

048975

EXHIBIT #  
L-100(46)

JV  
11

INTRODUCTION

In accordance with HUD's Comprehensive Planning Assistance Requirements and Guidelines for a Grant, Handbook I (CPM 504) 1A, the following Environmental Assessment is presented. The Environmental Assessment will consist of the following:

- i. Abstract of the proposed plan
- ii. Environmental Impact (beneficial as well as adverse) of the proposed plan
- iii. Adverse environmental effects which cannot be avoided should the proposed plan be implemented
- iv. Alternatives to the proposed plan, and the advantages of those alternatives
- v. Relationship, under the proposed plan, between local short-term uses of man's environment and the enhancement of long-term productivity
- vi. Any irreversible and irretrievable commitments of resources which would be involved if the proposed plan should be implemented
- vii. Statement of the City of North Las Vegas, Nevada, State and local environmental goals

ENVIRONMENTAL ASSESSMENT of  
CITY OF NORTH LAS VEGAS, NEVADA

GENERAL PLAN

DEPARTMENT OF HOUSING  
AND URBAN DEVELOPMENT

NOV 29 1977

LIBRARY  
WASHINGTON, D.C. 20410

Prepared by

Community Planning & Development Department

City of North Las Vegas, Nevada

"The preparation of this document was financially aided by the State of Nevada through a Comprehensive Planning Assistance Grant from the United States Department of Housing and Urban Development under the provisions of Section 701 of the Housing Act of 1954, as amended."  
(CPA-NV-09-00-1002(E))

INTRODUCTION

In accordance with HUD's Comprehensive Planning Assistance Requirements and Guidelines for a Grant, Handbook 1 (CPM 6041.1A), the following Environmental Assessment is presented. The Environmental Assessment will consist of the following:

- I. Abstract of the proposed plan
- II. Environmental impact (beneficial as well as adverse) of the proposed plan, if carried out
- III. Adverse environmental effects which cannot be avoided should the proposed plan be implemented
- IV. Alternatives to the proposed plan and an analysis of those alternatives
- V. Relationship, under the proposed plan, between local short-term uses of man's environment and the enhancement of long-term productivity
- VI. Any irreversible and irretrievable commitments of resources which would be involved if the proposed plan should be implemented
- VII. Statement setting forth applicable Federal, State and local environmental controls.

## I. ABSTRACT OF PLAN

The following is the abstract of the City of North Las Vegas General Plan.

The General Plan is composed of the following elements:

- A. Introduction
- B. History
- C. Population Element
- D. Land Use Element
- E. Housing Element
- F. Transportation Element
- G. Park and Recreation Element
- H. Conservation Element
- I. Implementation Element

The General Plan is:

- A. Long range
- B. Comprehensive - covers physical as well as social aspects and their interrelationships
- C. General - it is intended to provide a general picture of the locations and sizes of the major physical and social elements of the City and to indicate the desirable relationships between them, plus the actions to implement the goals and objectives of the City

## II. ENVIRONMENTAL IMPACT OF PLAN, IF CARRIED OUT

The environmental impacts of the City of North Las Vegas General Plan, if carried out, would be beneficial as well as adverse. Listed below are both kinds of impacts.

### A. Beneficial Impacts

1. Concentrated growth at the urbanizing area and the adherence to the recommended standards and criteria, policies and procedures of the General Plan will control development in environmentally sensitive areas.
2. The preservation of open space will insure the irreplaceable visual amenity of the community.
3. The provision of adequate community facilities in the City will be beneficial to residents by providing them with the services commonly expected in modern day communities.
4. Rational and incremental growth of the urbanizing area will better enable the local governing body to provide urban services in an efficient and effective manner.
5. The construction of the water system improvements will be beneficial by providing service to the growth area of the community.
6. The construction of the sewer system improvements will be beneficial by providing service to the growth area of the community and by helping maintain high water quality.
7. The provision of parks, recreation and open space will be beneficial to the community by satisfying demands of residents. In addition to this social impact, the provision of parks and recreation sites will be beneficial to the physical environment by improving the visual appearance of the community and by providing buffers and natural "breathing spaces" (beneficial from a noise and air pollution standpoint).
8. Working toward the goal of a "decent home in a suitable living environment" will create a beneficial social impact in the community.
9. The adherence to the policies contained in the land use portion of the General Plan will help ensure compatibility among diverse land use elements.

10. The adoption by the City of measures to mitigate the effects of flooding will produce beneficial results by helping ensure protection of the community's residents.
11. Working toward the objective of attracting light industry to the City will be beneficial by providing jobs for the residents of the community.
12. The use of planned unit developments (PUDs), cluster subdivisions, and similar development, will reduce the area covered by streets. This will prove beneficial by wasting less land in street rights-of-way.
13. The complete metering of the community's water system will help conserve water resources in the area.
14. The construction of a waste water reclamation plant will "reuse" a resource (water) that is precious to the area.
15. The use of drought-tolerant plants will lower the amount of exterior water usage for landscaping purposes.
16. The development of vacant areas of the City will further control dust problems in the area.

#### Adverse Impacts

1. The urban growth of the City will result in the present loss of undeveloped property to developed property.
2. An adverse effect of expansion of the existing community is the possible occurrence of development in a "flood prone" area of the City.
3. Expansion of industrial, commercial and residential land uses will probably increase air pollution levels in North Las Vegas -- not from an increased volume of air pollutants, but from an increased number of sources; mainly, automobiles.
4. Continued City growth will demand an increase in water usage for this development.
5. Continued City growth will produce an increase of solid and liquid wastes.
6. Expansion of the City could cause the development of subsidence in sensitive areas of the City. This can be mitigated through proper construction techniques.

7. Continued City growth will displace and could cause a permanent loss of endemic flora and fauna of the area.
8. Continued City growth will further expand the present ground transportation system and the number of vehicles using this system.
9. Expansion of the City would develop areas that may have an adverse noise impact on the surrounding areas.
10. Expansion of the City will produce an increased need for public services such as police, fire, parks, library and City administration.

III. ADVERSE ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED

Should the City's General Plan be carried out as proposed, the following are adverse environmental effects which cannot be avoided:

- A. **Loss of Open Desert**  
The growth of the community will cover land that is presently vacant and undeveloped.
- B. **Flood Prone Area**  
The development of the City will cover land that is located in flood prone areas.
- C. **Industrial Expansion**  
Industrial expansion will unavoidably result in the loss of presently vacant property.
- D. **Air Pollution**  
Expansion of the City will increase the air pollution levels within the City.
- E. **Water Usage**  
Expansion of the City will increase the water usage for the area.
- F. **Waste Increase**  
Expansion of the City will increase the amount of both solid and liquid wastes.
- G. **Subsidence Areas**  
Continued growth of the City could cause development of areas that presently are subsidence prone.
- H. **Wildlife Habitat**  
Continued growth of the City would cause displacement and loss of the wildlife that inhabit growth areas.

#### IV. ALTERNATIVES TO THE PROPOSED PLAN

The following are alternatives to the proposed plan:

##### A. No Plan

The alternative of "No Plan" would mean the community would have to use the existing General Plan which was adopted in November 1965. This 1965 plan does not establish a growth mechanism, redevelopment areas, areas of special impact and the effect of a population increase. The present plan does not tie the Capital Improvement Program to the planning process as does the proposed plan.

##### B. Higher Densities Plan

As was pointed out in the portion of the Environmental Assessment dealing with the adverse environmental effects which cannot be avoided, there will be loss of vacant property due to urban expansion. An alternative to the proposed General Plan would be to foster higher densities than recommended, which would intensively concentrate development on smaller sites with taller buildings. An analysis of this concept reveals that it would not be acceptable to the citizens of the community. Further, the land economic situation and marketability of such a concept in this community indicate that this development alternative is not feasible.

##### C. "Scatteration" Plan

As opposed to "No Plan", "Higher Densities", and the proposed General Plan would be the allowance of scattered development, leapfrogging and sprawl. An analysis of the scatteration concept reveals the following:

Open space and vacant lands would be subject to development and would not be in keeping with the normative planning process established by the proposed goals and objectives.

Adequate provision of transportation facilities (primarily roads), community facilities (schools, school buses, libraries, water, sewerage, police and fire protection), and park and recreation facilities would not be feasible because of the inefficiency of attempting to provide services at many diverse locations.



## V. RELATIONSHIP OF SHORT-TERM USES OF ENVIRONMENT TO LONG-TERM PRODUCTIVITY

The following must be considered on the City of North Las Vegas General Plan:

Cumulative and long-term effects;  
The closing of options for the future;  
Possible risks to health and safety that may appear in the future;  
Reasons why the General Plan is believed to be justified now.

### A. Cumulative and Long-Term Effects

Inherent in the comprehensive planning process is the inter-relatedness of the various elements; i.e., land use, transportation, community facilities, housing, socio-economic aspects, physical features and resources. Almost without exception, any proposal in any one functional area will have spillover effects on other functional areas. (Population growth will create the need for transportation and community facilities; will bring about the more intensive use of a certain amount of land; will necessitate "x" number of jobs for people who have to be housed in "y" number of dwelling units.) Therefore, in essence the entire General Plan taken as a whole has associated with it cumulative effects upon the environment. With respect to long-term effects upon the environment, the General Plan will produce far more beneficial cumulative impacts than adverse impacts. (Details on both beneficial and adverse impacts were presented earlier in this assessment.)

### B. Closing of Options

Options for the future would not be closed should the City choose to accept the General Plan in its present state. The Nevada Revised Statutes allow for the adoption of amendments to the General Plan, should the document prove unworkable or infeasible. These amendments can be proposed yearly in conjunction with a Planning Commission's report to the governing body on the state of planning in the community. Further, under H.U.D. requirements an update must take place every two years.

### C. Possible Risks to Health and Safety That May Appear in the Future

As of this writing there are no known risks to health and safety which cannot be mitigated that may appear in the future.

### D. Why Justified Now

Unless the General Plan and implemental ordinances are adopted now the threat of subdivision in unsuitable areas of the City will continue.

The means by which to curtail these undesirable activities are as  
Follow:

Adopt General Plan

Adopt land use ordinance and updated subdivision ordinance

Vigorously enforce the land use and subdivision ordinance

VI. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS

Following are irreversible and irretrievable commitments of resources which would be involved if the proposed plan should be implemented:

- A. The commitment of presently vacant land to developed land.
- B. The commitment of water and sewer facilities for this development.
- C. The commitment of vacant land to transportation systems, mainly roadways.
- D. The commitment to provide the public services to the residential, commercial and industrial areas.

## VII. APPLICABLE LOCAL, STATE AND FEDERAL ENVIRONMENTAL CONTROLS

Following are environmental controls which can be exercised at the local, State and Federal levels:

### A. Local Environmental Controls

Of significance locally would be the City of North Las Vegas General Plan itself, with its attendant goals and objectives, standards and criteria, and policies and procedures. Also of local significance would be the implemental tools which are designed to carry out the General Plan and protect the environment, such as local land use and updated subdivision ordinance.

### B. State Environmental Controls

From a statewide standpoint, there are several agencies whose concern is environmental protection. Among these are:

Nevada Bureau of Environmental Health whose major goals are:

To achieve and maintain levels of air quality which will protect human health and safety, prevent injury to plant and animal life, prevent damage to property, and preserve visibility and scenic, aesthetic and historic value of the State.

To regulate the collection and disposal of solid waste in a manner that will protect public health and welfare, prevent water or air pollution or the spread of disease and the creation of nuisances, conserve natural resources, and enhance the beauty and quality of the environment.

To maintain and enhance the quality and productivity of the waters of the State.

To protect and promote the public health by the prevention and control of nuisances, the regulation of sanitation and control of sewage disposal.

To carry out these goals, the Nevada Bureau of Environmental Health uses subdivision regulation, solid waste regulation, air pollution monitoring, water pollution monitoring and other implemental devices.

Nevada Department of Fish & Game whose prime concern is the preservation of wildlife habitat through the regulation of fishing and hunting in Nevada.

The Nevada Division of State Parks acquires, protects, develops and interprets a balanced system of outstanding scenic, recreational, historic areas to be held in trust as irreplaceable portions of the State's natural and historical heritage.

Nevada State Planning Coordinator's Office through which planning activities in the State of Nevada are coordinated.

State Land Use Planning Agency (SLUPA), whose goal is to develop an efficient system of land use planning and decision making, including a planning process, a decision making process and implemental or regulatory procedures.

State of Nevada, Division of Water Resources, whose responsibilities include monitoring of wells, regulation of water rights, and regulation of subdivisions in conjunction with Bureau of Environmental Health.

#### Federal Environmental Controls

Federal environmental controls stem principally from the National Environmental Policy Act (NEPA) of 1969. NEPA states that all Federal agencies must include a detailed Environmental Impact Statement (EIS) in "every recommendation or report on proposals for legislation and major Federal actions significantly affecting the quality of the human environment". These EISs are submitted to the Environmental Protection Agency (EPA) for submittal and recommendation to the U.S. Council on Environmental Quality.

The Environmental Protection Agency has numerous programs underway which are designed to protect the environment. Notable in present terms are the "208" water quality studies now underway nationwide.

The U.S. Bureau of Land Management (BLM) is another Federal agency concerned about protection of the environment in Clark County. With virtually complete management authority for property under its administration, the BLM is able to provide environmental protection to a portion of the land area of North Las Vegas.