disposes of solid wastes on land. Wastes are deposited and compacted. At specific intervals, a layer of soil covers the waste and the process of deposit and compaction is repeated without creating nuisances or hazards to public health or safety. The purpose is to confine the wastes to the smallest practical area, to reduce them to the smallest practical volume.

landform: A natural landscape that exists as a results of wind, water or geologic activity (e.g. a plain, plateau, basin, mountain, etc.).

landslide: A generic term covering a wide variety of mass-movement landforms and processes involving the downslope transport under gravitational forces of soil and rock material en masse.

land exchange: The conveyance of nonfederal land or interests to the United States in exchange for National Forest System land or interests in land.

land use: The primary or primary and secondary use(s) of land such as single family residential, multi-family residential, commercial, industrial, agriculture, etc. The description of a particular land use should convey the dominant character of a geographic area, and thereby establish the types of activities which are appropriate and compatible with primary use(s).

leasable minerals: Minerals which are developed (i.e. explored, mined, extracted, etc.) by a permit or lease, in contrast to minerals development through claims staking. Congress has specified the following as leasable minerals: coal, oil, gas, potassium, sodium, phosphate, oil shale, native asphalt, solid and semisolid bitumen and bituminous rock, geothermal resources; and all minerals including hardrock on acquired land.

Ldn, day-night noise level: The average equivalent A-weighted sound level during a 24-hour day obtained by adding ten decibels to the hourly noise levels measured during the night (10 p.m. to 7 a.m.). In this way, Ldn takes into account the lower tolerance of people for noise during nighttime periods. Ldn noise level measurements are typically plotted onto a map to identify noise contours around a significant noise generator (e.g. freeways, airports, etc.).

level of service (LOS): A qualitative measure describing operation conditions within a traffic stream and their perception by motorists and/or passengers. A level of service definition generally describes these conditions in terms of such factors as speed and travel time, freedom to maneuver, traffic interruptions, comfort and convenience, and safety. Six levels of service are defined for each type of facility for which analysis procedures are available. They are given letter designations, from "A" to "F", with level of service "A" representing the best operating conditions and level of service "F" the worst.

linear programming: A mathematical method used to determine the most effective allocation of limited resources between competing demands when both the objective (e.g. profit or cost) and the restrictions on its attainment are expressible as a system of linear equalities or inequalities (e.g. $y=a+bx$).

liquefaction: A process by which a water-saturated sand layer loses strength when shaken, leading to quicksand conditions.

lot coverage: A measure of intensity of land use which represents the portion of a site that is impervious (i.e. does not absorb water). This portion consists of all areas covered by buildings, parking structures, driveways, roads, sidewalks, and any areas of concrete asphalt. In the case of lumberyards, areas where lumber is stored also constitute impervious surfaces.

magnitude: The Richter Scale measure of the energy released by an earthquake. For a one-unit increase in magnitude, the energy released increases by 32 times.

manufactured housing: A dwelling unit installed at the building site by connecting one or more segments which have been made in a manufacturing facility located off of the site. A manufactured home is built in compliance with the federal Manufactured Housing Construction and Safety Standards Act of 1974.

mass movement: Downslope movement of a portion of the land's surface (i.e. a single landslide or the gradual downhill movement of the whole mass of loose earth material) on a slope face.

mean: The average of a range of numbers.

median: The mid-point in a range of numbers.

memorandum of understanding (MOU): A mutual agreement between parties.

mining claims: Those portions of the public mineral lands held for mining purposes in which the right of exclusive possession of locatable mineral deposits is vested in the locator of a deposit.

ministerial: A governmental decision involving little or no personal judgment by the public official as to the wisdom or manner of carrying out the project. The public official merely applies the law to the facts as presented but uses no special discretion or judgment in reaching a decision. A ministerial decision involves only the use of fixed standards or objective measurements and the public official cannot use personal, subjective judgment in deciding whether or how the project should be carried out.

mitigation: Necessary steps taken to lessen potential impacts of development or actions on the environment.

mobile home: A movable, factory-built home, built prior to the 1974 federal Manufactured Housing Construction and Safety Standards Act.

multiple use: The management of all the various renewable surface resources of the National Forest System so that they are utilized in the combination that will best meet the needs of the American people; making the most judicious use of the land for some or all of these resources or related services over areas large enough to provide sufficient latitude for periodic adjustments in use to conform to changing needs and conditions.

municipal watershed: The watershed from which the runoff is used for drinking purposes in a city.

municipal water system: A water system which has at least five service connections or which regularly serves 25 individuals for 60 days.

National Environmental Policy Act (NEPA): A 1970 Act of Congress which is our basic national charter for protection of the environment.

National Flood Insurance Program (NFIP): A program for subsidizing flood insurance that is not privately available for properties subject to flood hazard.

National Register of Historic Places: A listing maintained by the U.S. National Park Service of areas which have been designated as historically significant. The Register includes places of local and state significance, as well as those of value to the nation in general.

National Wilderness Preservation System: All lands covered by the Wilderness Act and subsequent wilderness designations, irrespective of the department of agency having jurisdiction.

natural erosion: Wearing away of the earth's surface by water, ice or other natural agents under natural environmental conditions of climates and vegetation.

neighborhood park: A recreation site developed for active and passive activities which is designed to serve one or a few neighborhoods within a short walking or driving distance to the park site. Typical equipment and facilities in a neighborhood park can include a mix of playground equipment, playing fields, picnic tables, landscaping and on-site parking. Neighborhood parks are usually smaller than a community park, and they lack the variety of recreation experiences available in a larger park.

Nevada Natural Heritage Site: Areas of land or water which either (1) retain to some degree, or have re-established, a natural character (although it need not be completely undisturbed); or (2) have unusual flora, fauna, geological, scenic, or similar features of scientific, educational or recreational interest.

new construction: Any process or project which creates a new facility.

night time light: Light produced by man-made activities during the night time hours.

noise exposure contours: Lines drawn about a noise source indicating constant energy levels of noise exposure.

non-potable: Not suitable for drinking.

nongame: Species of animals which are not managed for sport hunting.

nonmotorized recreation: Recreational opportunities provided without the use of any motorized vehicle. Participation in these activities travel by foot, ski, snowshoe or horseback, etc. Bicycle riding is generally included under nonmotorized recreation, but some land management agencies may restrict their use.

nonpoint source pollution: Pollution occurring at many diffuse locations, as opposed to pollution from a specific site, such as a factory.

NOx: Nitrogen Oxides. A chemical compound produced by the oxidation of nitrogen. Nitrogen oxides include nitrogen dioxide (NO₂), which is a major contributor to photochemical smog, and nitric oxide (NO), which is a colorless poisonous gas.

objective: An objective is a specific statement of the desired result of public action. An objective should be measurable, or precise enough so the community can determine when they have reached the objective. Objectives may define intermediate steps toward a goal or may address a single aspect of the goal.

off-road vehicle (ORV): Any motorized vehicle capable of cross-country travel on or immediately over land, water, snow, ice or other natural terrain. Examples of ORVs include motorcycles, four-wheel drive vehicles and snowmobiles.

open space/open space use: Open space use means the current employment of land, the preservation of which conserves and enhances natural or scenic resources, protects streams and water supplies or preserves sites designated as historic pursuant to law.

overdraft: The condition of a groundwater basin where the amount of water withdrawn by pumping exceeds the amount of water replenishing the basin over a period of time.

park and ride: A voluntary system where participants drive to a central location in order to carpool or gain access to public transportation to another location.

particulates: Small particles suspended in the air and generally considered pollutants.

patented mining claim: A patent is a document which conveys a title. When patented, a mining claim becomes private property and is land over which the United States has no property rights, except as may be reserved in the patent. After a mining claim is patented, the owner does not have to comply with requirements of the General Federal Mining law, but is required to meet State regulations.

percolation: Movement of water through a porous substance, as through soils of a spreading basin.

perennial stream: Streams that flow throughout the year and from source to mouth.

permitted water right: The right to put surface water or groundwater to beneficial use that is identified by a recorded document issued by the Nevada State Engineer prior to the filing of satisfactory proof of "perfection of application" in accordance with Nevada Revised Statutes Chapter 533. If proof of beneficial use is accepted by the Nevada State Engineer, then the water right application can be converted into a certificated water right. If proof of beneficial use is not made to or accepted by the Nevada State Engineer, then the right to claim title to the water may cease.

pH: A numeric value used to represent the acidity or alkalinity of a chemical solution. The pH scale ranges from 1.0 for most acidic, to 13.0 for most basic solutions, with 7.0 representing neutral.

planning horizon: The overall time period considered in the planning process that spans all activities covered in the analysis or plan and all future conditions and effects of proposed actions which would influence the planning decisions. In Washoe County, the planning horizon is 20 years.

playa: Flat floored bottom of an undrained desert basin that becomes, at times, a desert lake.

PM10: Particulate matter less than 10 microns in diameter.

point pollution source: An identifiable source from which pollutants are or may be discharged (e.g. a pipe, ditch, channel, tunnel, conduit, well).

police powers: Reserved to the states by the U.S. Constitution and delegated to cities and counties through the Nevada Constitution and the Nevada Revised Statutes; it is the authority to create and enforce ordinances and regulations that are not in conflict with general laws in order to promote the health, safety, morals and general welfare of the public.

policy: A policy is a statement of government intent against which individual actions and decisions are evaluated. The wording of policies conveys the level of commitment to action: policies which use the word "shall" are mandatory directives, while those using the word "should" are statements of direction to be followed unless there are compelling reasons to do otherwise. Policies are numbered sequentially in the Master Plan elements or area plans (e.g. SUN.5.1 is policy 5.1 found in the Public Services and Facilities section of the Sun Valley Area Plan).

population density: The number of people in a given area. The number may be obtained by multiplying the number of dwellings per acre by the number of residents per dwelling.

potable: Water suitable for drinking.

prehistoric: The period prior to a written record, and may include emigrant exploration, trappers, miners, etc., but generally refers to the previous Native American (aboriginal) occupants of the area, who kept no written records.

prevention: Activities directed at reducing the occurrence of certain events (e.g. fire, flooding, etc.), including public education, law enforcement, personal contact, and reduction of hazards.

prime agriculture lands: Land that is in one of the following categories:

1. Rated as Class I or Class II in the Soil Conservation Service land use capability classification.
2. Supports livestock used for the production of food and fiber and which has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the United States Department of Agriculture.
3. Planted with fruit or nut-bearing trees, vines, brush or crops which have a commercial-bearing period on an annual basis.

pristine: No trace of human activities; landscape alterations from natural ecological processes only.

projection: Mathematical calculations into the future based on current trends.

range: Land that supports an understory or periodic cover of herbaceous or shrubby plants suitable for grazing.

range, primary - includes areas which are readily accessible, have available water and will be overused before livestock significantly graze other areas.

range, secondary - areas less preferred by livestock which will ordinarily not be grazed significantly until the primary range has been overused.

range, suitable - land that is or can be made accessible to livestock, that produces forage or has inherent forage producing capabilities, and that can be grazed on a sustained yield basis under given management goals.

range, transitory - land temporarily suitable for grazing; but transient over time and/or location. For example, grass may cover an area for a period before being replaced by growth not suitable for forage.

range, unsuitable - area that should not be grazed by livestock because of unstable soils, steep topography, or inherent low potential for forage production.

range carrying capacity: Permitted animal unit month (AUM) production.

range condition: The state of the plant community on a range site in relation to the potential natural plant community for that site. It is usually rated in the general categories of poor, fair, good or excellent.

raptor: A bird of prey (e.g. eagle, hawk, owl).

rare species: One that, although not presently threatened with extinction, is in such small numbers throughout its range that it may be endangered if its environment worsens.

recharge: Flow to ground water storage from precipitation, infiltration from streams, and other sources of water.

reclamation: Process of land treatment that minimizes water degradation, air pollution, damage to aquatic or wildlife habitat, flooding, erosion, and other adverse effects from surface mining operations including adverse surface effects incidental to underground mines, so that mined lands are reclaimed to a usable condition which is readily adaptable for alternate land uses and creates no danger to public health or safety. The process may extend to affected lands surrounding mining lands, and may require backfilling, grading, resoiling, revegetation, soil compaction, stabilization, and other measures.

recycling: The process by which salvaged materials become usable products.

regional park: A recreation site, typically larger than 100 acres, developed for diversified use by large numbers of people. Regional parks are intended to serve all residents of the County as compared to neighborhoods or smaller communities. Regional parks can accommodate active and passive activities, and special facilities including boat ramps, shooting ranges, zoos, etc.

regression analysis: A statistical analysis technique where the relationship between two or more variables is determined.

response time: The time interval between the receipt of a request for public service or assistance, and the arrival of the service provider. Typically, response time measures the ability to get emergency service to a specific location, with delays attributed to dispatch time, driving distance, traffic conditions, ability to find the specific location, and the backlog of service requests.

rideshare: A technique employed in traffic reduction programs which encourages commuters to carpool to work or other destinations (e.g. shopping, medical visits, etc.).

right-of-way: The width of publicly dedicated streets, including the pavement, sidewalks, and planting area; the width between property lines on either side of the street.

riparian: Related to or located on the bank of a natural water course.

riparian habitat: The land and plants bordering a watercourse or lake.

roadless area: An area of undeveloped federal land within which there are no improved roads or roads maintained for use by motorized vehicles; generally 5,000 acres or larger unless adjacent to an existing wilderness area.

rural: When used in the context of the Truckee Meadows Regional Plan, rural development areas include residential uses on lots of over one acre in size, up to ten acres, and supportive nonresidential and development.

rural community: When used in the context of the Truckee Meadows Regional Plan, rural communities shall be those areas generally intended for residential development on over one, up to 40-acre lots, with limited supporting nonresidential uses.

rural reserve: When used in the context of the Truckee Meadows Regional Plan, a rural reserve includes those areas which have potential environmental constraints to future development, which are not served at urban or suburban standards, or which may contain possible natural resources of regional significance. Development should occur on larger lots, such as 40 acre parcels. The rural reserve designation is comparable to the "general rural" land use designation contained in the Washoe County Master Plan.

safe yield: The condition of a groundwater basin where the amount of water being withdrawn by pumping does not exceed the amount of water replenishing the basin over time.

sand: A soil separate consisting of particles greater than 0.05 mm in size. A soil textural class.

sanitary landfill: A disposal site employing methods of disposing of solid wastes in a manner that minimizes environmental hazards by spreading, compacting to the smallest practical volume and applying cover material over all exposed wastes at the end of each operating day.

scenic area (BLM): An area of outstanding or unique visual quality identified through the BLM Visual Resource Management Inventory.

scenic corridor: A roadway with recognized high quality visual amenities that include background vistas of mountains, open country, or city.

sediment: Solid material, both mineral and organic, that is in transport or has been moved from its site of origin by air, water or ice and has come to rest on the earth's surface either below or above sea level.

sedimentation: The transporting and disposition of detached soil and rock material by concentrated flows of water.

seismic: Pertaining to characteristics of or produced by earthquakes or earth disturbances.

service standards: A measurement of municipal services used to monitor or compare services provided by the County and other service providers.

significant hydrologic resources (SHR): When used in the context of the Truckee Meadows Regional Plan, significant hydrologic resources are either federally significant (i.e. wetlands meeting federal definition) or regionally significant (i.e. stream environments, playas, spring fed stands of riparian vegetation, and wetlands not meeting the Federal definitions).

silt: A soil separate consisting of particles between 0.005 and 0.002 mm in equivalent diameter. A soil textural class.

sludge: One of the by-products of primary, secondary and tertiary wastewater treatment; a semi-liquid mass composed of solids removed from sewage during wastewater treatment.

soil: A dynamic natural body on the surface of the earth in which plants grow, composed of mineral and organic materials and living forms.

solar energy: Energy derived from the sun's rays.

solid waste management: A planned program for effectively controlling the generation, storage, collection, transportation, processing and reuse, conversion or disposal of solid wastes in a safe, sanitary, aesthetically acceptable, environmentally sound and economical manner. It includes all administrative, financial, environment, legal and planning functions as well as the operational aspects of solid waste handling, disposal and resources recovery systems necessary to achieve established objectives.

special assessment district: A legally established area for the express purpose of levying a special fee for public improvements that are of a special rather than general benefit.

sphere of influence: When used in the context of the Truckee Meadows Regional Plan, a sphere of influence is the area adjacent to a city's incorporated area, planned for urban and/or suburban development, into which the city may annex during the plan's timeframe.

spread: Method of recharging a groundwater basin by diverting water to a highly-pervious area for percolation into the basin.

stability hazard: A potential or rating for a slope that determines its susceptibility to slope failure.

subdivision: Any land, vacant or improved, which is divided or proposed to be divided into five or more lots (versus a parcel map for four or less), parcels, sites, units or plots, for the purpose of any transfer, development or any proposed transfer or development of the original parcel.

subsidence: The gradual, settling or sinking of the earth's surface with little or no horizontal motion. Subsidence is usually the result of gas, oil, or water extraction from underground supplies, compaction, or peat oxidation, and not the result of a landslide or slope failure.

suburban: When used in the context of the Truckee Meadows Regional Plan, suburban development includes residential uses at generally one to three single family units per acre, and supportive nonresidential and public development.

suburban community: When used in the context of the Truckee Meadows Regional Plan, a suburban community is intended for suburban levels of development (although there may be some small areas within these communities designated for higher or lower density residential development), and which are intended to remain as distinct communities during the plan's timeframe. Suburban communities will not be considered for inclusion in a city sphere of influence, nor will they be considered for annexation.

suitability: The appropriateness of applying certain resource management practices to a particular area of land, as determined by an analysis of the economic and environmental consequences. A unit of land may be suitable for a variety of individual or combined management practices.

telecommute: To utilize the telephone and/or computers at home or at a satellite work station, thereby eliminating the need to commute to work sites.

telecommunications: Communications at a distance utilizing equipment such as telephones, television, computer terminals, etc.

temperature inversion: A physical phenomena of air temperature where temperature at higher elevations is warmer than temperature at lower elevations.

threatened species: Any species which is likely to become an endangered species within the foreseeable future and which has been designated in the Federal Register as a threatened species.

total suspended particulates (TSP): Total amount of solid material suspended in the air.

traffic-carrying capacity: The maximum amount of traffic which a street can carry in a given amount of time without reaching unstable (or forced flow) traffic conditions; usually expressed as "vehicles per hour."

transpiration: The photosynthetic and physiological process by which plants release water into the air in the form of water vapor.

transportation impact fee: An assessment against new development in order to generate revenue for funding or recouping the costs of capital improvements or improvements to transportation facilities necessitated by and attributable to such development.

trip: A one-way vehicle movement that either begins or ends at the location being considered; thus, a vehicle leaves a home and later returns to it would account for two trips under this definition.

urban: When used in the context of the Truckee Meadows Regional Plan, urban development is development of three or more residential units per acre, and comparable nonresidential and public development.

utility corridor: Area of land set aside for power lines, pipelines or other similar utilities.

vegetation management: The practice of manipulating the species mix, age, fuel load, and distribution of wildland plant communities within a management area. It includes prescribed burning, grazing, chemical applications, biomass harvesting, and any other economically feasible methods of enhancing, retarding, or removing the above-ground parts of plants.

viewshed: The landscape seen or potentially seen from all or a logical part of a travel route, use area, or water body.

visual resource: The composite of basic terrain, geologic features, water features, vegetative patterns, and land use effects that typify a land unit and influence the visual appeal the unit may have for visitors.

wastewater: Includes sewage and all other liquid waste substances associated with human habitation, or of human or animal origin, or from any producing, manufacturing or processing operation of whatever nature.

water balance: An accounting of all the inputs and outputs of a hydrologic system.

water rights: The legal right to use water.

watershed: The entire area that contributes water to a drainage system or stream.

water yield: The total amount of water coming from an area of land, commonly a watershed, over a given period of time.

wetlands: An area at least periodically wet or flooded, where water is the dominant factor determining the nature of soil development and the types of plant and animal communities living in the soil and on its surface (e.g. bogs, marshes, swamps, mudflats and fens).

wilderness: Briefly, under the Wilderness Act of 1964, wilderness is undeveloped federal land without permanent improvements or human habitation; is protected and managed so as to preserve its natural conditions; has outstanding opportunities for solitude or primitive recreation; has at least 5,000 acres or is of sufficient size to make practical its condition; and may contain features of scientific, educational, scenic, or historical value as well as ecologic and geologic interest.

wildfire: An unplanned fire requiring suppression action.

wildland: A nonurban, natural area which contains uncultivated land, timber, range, watershed, brush or grassland.

zoning: A local ordinance that divides a community into districts and specifies allowable uses and development standards for each, consistent with the adopted community master plan.