

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

Environmental Assessment

DOI-BLM-NV-S010-2012-0017-EA

Modified Competitive Sealed Bid Sale

APPLICANT

BLM

LOCATION

Off Larson and Gilesie Road in Henderson, Nevada

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:
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Table of Contents

1. Introduction	1
1.1. Identifying Information:	1
1.1.1. Title, EA number, and type of project:	1
1.1.2. Location of Proposed Action:	1
1.1.3. Name and Location of Preparing Office:	1
1.1.4. Identify the subject function code, lease, serial, or case file number:	1
1.1.5. Applicant Name:	1
1.2. Purpose and Need for Action:	2
1.3. Relationship to Statutes, Regulations and Agency Jurisdiction:	2
1.4. Scoping, Public Involvement and Issues:	2
2. Proposed Action and Alternatives	5
2.1. Description of the Proposed Action:	7
2.2. Description of Alternatives Analyzed in Detail:	7
2.3. Alternatives Considered but not Analyzed in Detail	7
2.4. Conformance	7
3. Affected Environment:	9
3.1. Wildlife and BLM Sensitive Wildlife Species:	15
3.2. Threatened, Endangered Animal Species:	17
3.3. Migratory Birds:	17
3.4. Soils/Hydrologic Conditions:	17
3.4.1. Erosion:	17
3.5. Surface water resources:	17
3.6. Water Resources/Quality (drinking/surface/ground):	18
4. Environmental Effects:	19
4.1. Wildlife and BLM Sensitive Wildlife Species:	21
4.2. Threatened and Endangered Animal Species:	21
4.3. Migratory Birds:	21
4.4. Soils/Hydrologic Conditions:	22
4.4.1. Erosion:	22
4.5. Surface water resources:	22
4.6. Water Resources/Quality (drinking/surface/ground):	23
5. Cumulative Impacts:	25
5.1.	27
6. Tribes, Individuals, Organizations, or Agencies Consulted:	29

7. List of Preparers 33

Appendix A. Map of the Land Sale 37

List of Tables

Table 6.1. List of Persons, Agencies and Organizations Consulted 31
Table 7.1. List of Preparers: 35

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Chapter 1. Introduction

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1.1. Identifying Information:

1.1.1. Title, EA number, and type of project:

Modified Competitive Sale

Disposal of public lands under the Federal Land Policy and Management Act of 1976, as amended (43 USC 1701 et seq.) (FLPMA), and the Southern Nevada Public Land Management Act of 1998 (31 USC 6901)(SNPLMA), and the regulations at 43 CFR 2700.

1.1.2. Location of Proposed Action:

A map depicting the sale lands, nominated by City of Henderson (City), is attached at Appendix A. The lands will be offered for sale pursuant to the authorities cited above in 1.1.1. The subject lands are described as:

T. 23 S., R. 61 E., Mount Diablo Meridian, Clark County, Nevada

section 21, N½;

section 22, NW¼.

containing 480 acres, more or less

1.1.3. Name and Location of Preparing Office:

Department of Interior
Bureau of Land Management
Las Vegas Field Office
4701 N. Torrey Pines Dr.
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-90450

1.1.5. Applicant Name:

Department of the Interior, Bureau of Land Management (BLM)

1.2. Purpose and Need for Action:

The purpose for this action - to conduct the sale of the subject lands under a modified competitive sealed bid sale in 2012, to accommodate community expansion, recreation, and community development needs of the City of Henderson (COH). The COH identified the subject lands, totaling approximately 480 acres, pursuant to the RMP and the SNPLMA processes.

The need of this action is to dispose of public lands in Clark County, Nevada, pursuant to the FLPMA and the SNPLMA, and in conformance with the Las Vegas Resource Management Plan (RMP) approved by Record of Decision on October 5, 1998, which determined the subject lands to be suitable for disposal. The sale meets the criteria for modified competitive sales in 43 CFR 2710.0-6(c)3(ii) and 2711.3-2.

1.3. Relationship to Statutes, Regulations and Agency Jurisdiction:

The sale will be conducted in accordance with sections 203 and 209 of the FLPMA, and the SNPLMA, and consistent with the regulations at 43 CFR 2700, and the prescriptions of the RMP. The BLM follows these regulatory procedures when conducting sales pursuant to the FLPMA and the SNPLMA.

Parcels are nominated by the local governing entities. The proposed action, sale of lands identified in the planning process, is specifically authorized by SNPLMA which is administered by the Secretary of the Interior, through BLM. The proposed action conforms to applicable authorities and procedures under the SNPLMA, and 43 CFR Part 2700. In addition, a complete review of the RMP was performed by BLM staff and by those preparing this site-specific tiered EA, pursuant to 43 CFR 1610.5-3, and other relevant laws and regulations to determine if the proposed action conforms to those requirements.

1.4. Scoping, Public Involvement and Issues:

Located south of Henderson, Nevada, south of St. Rose Parkway, east of Las Vegas Boulevard and south of Larson Road.

The scoping process included internal interdisciplinary review with appropriate BLM resource technical specialists and management. Internal scoping is used to ensure that environmental, cultural resources, socio-economic, legal, regulatory, and other potential issues are identified and are considered responsibly and appropriately prior to initiating external public scoping.

Public involvement will occur simultaneously through the process of issuing and publishing the NORA for a period of 45 days. All comments received within the comment period will be reviewed, considered, and handled in accordance with the RMP and current BLM policy. Part of

the public involvement includes the preparation of this EA pursuant to the National Environmental Policy Act (NEPA) and its subsequent publication and availability to the public.

In addition to this NEPA documentation, the sale preparation process also includes securing real estate appraisals, land surveys, environmental site assessments, title research, and public notices and personal notification of adjacent property owners and encumbrance holders of record.

This proposal has been reviewed by the Bureau of Land Management (BLM) resource team members. Their comments and evaluations have been incorporated into this environmental assessment.

A summary of this EA is available for review by the public under NEPA number DOI-BLM-NV-S010-2012-0017-EA.

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Chapter 2. Proposed Action and Alternatives

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2.1. Description of the Proposed Action:

The Proposed Action is to conduct a modified-competitive bid sale of the public lands in accordance with section 203 and 209 of the Federal Land Policy and Management Act of 1976 (FLPMA) and the Southern Nevada Public Land Management Act (SNPLMA), and as amended by the Clark County Conservation of Public Land and Natural Resources Act of 2002 (116 Stat. 1994). The lands are being offered using modified competitive sale procedures pursuant to

43 CFR 2711.3-2. The sale of public land will be at no less than fair market value. The minimum market value of the offered lands would be determined by appraisal, approved by the Department of the Interior, Office of Valuation Services (OVS). The Designated Bidder will be identified in the NORA. Under the modified competitive process, if the Designated Bidder is outbid, it will have the opportunity to meet the highest bid. Refusal or failure to meet the highest bid shall constitute a waiver of that bidding procedure. This process is provided for in the regulations at

43 CFR 2711.3-2.

The regulations at 43 CFR 2807.15(b) require the BLM to offer valid and existing right-of-way holders an option for converting their rights-of-way to have additional tenure through one or a combination of the following actions: 1. The holder may maintain the right-of-way under its current terms and conditions, including expiration date. The patent, if issued, would be subject to the right-of-way. 2. The holder may negotiate independently with the prospective patentee. 3. The holder may request an amendment of the right-of-way grant to convert to a perpetual term and make a one-time rental payment to the United States. 4. The holder may request to amend the right-of-way to convert it perpetual easement, and make a one-time rental payment to the United States. Notification letters will be mailed to all right-of-way holders of record to advise them of these options.

2.2. Description of Alternatives Analyzed in Detail:

No Action Alternative - Under the No Action Alternative, the subject lands would remain as Federal public lands and be subject to all applicable public land laws and regulations. It would not be sold, development and use of the subject lands would not proceed at this time, no economic benefits would result, and no revenues would be generated for public uses under the SNPLMA.

2.3. Alternatives Considered but not Analyzed in Detail

Other alternatives would not meet the purpose and need of the proposed action.

2.4. Conformance

The proposed project is in conformance with the Las Vegas Resource Management Plan (RMP), decision LD-1, approved October, 1998. The proposed lands are entirely within the Las Vegas Valley disposal boundary and are identified as suitable for disposal in the RMP pursuant to the SNPLMA and the FLPMA, as amended. The disposal of the subject parcel is consistent with the decisions of the RMP and the potential effects analyzed in the Environmental Impact Statement (EIS) prepared for the RMP. The RMP and ROD are available for public review at the BLM Las Vegas Field office, 4701 Torrey Pines Drive, Las Vegas, Nevada, 89130.

This parcel was also included in the 2004 Las Vegas Valley Disposal Boundary EIS.

Chapter 3. Affected Environment:

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Through the RMP-EIS process, the BLM completed an analysis of resources that provided 100 percent intensive coverage for all 46,701 acres of public lands identified in those documents, incorporated in this EA by reference. A full description of the affected environment analyzed may be found in the EIS. No sensitive resources or issues were identified that would preclude sale or would require special treatment or mitigation prior to sale. This section of the EA summarizes and highlights information from the RMP that addresses the habitat, plants, animals, and cultural resources that are potentially affected by the proposed action.

Supplemental Authority	Not Present	Present/Not Affected	Present/May be Affected	Rationale
Air Quality		X		All construction activity as a result of this proposed action, requires a dust control permit. Otherwise, no issues.
Area of Critical Environmental Concern (ACEC)	X			The proposed project area is not within an ACEC or critical desert tortoise habitat.
Cultural/Historical	X			To comply with Section 106 of the National Historic Preservation Act (NHPA), the BLM Archaeologist conducted an existing data review of the area of potential effect (APE) according to 36 CFR 800.4. The APE was previously evaluated in support of the Valley Disposal Boundary Environmental Impact Statement (EIS). Results are detailed in BLM Cultural Resource Report 5-2467. There are no historic properties within the APE; no further evaluation is required unless the scope of the undertaking changes. As proposed, the undertaking will have no effect to historic properties.
Paleontological Resources	X			No fossil-bearing strata will be impacted by the proposed undertaking.
Environmental Justice	X			No minority or low-income communities are present in project area.
Farmlands Prime or Unique	X			There are no prime or unique farmland designations in the District.
Noxious Weeds/Invasive Non-native Species		X		Action may impact weed potential due to ground disturbance or lack of control action by new land owners.

Supplemental Authority	Not Present	Present/Not Affected	Present/May be Affected	Rationale
Native American Religious Concerns	X			An ethnographic assessment was conducted in support of the Valley Disposal Boundary EIS by the Chambers Group. The Nevada State Historic Preservation Office (SHPO) concurred on the adequacy of the report and consultation efforts. No Native American concerns were identified for this portion of the Las Vegas Valley; no further analysis is required.
Floodplains	X			Area is located within Clark County and CCRFCD responsible for flood control.
Riparian/Wetlands	X			There are no wetlands/riparian zones present in the project area.
Threatened, Endangered or Candidate Plant Species	X			Not present.
Threatened, Endangered or Candidate Animal Species.	X		X	The proposed action requires formal consultation with the Fish and Wildlife Service (USFWS) and be must appended to the Las Vegas Valley Programmatic biological opinion (File No. 1-5-96-F-23R.3). After completion of the append documents, consultation takes approximately 45 days. Final comments will be provided after completion of the append. T&E language in the draft EA is appropriate. However, the Biological Opinion number will need to be updated following completion of formal consultation with the Fish and Wildlife Service.
Migratory Birds			X	Migratory Bird language in the draft EA is appropriate and no changes are required.

Supplemental Authority	Not Present	Present/Not Affected	Present/May be Affected	Rationale
Waste - Hazardous/Solid	X			The above-described lands have been examined in accordance with Section 120(h) of SARA. No evidence or recorded information was found to indicate that any hazardous substance was stored for one year or more or disposed of or released on the property.
Water Quality			X	The development of the proposed land sale will potentially impact the conditions of the local water channels and run-off water quality and needs to be evaluated in more detail.
Wild & Scenic Rivers	X			Not present
Wilderness (Study Area)	X			The proposed action is not located within or adjacent to designated Wilderness, WSAs, or ISAs.
Forests		X		Cactus and yucca are regulated under the BLM forestry program. BLM encourages the proponent to salvage these plants and use them in the landscape design of their projects. Since the land will be permanently conveyed to the proponent, no cacti and yucca evaluation and salvage will be required. This recommendation is consistent with other permanent land conveyances through sale or exchange.
Rangelands (HFRA only)		X		The proposed land sale should not impact rangeland health standards.
Human Health and Safety	X			The action of disposing of public land will have no impact on Human Health and Safety. No impact.

Other Resources	Not Present	Present/Not Affected	Present/May be Affected	Rationale
Grazing Management	X			The proposed land sale is not located in any authorized grazing allotments.
Green House Gas Emissions (Climate Change)		X		Currently there are no emission limits for suspected Greenhouse Gas (GHG) emissions, and no technically defensible methodology for predicting potential climate changes from GHG emissions. However, there are, and will continue to be, several efforts to address GHG emissions from federal activities, including BLM authorized uses.
Minerals	X			No Issues to the mineral estate.
Socio-Economic Values		X		This project will not disproportionately impact social or economic values.
Soils			X	The development of the proposed land sale will potentially impact the local soils and needs to be evaluated in more detail. Addressed in EA below.
Hydrology			X	The development of the proposed land sale will potentially impact the hydrologic conditions of the local hydrographic basin and needs to be evaluated in more detail. Addressed in EA below.
Vegetation		X		No impacts expected.
Visual Resources		X		Class IV The proposed action is in VRM Class IV, which allows for high levels of change to the existing landscape. Change may dominate the view of the casual observer. 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

Other Resources	Not Present	Present/Not Affected	Present/May be Affected	Rationale
				landscape to the extent practical. No issues.
Recreation		X		No impacts are expected to recreation use in the Las Vegas FO.
Fuels/Fire Management	X			No Issues.
Wildlife			X	Wildlife language in the draft EA is appropriate and no changes are required. BLM Sensitive Species may be present on the proposed sale parcel and should be analyzed in the EA due to the large size of the parcel. Please see Chapter 3 EA (Affected Environment) Language below to be included for BLM Sensitive Species. Section 3.1 should be retitled “Wildlife and BLM Sensitive Species”.

Note: Those Resources shown as Not Present or Present/Not Affected, will not be analyzed in detail. Those Resources shown as present/May Be Affected, will be brought forward for analysis.

3.1. Wildlife and BLM Sensitive Wildlife Species:

The proposed sale area supports wildlife characteristic of the Mojave Desert. Biological diversity varies according to topography, plant community, and proximity to water, soil type, and season. Several common species of reptiles that may be present in the vicinity of the site may include the western Whip-tail (*Cnemidophorus tigris*), desert iguana (*Dispsosaurus dorsalis*), side-blotched lizard (*Uta stansbumiana*), zebra-tail lizard (*Callisaurus draconoides*), desert tortoise (*Gopherus agassizii*), western shovel-nosed snake (*Chionactis occipitalis*) and garter snake (*Thamnophis sp.*). Common bird species that may be present in the vicinity of the site may include the rock wren (*Salpinctes obsoletus*), black-throated sparrow (*Amphispiza quinquestriata*), turkey vulture (*Cathartes aura*), common raven (*Corvus corax*), phainopela (*Phainopepla niten*), red-tailed hawk (*Buteo jamaicensis*), and western burrowing owl (*Athene cunicularia hypugaea*). Common mammal species include the black-tailed hare (*Lepus californicus*), the desert cottontail (*Sylvilagus audubonii*), coyote (*Canis latrans*), badger (*Taxidea taxus*), kit fox (*Vulpes macrotis*) and many species of rodents. Occurrence of any of these species on the subject land is anticipated to be at a low density.

BLM sensitive species are species that require special management consideration to avoid potential future listing under ESA and that have been identified in accordance with procedures set forth in BLM Manual 6840. The following sensitive species are known to potentially occur within the parcel: western burrowing owl, chuckwalla, banded gila monster, Mojave shovel-nosed snake, desert glossy snake, Mojave Desert sidewinder

Western burrowing owl (*Athene cuniculari hypugaea*)

The Western burrowing owl is a diurnal bird of prey specialized for grassland and shrubsteppe habitats in western North America. The owls are widely distributed throughout the Americas and can be found from central Alberta, Canada to Tierra del Fuego in South America. Burrowing owl habitat typically consists of open, dry, treeless areas on plains, prairies, and desert floors. Burrowing owls most frequently use mammal burrows created by other animals such as prairie dogs (*Cynomys* spp.), ground squirrels (*Spermophilus* spp.), coyotes (*Canis latrans*) or desert tortoises (*Gopherus agassizii*). The burrows are used for nesting, roosting, cover, and caching prey. In recent decades, the range and species count have been declining primarily due to agricultural, industrial, and urban development that reduce burrow availability.

Western chuckwalla (*Sauromalus obesus*)

The western chuckwalla is a BLM sensitive species that is found throughout the deserts of the southwestern United States and northern Mexico. Chuckwallas inhabit rocky outcrops where cover is available between boulders or in rock crevices, typically on slopes and open flats below 5,000 feet. Typical habitat includes rocky hillsides and talus slopes, boulder piles, lava bed, or other clusters of rock, usually in association Mojave Desert Shrub vegetation. This species requires shady, well-drained soils for nests. The chuckwalla is a widespread species, but is regionally limited by its requirement for rock outcrops. Chuckwallas likely occur within the project area, but would be localized on rock outcroppings.

Banded Gila monster (*Heloderma suspectum*)

The Gila monster is a large, heavy-bodied lizard with a massive head, a short thick tail, and short limbs with strong claws. It has flamboyant dorsal coloration of black and pink, orange, or yellow and occasionally exceeds 50 centimeters (19.7 inches) in total length. The Gila monster's range includes extreme southwestern Utah, southern Nevada, and adjacent southeastern California south through southern Arizona, southwestern New Mexico, and much of Sonora to Sinaloa, Mexico. Its habitat includes Mojave and Sonoran desert scrub, desert grassland, thorn scrub, and occasionally pine-oak woodland. Threats to this reptile include illegal collection, traffic fatalities, and most severe is habitat destruction from urban and agricultural development.

Mojave shovel-nosed snake

The Mojave shovel-nosed snake is a burrowing, nocturnal snake frequenting washes, dunes, sandy flats, loose soil and rocky hillsides in sandy gullies or pockets among the rocks throughout the Mojave Desert.

Desert glossy snake

The desert glossy snake is a burrowing, nocturnal snake that occurs in a variety of habitat throughout the Mojave Desert including light shrubby to barren desert, grasslands and woodlands. The desert glossy snake generally prefers open areas where the ground is sandy to loamy.

Mojave Desert Sidewinder

The Mojave Desert sidewinder is a nocturnal snake hiding in the day in animal burrows or coiled camouflaged in a shallow self-made pit at the base of a shrub. This species is most common where there are sand hummocks topped with creosote bushes, mesquite or other desert plants but may also occur on flats, barren dunes, hardpan and rocky hillsides.

3.2. Threatened, Endangered Animal Species:

Threatened and endangered species are placed on a Federal list by the U.S. Fish and Wildlife Service (USFWS) and receive protection under the Endangered Species Act of 1973, as amended. The only threatened and endangered species known to occur in the vicinity of the subject sale lands is the threatened desert tortoise (*Gopherus agassizii*). In the Mojave region, the desert tortoise occurs primarily on flats and bajadas with soils ranging from sand to sandy-gravel characterized by scattered shrubs and abundant inter-shrub space for herbaceous plant growth. Individuals may also be found on rocky terrain and slopes. Historical survey data indicates that the area surrounding the sale site is low density tortoise habitat.

3.3. Migratory Birds:

Under the Migratory Bird Treaty Act of 1918 (MBTA) and subsequent amendments (16 USC 703-711), it is unlawful to take, kill, or possess migratory birds. A list of the protected bird species can be found in 50 CFR. sec. 10.13. The list of birds protected under this regulation

is extensive and the project site has potential to support any of these species, including the BLM sensitive species the western burrowing owl (*Athene cunicularia*). Typically, the breeding season is when these species are most sensitive to disturbance, which generally occurs from March 15 through July 30.

3.4. Soils/Hydrologic Conditions:

Soils and Hydrologic conditions are addressed in the Las Vegas Valley Boundary Disposal EIS, section 3.2.3 and 3.3.

Specific information on the soils in the project area is contained in existing data from the U.S. Department of Agriculture (USDA) and the Natural Resources Conservation Service (NRCS) 2006 Soil Survey of Clark County Area, Nevada.

3.4.1. Erosion:

Water erodibility of the soil in the area is classified as slight, moderate, severe, or very severe. A rating of "slight" indicates that erosion is unlikely under ordinary climatic conditions; "moderate" indicates that some erosion is likely and that erosion-control measures may be needed; "severe" indicates that erosion is very likely and that erosion control measures, including revegetation of bare areas, are advised; and "very severe" indicates that significant erosion is expected, loss of soil productivity and off-site damage are likely, and erosion control measures are costly and generally impractical (NRCS 2010).

3.5. Surface water resources:

Desert washes, which are the typical in the Mojave Desert region, are braided in plain view. These streams flow only intermittently during seasonal precipitation events, are unstable, and can migrate laterally during significant runoff. Dry washes can also carry destructive bedloads (boulders and gravels) during rain events.

Geologically, the proposed land sale site is located on an alluvial fan lobe that forms large, cone-shaped, sedimentary deposits. This is a common depositional environment. It is likely that most of Proposed Land Sale area is on an alluvial fan that have originated from significant amounts of flowing water carrying, and subsequently depositing, sediments across their entire extent during their lifespan. The hydrologic processes that occur on alluvial fans can be random and difficult to model. Sediments, which can range from clay to large boulders, are transported across alluvial fans by water in desert washes, debris flows, and sheet floods. Flood events on alluvial fans in arid climates are triggered by significant storms. Specific to the Mojave Desert region, these would include the random summer cloud bursts that occur infrequently but can supply a large amount of water to a localized area, or a larger storm such as a tropical storm that occurs on a 100-year time scale. Any of these storms could result in flooding hazards that would cause

significant damage across the Proposed Land Sale area and could potentially cause significant localized destruction.

Physical features such as stratigraphic relationships, topography, drainage patterns, soil development, and surface morphology are used to determine active and inactive portions of fans. Certain portions of alluvial fans can become inactive and may remain inactive for thousands of years. Those areas would be relatively safe to build projects. Conversely, very active portions of alluvial fans may need additional hydrological surveys and appropriate engineering controls to assure acceptable impacts to the public and the environment. This approach may improve the accuracy of surface water modeling on alluvial fans and reduce the associated flood hazards.

3.6. Water Resources/Quality (drinking/surface/ground):

The development of the proposed land sale will potentially impact the conditions of the local water channels and run-off water quality and needs to be evaluated in more detail.

Chapter 4. Environmental Effects:

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4.1. Wildlife and BLM Sensitive Wildlife Species:

The land proposed for conveyance lies within the Las Vegas Valley disposal area. Sale of the subject lands would change land title only, causing no direct physical change to the land or to the existing land use. However, once the new parties acquire the land, it may be developed. Therefore, it is the eventual development after the sale that would cause physical impacts to the land and in turn to the species associated with them. Wildlife species would be displaced as lands are disturbed within the parcel. The primary impact of the proposed action on wildlife would be killing or maiming of ground dwelling animals during construction and the loss of habitat. Additional impacts associated with the mortality from vehicular traffic may also be realized upon the completion of construction and subsequent use of the parcel.

4.2. Threatened and Endangered Animal Species:

The proposed action has a ‘may affect not likely to adversely affect determination’ for the threatened desert tortoise (*Gopherus agassizii*). This sale would have no affect on any other federally listed species or designated critical habitat. Historical survey data indicates that the project area is within low density tortoise habitat. Since tortoises have been found in the vicinity and undisturbed habitat exists in the area, there is potential for tortoises to wander onto the parcel. If not noticed and avoided, desert tortoises could be either killed (by crushing) or harassed (by being moved out of harm's way). The sale of the land would be covered under the Programmatic Biological Opinion for the Las Vegas Valley (84320-2012-F-0135 and 1-5-96-F-023R.3.APD24).

The lands proposed for conveyance lie within the Las Vegas Valley disposal area. Sale of the lands would change land title only, causing no direct physical change to the land or to the existing land use. However, once a new owner acquires the land, it may be developed. Therefore, it is the eventual development after the sale that would cause physical impacts to the land and in turn to the species associated with them indirectly through loss of thermal cover, vegetation and forage, mortality and harassment of individual animals, decreased local genetic flow, and decrease in habitat value of adjacent remaining undeveloped areas due to increased human activity in the area.

To protect the desert tortoise, prior to development, new owners that acquire the land must obtain an incidental take permit from the Fish and Wildlife Service for taking of a listed species incidentally to an otherwise lawful activity. These incidental take permits are possible through section 10(a)(I)(B) of the Act. This section 10 process involves three phases: development of a Habitat Conservation Plan, submitting a Section 10 permit and its processing, and post-permit compliance.

A considerable portion of the proposed sale lands have already been impacted for various infrastructure projects, and Section 10 permits and compensation for desert tortoise habitat loss has already been provided. As part of the Section 10 process, these previously disturbed and compensated areas will be appropriately subtracted from the compensation payment required for previously uncompensated acreage in this proposed sale.

4.3. Migratory Birds:

The land proposed for conveyance lies within the Las Vegas Valley disposal area. Sale of the lands would change land title only, causing no direct physical change to the land or to the existing land use. However, once the new parties acquire the land, it may be developed. Therefore, it is

the eventual development after the sale that would cause physical impacts to the land and in turn to the species associated with them. The indirect impacts of the proposed action on bird species would be loss of nesting habitat and forage, mortality and harassment of individual animals, and decrease in habitat value of adjacent remaining undeveloped areas due to increased human activity in the area. Depending on the time of year for construction, there is the potential to disturb nesting birds within or immediately adjacent to the proposed action.

4.4. Soils/Hydrologic Conditions:

Any disturbance associated with the site could increase erosion on and off-site, thereby increasing sediment loads in surface runoff, altering the discharge and retention rates of water and change the velocity of water moving through the system. This could result in the degradation of surface water quality.

To ensure minimum impacts, any development should utilize BMPs to reduce impacts to local soils and water quality and complies with the Clean Water Act by obtaining any necessary permits.

4.4.1. Erosion:

Soil erosion and redeposition may occur in the Valley as a result of sheet flow, channel erosion, and sedimentation during and after storm and wind events. Ephemeral stream channels or washes are susceptible to erosion and bank collapse during high flow conditions. Incised channels are common, especially on the flanks of alluvial fans and along the major drainages of the valley floor. Debris flows occur on the slopes of alluvial fans near the foot of mountain ranges. Sediment deposition typically occurs on active alluvial fans and in drainage channels.

4.5. Surface water resources:

The potential impacts to surface water relating to these realty actions are mainly associated with construction activities. The impacts would be temporary and the extent of the impacts would depend on the amount of surface disturbance at any given time.

There is the potential for accidental spills during construction activities that could transport contaminants off the construction site during storm events if required response measures are not implemented. The potential sources are associated with leakages and spills of fuels and lubricants from vehicles and other machinery. In addition to accidental spills, disturbance of surface soils by construction activities could increase the potential rainfall events where surface water runoff crosses the construction areas. Spills of construction materials and/or erosion of disturbed soils with subsequent transport by surface water runoff to the Las Vegas Wash or other drainages could create adverse impacts to water quality. However, erosion and sediment transport would be insignificant and would be similar to surface water passing over unpaved roads that exist throughout the disposal boundary area. Implementation of best management practices required by storm water construction permitting ensures that runoff during construction does not adversely impact water quality.

Construction of underground utilities including water, gas, and sewer lines would involve trenching. Open trenching and the associated disturbance of existing desert soil and vegetation may impact surface water drainage during construction if a major rainfall/runoff event occurs. However, any construction of underground utilities would require a Storm Water Pollution

Prevention Plan that would address mitigation measures resulting from discharge during storm events thereby minimizing potential adverse impacts surface drainage and water quality

The landowner would be required to comply with any Federal Emergency Management Agency (FEMA) requirements for construction in floodplains and thus any impacts to floodplains from ROWs and R&PP lease would be insignificant.

The landowner would also be required to comply with Section 404 of the Clean Water Act (CWA). The U.S. Army Corps of Engineers (USACE) issues permits for filling wetlands and waters of the U.S. on BLM and private lands, as defined in 33 CFR 328.3. The landowner would be required to determine if their actions would cause fill to waters of the U.S. and if so, obtain a CWA Section 404 Permit from the USACE. Therefore the potential impacts, avoidance, and mitigation requirements for waters of the U.S. would be based on regulatory decisions made by the USACE at the time the action is proposed. In addition, the action must comply with Section 401 of the CWA, Section 7 of the Endangered Species Act, and Section 106 of the National Historic Preservation Act before a Section 404 permit would be issued. Most permit applications also require a plan to mitigate the project impacts and a monitoring plan to ensure the mitigation is completed and sustained.

The Nevada Division of Environmental Protection (NDEP), Bureau of Water Pollution Control is responsible for setting requirements and enforcing and the state's water pollution control laws and regulations under Section 401 of the CWA and the National Pollutant Discharge Elimination System permitting program (Section 402 of the CWA). Therefore the potential impacts on water quality from discharges would be based on regulatory decisions made by NDEP at the time a new charge (including storm water discharge) is proposed.

4.6. Water Resources/Quality (drinking/surface/ground):

The development of the proposed land sale will potentially impact the conditions of the local water channels and run-off water quality and needs to be evaluated in more detail.

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Chapter 5. Cumulative Impacts:

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The proposed sale could result in additional development in the Las Vegas Valley, and could contribute to the cumulative impacts of use and development of public lands in the area generally. Cumulative impacts are both positive (economic growth, enhanced amenities, etc.) and negative (reduction of open space, effects on native biota, etc.). These issues are analyzed in depth in the RMP and EIS.

The proposed land sale, other construction projects in the area and associated roads, will change hydrologic patterns to elicit cumulative effects. These alterations will initiate the following cumulative effects in the watershed: 1) changes in sediment transport; 2) alteration of discharge and retention rates of water; 3) changes in velocity of water moving through the system.

As the development of the Las Vegas Valley continues, so does the cumulative loss of desert tortoise habitat. Continued infrastructure construction creates physical barriers to tortoise movements and gene dispersal. Desert tortoise habitat would continue to be fragmented, reduced in quality, and quantity. Impacts of land sale/conveyance on the desert tortoise Mojave population were analyzed under the Las Vegas Valley Programmatic Biological Opinion (84320-2012-F-0135 and 1-5-96-F-023R.3.APD24). That biological opinion determined that the loss of approximately 125,000 acres of desert tortoise habitat in the Las Vegas Valley would not jeopardize the continued existence of the species. No critical habitat for the species will be affected.

BLM Sensitive Species habitat will likely continue to be lost in the Valley as BLM land is disposed of and as associated rights-of-way are granted as well as leases authorized under the Recreation and Public Purpose Act, 43 U.S.C. §§ 869 et seq. BLM Sensitive Species habitat occurs in Nevada outside the Las Vegas Valley but mainly within Areas of Critical Environmental Concern and National Conservation Areas in Nevada, as well as within Valley of Fire State Park, thereby receiving a greater level of protection from future threats. Therefore, the loss of such habitat in the Las Vegas Valley would not result in a critical reduction of habitat for these species.

The Las Vegas Valley is not likely to contain the majority of any migratory bird species' population due to existing development and high human disturbance. The loss habitat associated with the proposed action would represent a negligible loss of the 4,900 square miles of similar habitat estimated to occur in Clark County; therefore, it is expected that the proposed action will result in minimal contribution to migratory bird population declines.

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Chapter 6. Tribes, Individuals, Organizations, or Agencies Consulted:

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Table 6.1. List of Persons, Agencies and Organizations Consulted

Name	Purpose & Authorities for Consultation or Coordination	Findings & Conclusions
State Historic Preservation Office (SHPO)	Section 106 consultation	Nine sites are eligible for nomination to the National Register of Historic Places
U.S. Fish and Wildlife Service	Endangered Species Act, Section 7 Consultation	Appended to Las Vegas Valley Programmatic Biological Opinion

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Chapter 7. List of Preparers

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Table 7.1. List of Preparers:

Name	Title	Responsible for the Following Section(s) of this Document
Manuela Johnson	Realty Specialist	Introduction, Purpose and Need, Scoping, Land/Access, Visual Resources
Lisa Christianson	Environmental Protection Specialist/ Air Quality	Air Quality, Greenhouse Gas Emissions
Jessie Stegmeier	Wildlife Biologist	Areas of Critical Environmental Concern
Sendi Kalcic	Wilderness Planner	BLM Natural Areas, Wilderness/WSA,
Susanne Rowe	Archeologist	Cultural Resources, Native American Religious Concerns, Paleontology
John Evans	Planning and Environmental Coordinator	Environmental Justice, Socio-Economics
Krystal Johnson	Wild Horse and Burro Specialist	Faerlands (Prime or Unique), Wild Horses and Burros
Katie Kleinick	Natural Resource Specialist	Wildlife Excluding Federally Listed Species, Livestock Grazing, Migratory Birds, Rangeland Health Standards, Threatened, Endangered or Candidate Plant Species, Woodland/Forestry, Vegetation Excluding Federally Listed Species.
Mark Slaughter	Wildlife Management Biologist	Threatened, Endangered or Candidate Animal Species
Boris Poff	Hydrologist	Floodplains, Hydrologic Conditions, Soils, Water Resources/Quality (drinking/surface/ground), Wetlands/Riparian Zones
Greg Marfil	Fire Planner	Fuels/Fire Management
George Varhalmi	Geologist	Geology/Mineral Resources
Jill Craig	Range Technician (Fire), GBI Employee	Invasive Species/Noxious Weeds
Marilyn Peterson	Outdoor Recreation Planner	Recreation, Wild and Scenic Rivers
Mike Moran	Environmental Protection/ HazMat Specialist	Waste (hazardous or solid)
Joe Liebhauser	SR/WA ROBCYN, LLC	Report preparation

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Appendix A. Map of the Land Sale

