

**U.S. Department of the Interior
Bureau of Land Management**

Environmental Assessment

DOI-BLM-NV-S010-2011-0154-EA

N-89789

RIGHT-OF-WAY

FOR AN UNDERGROUND SANITARY SEWER PIPELINE ON PUBLIC LANDS

-

APPLICANT

Pardee Homes of Nevada

-

LOCATION

Southwest Las Vegas, South of Pebble, between Cimarron Rd. and Buffalo Dr.

PREPARING OFFICE

U.S. Department of the Interior
Bureau of Land Management
Las Vegas Field Office
4701 N Torrey Pines
Las Vegas, Nevada 89130
702-515-5000



**Environmental Assessment:
DOI-BLM-NV-S010-2011-
0154-EA**

N-89789

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Chapter 1. Environmental Assessment

Right-of-Way for an Underground Sanitary Sewer Pipeline on Public Lands

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1.1. Identifying Information:

DOI-BLM-NV-S010-2011-0154-EA

1.1.1. Title, EA Number, and Type of project:

Title: Right-of-Way for an Underground Sanitary Sewer Pipeline on Public Lands.

EA Number: DOI-BLM-NV-S010-2011-0154-EA

Type: Right-of-Way

1.1.2. Location of Proposed Action:

Located in Southwest Las Vegas area, north of Blue Diamond Highway 160 between Cimarron Road and Buffalo Drive.

LEGAL DESCRIPTION:

Mount Diablo Meridian, Nevada, T. 22 S., R. 60 E., section 21,

N $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$, W $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$.

1.1.3. Name and Location of Preparing Office:

Department of the Interior
Bureau of Land Management
Las Vegas Field Office
4701 N. Torrey Pines
Las Vegas, NV 89130

Office Number: LLNVS00560

1.1.4. Identify the subject function code, lease, serial, or case file number:

Case File Number: N-89789

1.1.5. Applicant Name:

Pardee Homes of Nevada, and the Clark County Water Reclamation District

1.2. Purpose and Need for Action:

Description: Pardee Homes of Nevada has applied for a right-of-way over public lands for an underground sanitary sewer pipeline. The pipeline will convey sanitary sewer flows from a proposed residential development area, located south of Pebble Road, across public land to an existing 8-inch sewer pipeline owned and operated by the Clark County Water Reclamation

District, south of the project on West Agate Avenue. The right-of-way is necessary to provide sewage for the planned improvements in the Las Vegas valley.

1.3. Scoping, Public Involvement and Issues:

Located in Southwest Las Vegas area, north of Blue Diamond Highway 160 between Cimarron Road and Buffalo Drive.

The pipeline will convey sanitary sewer flows from a proposed residential development area, across public land to an existing 8-inch sewer pipeline owned and operated by the Clark County Water Reclamation District. The right-of-way is necessary for the planned improvements in the Las Vegas valley.

Stipulations will be attached to the right-of-way grant which will include conservation and protection of the natural resources, cultural resources, Threatened and Endangered (T&E) Species, and the environment.

This proposal has been reviewed by Bureau of Land Management (BLM) resource team members. Their comments and evaluations are included in this environmental assessment.

A summary of this EA is available for review by the public on the internet on the DOI.GOV website under NEPA number: DOI-BLM-NV-S010-2011-0154-EA.

Chapter 2. Proposed Action and Alternatives

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2.1. Description of the Proposed Action — Alternative Number 1:

Description: Pardee Homes of Nevada has applied for a right-of-way over public lands for an underground sanitary sewer pipeline. The pipeline will be 1600 feet in length, approximately 30 feet wide, and approximately 1.10 acres. The pipeline will convey sanitary sewer flows from a proposed residential development area, located south of Pebble Road, across public land to an existing 8-inch sewer pipeline owned and operated by the Clark County Water Reclamation District, south of the project on West Agate Avenue. The right-of-way is necessary to provide sewage for the planned improvements in the Las Vegas valley.

2.2. Description of Other Alternatives Analyzed in Detail:

NO ACTION ALTERNATIVE NUMBER 2:

Under a “no action” alternative, BLM land would not be made available for issuance of the right-of-way. No action would result in no sewer pipeline facilities available for the newly planned residential neighborhood.

2.3. Alternatives Considered but not Analyzed in Detail:

ALTERNATE NUMBER 3:

No other alternatives were considered.

2.4. Conformance

The proposed action is in conformance with the Las Vegas Resource Management Plan (RMP) decisions RW-1, and RW-1-h, approved October 5, 1998.

- RW-1 — “Meet public demand and reduce impacts to sensitive resources by providing an orderly system of development for transportation, including legal access to private inholdings, communications, flood control, major utility transmission lines, and related facilities.”
- RW-1-h— “All public land within the planning area, except as stated in RW-1-c through RW-1-g, are available at the discretion of the agency for rights-of-way under the authority of the Federal Land Policy Management Act.”

Rights-of-ways are allowable on BLM-administered lands per Title V of the Federal Land Policy and Management Act of 1976 and the BLM regulations (43 CFR 2800), at the discretion of the Secretary of the Interior or his/her delegated officer.

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Chapter 3. Affected Environment:

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SUPPLEMENTAL AUTHORITIES

Supplemental Authority	Not Present	Present/Not Affected	Present/May be Affected	Rationale
Air Quality		X		
Area of Critical Environmental Concern (ACEC)	X			
Cultural/Historical	X			
Paleontological Resources	X			
Environmental Justice	X			
Farmlands Prime or Unique	X			
Noxious Weeds/Invasive Non-native Species		X		
Native American Religious Concerns	X			
Floodplains	X			
Riparian/Wetlands	X			
Threatened, Endangered or Candidate Plant Species	X			
Threatened, Endangered or Candidate Animal Species.		X		
Migratory Birds		X		
Waste - Hazardous/Solid	X			
Water Quality		X		
Wild & Scenic Rivers	X			
Wilderness (Study Area)	X			
Forests and Rangelands (HFRA only) Woodlands		X		
Human Health and Safety		X		

Other resources of the human environment that have been considered for this environmental assessment (EA) are listed in the table below. Elements that may be affected are further described

in the EA. Rationale for those elements that would not be affected by the proposed action and alternative is listed in the table below.

Other Resources	Not Present	Present/Not Affected	Present/May be Affected	Rationale
Grazing Management	X			
Green House Gas Emissions (Climate Change)		X		
Minerals		X		
Socio-Economic Values		X		
Soils/Hydrology		X		
Vegetation		X		
Visual Resources		X		
Recreation	X			
Fuels/Fire Management		X		
Fish and Wildlife excluding Federally Listed Species		X		

3.1. Threatened, Endangered, or Candidate Animal Species:

The above proposed action .

3.2. Fish and Wildlife, Excluding Federally Listed Species:

3.3. Visual:

The proposed action is in VRM Class III, which aims to partially retain the existing character of the landscape. Levels of change to the landscape can be moderate, but should not dominate the view of the casual observer.

*Chapter 3 Affected Environment:
Threatened, Endangered, or Candidate Animal
Species:*

Chapter 4. Environmental Effects:

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4.1. Threatened, Endangered, or Candidate Animal Species:

As this project is

4.2. Fish and Wildlife, Excluding Federally Listed Species:

4.3. Visual:

Since the proposed action is adjacent to existing developments, it is not expected to dominate the view of the casual observer. Please ensure that change repeats the basic elements of form, line, color, and texture found in the natural landscape to the extent practical.

4.4. Cumulative Impacts:

The underground pipeline will be covered and the land will be restored to its original resource status. No new or unusual effects to the surrounding resource landscape will occur.

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Chapter 5. Tribes, Individuals, Organizations, or Agencies Consulted:

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Table 5.1. List of Persons, Agencies and Organizations Consulted

Name	Purpose & Authorities for Consultation or Coordination	Findings & Conclusions
Pardee Homes of Nevada	Applicant	Offer the right-of-way to applicant.
Clark County Water Reclamation District		

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Chapter 6. List of Preparers

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Table 6.1. List of Preparers:

Name	Title	Responsible for the Following Section(s) of this Document
Dorothy J. Dickey	Realty Specialist	Introduction, Purpose and Need, Scoping, Land/Access
Lisa Christianson	Environmental Protection Specialist	Air Quality, Greenhouse Gas Emissions
Fred Edwards	Botanist	Botanist, Forest Initiative, Healthy (Cactus/Yucca), Threatened, Endangered or Candidate (Plant Species), Vegetation Excluding Listed Species
Susanne Rowe	Archaeologist	Cultural Resources, Native American Religious Concerns, Paleontology,
Katie Kleinick	Natural Resource Specialist	Fish & Wildlife, Migratory Birds, Threatened, Endangered or Candidate (Animal Species),
Boris Poff	Hydrologist	Floodplains, Hydrologic Conditions, Riparian/Wetlands, Soils, Water Resources/Quality (Drinking/Surface/Ground), Wetlands/Riparian Zones, Wild & Scenic Rivers
Jessica Stegmeier	Wildlife Biologist	Fish & Wildlife, Migratory Birds, Threatened, Endangered or Candidate (Animal Species)
Lori Dee Dukes	Geologist	Geology/Mineral Resources/Energy Production,
Marilyn Peterson	Recreation Specialist	Recreation
Krystal Johnson	Wild Horse and Burro Specialist	Farmlands, Prime or Unique
Nora Caplette	Natural Resource Specialist	Invasive Species/ Noxious Weeds
John Evans	Planning and Environmental Coordinator	Environmental Justice
Lauren Brown	NRS Restoration Ecologist	Visual Resources
Sendi Kalcic	Wilderness Planner	Areas with Wilderness Characteristics

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Appendix A. EXHIBIT A — STIPULATIONS

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Appendix B. EXHIBIT B — TOPO AND LAND STATUS MAP

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Appendix C. EXHIBIT C — MASTER TITLE PLAT (MTP) MAP