

FINDING OF NO SIGNIFICANT IMPACT/DECISION RECORD

Decision: It is my decision to authorize the sale of 60 parcels consisting of approximately 2,728.49 acres by public auction, on November 6, 2003. Mitigation measures identified for the proposed action in the attached environmental assessment will be formulated into stipulations of the patent where applicable. This decision incorporates by reference all stipulations identified in the environmental assessment.

FONSI: I have reviewed this environmental assessment (EA) including the explanation and resolution of any potentially significant environmental impacts. I have determined that the proposed action with the mitigation measures as described will not have any significant impacts on the human environment and that an EIS is not required. It is my decision to proceed with the public land sale and ensure the mitigation measures identified below and those contained in the attached EA are followed.

Rationale for the Decision: The decision to proceed with the public land sale does not result in any undue or unnecessary environmental degradation. I have determined that the proposed action is in conformance with the 1998 RMP, FLPMA, SNPLMA, and other applicable federal public land laws and regulations.

Sales are exempt from air conformity determinations 40 CFR 93-153(c)(2)(xiv), "transfers of ownership, interests, and titles in land, facilities and real and personal properties, regardless of the form or method of the transfer." Complete disclosure of expected impacts are provided in the attached EA.

The sale of public lands in the Las Vegas Valley is also consistent with the intent of Congress to dispose of federal public land in the Las Vegas Valley in an orderly manner and in conformance with local land use requirements and policies under SNPLMA. The sale of these parcels is also consistent with the local government planning and through the joint selection process as identified in SNPLMA. Each parcel was reviewed and approved for disposal by local community representatives, based on community development plans.

EPA defines an action to have a regionally significant impact if air emissions will exceed 10% of the total regional emissions budget for a criteria pollutant. The regionally significant thresholds are approximately 17,800 tons/yr for PM₁₀ and 12,100 tons/yr for CO based on the total budgets identified in each SIP. Estimated total emissions for the development of 2,728.49 acres of land (assuming 18-year development period for the Henderson parcels and 5-year development for the remaining lands), are increased by 1,058.08 with an overall increase of 109.21 tons/year PM₁₀ for the first 5 years and 39.89 tons/year for the remaining 13 years, and an overall increase in CO of 1,568.42 tons over the 18-year development period, well below the 10% threshold (see page 21 of the EA). Therefore, impacts from BLM actions are unlikely to become regionally significant.

The SNWA has implemented multiple strategies to obtain additional water supplies to meet the demands of future growth. 1) SNWA holds rights to tens of thousands of acre-feet of ground water in undeveloped areas. 2) Efforts are currently underway to negotiate an increase in the amount of water withdrawn from the Colorado River. 3) SNWA has banked significant quantities of surplus Colorado River water. 4) SNWA hopes to dramatically decrease the 2.5 acre-feet per year, based on conservation measures. (see page 22 of the EA)

All other resource impacts as identified in the EA are considered insignificant.

Mitigation Measures/Remarks:

1. The patentees will be required to comply with the Clark County Multi-Species Habitat Conservation Plan
2. The patents will be issued subject to valid and existing rights

Authorized Official: Mark T. Morse
Mark T. Morse
Field Manager

Date: 9/17/08