

Durango-Blue Diamond Public Facilities Plan Summary Report August 3, 2009





Table of Contents

1.	Summary	1
2.	Background	2
2.1.	Study Area and Scope of Study	4
2.2.	Program Requirements	5
2.3.	Team Meetings	7
2.4.	Public Meetings	8
3.	Facility Plan	9
3.1.	Alternatives	9
3.1.	I. Alternative A	9
3.1.2	2. Alternative B 1	10
3.2.	Preferred Alternative	11

Appendices

Appendix A	Current Public Facility Land Use Reservations
Appendix B	Public Input Overview
Appendix C	Alternatives A and B
Appendix D	Preferred Alternative



1. Summary

NV Energy, in conjunction with Clark County and Clark County School District (CCSD), have collectively coordinated the preparation of the Durango-Blue Diamond Public Facilities Plan (Plan). The Plan will enable Clark County to provide facilities for future public service programs, enable CCSD to meet current and future enrollment growth needs, and allow both agencies to secure land for their proposed needs.

The Plan was prepared by NV Energy as a condition of approval by the Clark County Planning Department for the Riley Substation, which has been constructed on the northeast corner of Pebble Road and Riley Street. That parcel was acquired from the Bureau of Land Management (BLM) and was originally reserved for public use. NV Energy was asked to provide a public facilities plan that will develop best use alternatives encompassing multiple Recreation and Public Purposes Act (R&PP Act) land reservations (current or to be relocated), Clark County Public Works Department (CCPW) rights-of-way, open space, and trails proposed in the vicinity of the Riley Substation. Additionally, the plan will recommend land use classifications for the remaining BLM land that will not be required for the proposed public facilities.

In October 2008, Alternatives A and B were displayed at public meetings for the 2009 Enterprise Land Use Plan Update with the intent that the land use classifications proposed by the Plan would be adopted into the land use plan update. Due to time constraints, the Plan was not completed concurrent with the land use plan update. However, the underlying proposed land use classifications will be considered for adoption in the annual amendment of the land use plan.



2. Background

Bureau of Land Management Public Lands

In 1998, Congress enacted the Southern Nevada Public Land Management Act (SNPLMA) in order to provide for the orderly disposal of certain federal lands in Clark County¹. Congress found the following:

(i) BLM has extensive land ownership in small and large parcels interspersed with or adjacent to private land in the Las Vegas Valley, Nevada, making many of these parcels difficult to manage and more appropriate for disposal.

(ii) In order to promote responsible and orderly development in the Las Vegas Valley, certain of those federal lands should be sold by the Federal Government based on recommendations made by local government and the public.

(iii) The Las Vegas metropolitan area is the fastest growing urban area in the United States, which is causing significant impacts upon the Lake Mead National Recreation Area, the Red Rock Canyon National Conservation Area, the Sloan Canyon National Conservation Area and the Spring Mountains National Recreation Area, which surround the Las Vegas Valley.

Per SNPLMA, the State of Nevada or the unit of local government in whose jurisdiction the lands are located may elect to obtain lands for local public purposes pursuant to the provisions of the R&PP Act. Pursuant to any such election, the Secretary of the Interior will retain the elected lands for conveyance to the State of Nevada or such unit of the local government in accordance with the provisions of the R&PP Act.

Additionally per SNPLMA, upon application by a unit of local government or regional governmental entity, the Secretary of the Interior will issue right-of-way grants on federal lands in Clark County, Nevada, for all reservoirs, canals, channels, ditches, pipes, pipelines, tunnels, and other facilities and systems needed for the following:

(i) The impoundment, storage, treatment, transportation, or distribution of water (other than water from the Virgin River) or wastewater.

(ii) Flood control management.

Recreation and Public Purposes Act Land Reservations

The R&PP Act authorizes the sale or lease of public lands for recreation or public purposes to state and local governments and to qualified nonprofit organizations. Examples of typical uses



¹ Southern Nevada Public Land Management Act of 1998, Public Law 105-263

under the R&PP Act are historic monument sites, campgrounds, schools, fire houses, law enforcement facilities, municipal facilities, landfills, hospitals, parks, and fairgrounds².

In July 2002, tracts of BLM land located within the Enterprise planning area were identified for disposal under the SNPLMA. Clark County Parks and Recreation Department (CCPR), Clark County Community Resources Management Division (CCCRMD), and CCSD reserved individual aliquot tracts (from approximately 2.5 acres to 30 acres³) of the BLM land parcels in the vicinity of Durango Drive, Pebble Road, and Blue Diamond Wash under the R&PP Act (see Appendix A).

Blue Diamond Wash Improvements

In 2006, the U.S. Army Corps of Engineers completed construction of the Upper Blue Diamond Diversion Channel. The channel begins at a debris basin in Blue Diamond Wash northwest of Durango Drive and Wigwam Avenue and flows northward adjacent to the Durango Drive right-of-way. CCPW has rights-of-way over the debris basin and channel improvements as well as Blue Diamond Wash (see Appendix A). In general, along the historical wash the rights-of-way coincide with the special flood hazard areas identified by the Federal Emergency Management Agency as being subject to inundation by a 1 percent annual chance flood event, which is often referred to as a 100-year flood event.

Clark County Trails Program

The Clark County Trails Program facilitates the development of recreational trail systems in urban and rural areas of the county to provide recreational opportunities, alternative off-street transportation options, and access from urban areas to federal lands for residents and visitors to Clark County. Trails will ultimately connect the Tropicana, Flamingo, Blue Diamond, and Red Rock detention basins with recreation facilities and trailheads planned for one or more of the basins. These facilities will provide a regional backbone system of trails in the southwest area and will offer unique recreational opportunities for a variety of users. The first part of this trail project will extend from Durango Drive west through the Blue Diamond Wash to the Blue Diamond Detention Basin, located west of Hualapai Way. An equestrian trail in this segment should provide horse enthusiasts in this area with an enjoyable riding experience. Construction should begin in late 2009 on a trailhead at Wigwam Avenue and Bonita Vista Street (see Appendix A).

NV Energy Riley Substation

In 2006, NV Energy identified a 5-acre BLM parcel at the northeast corner of Pebble Road and Riley Street for an electrical substation to serve the needs of the rapidly developing residential community (see Appendix A). However, the parcel was already reserved under the R&PP Act by



² Recreation & Public Purposes Act Brochure, Revised August 1996, Bureau of Land Management

³ All acreages provided herein are approximate gross acres.

CCPR as part of a future community park. As a condition of approval by the Clark County Planning Commission for the Riley Substation land use application, CCPR released the land reservation. In exchange, NV Energy was asked to provide a master plan for the remaining 30acre community park site on the northwest corner of Durango Drive and Pebble Road. Subsequently, CCPR recognized that there would not be a need for a park of that size at this location. Given the proximity to the proposed Southwest Regional Sports Park at Durango Drive and Robindale Road and for the residential demand of the area, a smaller neighborhood park will instead be more appropriate for the surrounding residential community. NV Energy was asked instead to provide a public facilities plan that will develop best use alternatives encompassing multiple R&PP Act land reservations (current or to be relocated), CCPW rights-of-way, open space planning, and trails proposed in the vicinity of the Riley Substation. Additionally, the plan will recommend land use classifications for the remaining BLM land that will not be required for the proposed public facilities.

2.1. Study Area and Scope of Study

The study area boundary was identified as the developable contiguous areas of the two BLM parcels (Clark County Assessor Parcel Numbers 17617601005 and 17617801019) located along Blue Diamond Wash excluding private in-holdings (see Appendix A).

The study consisted of developing best use alternatives for the multi-agency, multi-use site that will best serve the community, be economically feasible and maintainable, safe and accessible to the public, and maximize cross-use of facilities between the agencies while minimizing the impacts of these facilities on the immediate neighborhood. EPG, a planning consultant, was selected by NV Energy to develop the best use alternatives through a team approach. The team consisted of representatives from the following:

- 1) EPG Team Leader and Facilitator
- 2) Clark County Parks and Recreation Department (CCPR)
- 3) Clark County School District (CCSD)
- 4) Clark County Community Resources Management Division (CCCRMD)
- 5) Clark County Comprehensive Planning Department
- 6) Clark County Air Quality and Environmental Management Department
- 7) Enterprise Town Advisory Board Liaison
- 8) NV Energy



The study included meetings with the team, data collection, site analysis and programming, development of alternatives, two public meetings, incorporation of public comments, development of a preferred alternative, and a summary meeting with the Enterprise Town Advisory Board.

2.2. Program Requirements

The team identified general program requirements for the Plan. Additionally, specific land use plan requirements and Blue Diamond Wash crossing requirements were identified. Following is a summary of each of the program requirements.

Parks and Recreation

- Neighborhood park
 - Approximately 10-20 acres
 - Provide typical neighborhood park elements, such as sports fields; volleyball, basketball, and tennis courts; ramadas; open space and walks; and parking areas
 - Locate park adjacent to the middle school in order to accommodate cross-use of facilities, such as sports fields
- Trailhead and trails
 - Multi-use and equestrian
 - Primarily along Blue Diamond Wash

<u>Schools</u>

- Elementary school
 - Minimum of one school with a potential need for two schools
 - o Approximately 10 acres each
 - Use 2008 prototype designs being developed for buildings and typical site layouts
 - Locate schools away from arterial streets with frontage on at least two local streets
- Junior High School
 - Approximately 20 acres
 - Use existing prototype or newer design, as applicable
 - Locate school away from arterial streets with frontage on at least two local streets

During the course of the study, CCSD confirmed the need for two elementary schools. According to the Rhodes Ranch website there are 2,500 existing homes, allowing for 3,500 additional homes for a total build out of 6,000 homes. Based on current student



yields, 3,500⁴ additional homes will yield approximately 858 elementary students to the area schools, which are currently over capacity. A prototypical 9-month elementary school has a maximum capacity of 725 students. Therefore, the population added from the Rhodes Ranch community will require the addition of two elementary schools.

There are currently two elementary schools that serve the Rhodes Ranch area, Forbuss and Tanaka. Forbuss, located southwest of Rhodes Ranch, is currently a year-round school with a maximum capacity of 935 students (746 for 9-month capacity) and an actual enrollment of 1,086 students as of February 20, 2009. Forbuss Elementary is currently 151 students over capacity as of that date.

Tanaka, located north of Rhodes Ranch at Maule Avenue and Grand Canyon Drive, is a 9-month school with a maximum capacity of 746 students and a current enrollment of 868 as of February 20, 2009. Tanaka is over capacity by 122 students as of that date.

Therefore, two elementary school sites are currently needed in the study area. The population of the two proposed schools will be as follows:

Elementary School #1	725 Students – Additional Rhodes Ranch homes
Elementary School #2	133 Students – Additional Rhodes Ranch homes
	273 Students – Forbuss and Tanaka over capacity
	319 Students - Future Growth in the Southwest area (separate from Rhodes Ranch)

The new schools will also take in any surrounding development outside of Rhodes Ranch. The new schools are not for growth at Rhodes Ranch only.

Affordable Housing

- Minimum of 10 acres
- Residential High land use classification is appropriate

Public Works

• Accommodate existing rights-of-way over Blue Diamond Wash and flood control improvements

Comprehensive Planning

• Integrate remainder of BLM parcels into land use classifications



⁴ Student yields change on an annual basis.

• The Preferred Alternative will be considered for adoption in the next annual amendment of the Enterprise Land Use Plan

Blue Diamond Wash Crossing

By their development agreement with Clark County Planning Department, Rhodes Ranch is required to construct a wash crossing in order to provide access to parcels north of the wash that will ultimately be landlocked by Rhodes Ranch development, a gated community. Preliminary plans by Rhodes Ranch indicate the crossing is to occur along the Seeliger Street alignment. The study was to propose an alignment that will meet the land use planning standards to provide the best use of the parcel configurations.

2.3. Team Meetings

The team formally met five times between July 10, 2008 and April 20, 2009. A general summary of these meetings is as follows:

- July 10, 2008 Project kickoff, identified team members, and developed/refined the program.
- September 10, 2008 Reviewed the site analysis and five concept alternatives, identified three potential alternatives for further study, and reviewed the mailer for the first public meeting to occur on October 9, 2008.
- October 2, 2008 Reviewed three potential alternatives that were further developed, identified two alternatives to be modified for presentation at Public Meeting #1, and discussed preparations for the first public meeting.
- January 22, 2009 Reviewed the outcome of the first public meeting, presented and discussed two preliminary preferred alternatives that were developed based on the public comments, discussed staff meetings with Clark County Major Projects for coordination with Rhodes Ranch and the Blue Diamond Wash crossing, and selected/modified one of the preliminary preferred alternatives to be finalized as the Preferred Alternative.
- April 20, 2009 Discussed Rhodes Ranch recent bankruptcy and the potential impact on the Blue Diamond Wash crossing and the proposed elementary school site north of the wash, reviewed potential sites for relocating the elementary school with minimal impact to the Preferred Alternative, reviewed the mailer for the second public meeting, and discussed preparation for the second public meeting to occur on May 14, 2009.



2.4. Public Meetings

There were two public meetings conducted for the study. The neighboring communities were notified of the meetings via two invitations, one for each meeting, and were mailed first-class to parcel owners-of-record within a 750-foot radius of the study area, plus all parcels south to Blue Diamond Road that are between Fort Apache Road and Durango Drive. The mailing of the invitations was timed for delivery 10-14 days before each public meeting. The notification list was provided by Clark County Central Repository and included 1,895 individual owners for 2,162 parcels. The meetings were held at Forbuss Elementary School, which is located approximately 1 mile west of the study area.

The first public meeting occurred on October 9, 2008. The attendees were presented with the purpose and need for the study, current Enterprise Land Use Plan, study area site analysis, and Alternatives A and B. The 23 attendees were provided questionnaires and asked to provide feedback on the two alternatives. Additionally, two questionnaires were provided to individuals who were unable to attend and contacted EPG by telephone for more information.

Nineteen questionnaires were returned. Fourteen respondents preferred Alternative A, one preferred Alternative B, and four indicated a preference for neither or other. The two respondents who indicated they preferred neither alternative did; however, indicate that Alternative A was better than Alternative B. An overview of the responses were tabulated and reviewed by the study team. Over the course of the next few months, the combined study team met twice and individuals met informally several times in order to develop a Preferred Alternative facility plan. Every effort was made to accommodate all responses where feasible and appropriate. The public input overview table and how the Preferred Alternative addressed the public's comments are shown in Appendix B.

The second public meeting occurred on May 14, 2009. As in the first public meeting, the four attendees were presented with the purpose and need for the study, Alternatives A and B from the first public meeting, the Preferred Alternative, and the public input overview table. Following a question and answer session, the attendees were supportive of the Preferred Alternative and did not indicate a need for further revision. Additionally, two individuals who were unable to attend contacted EPG by telephone or email for more information. They were emailed a copy of the Preferred Alternative and the public input overview table. Both contacted EPG to ask questions regarding the project, its purpose, and the Preferred Alternative. Neither indicated a need for further revision.



3. Facility Plan

The Plan enables Clark County to provide facilities for future public service programs, enables CCSD to meet current and future enrollment growth needs, and allow both agencies to secure land for their proposed needs at a savings through the SNPLMA. R&PP Act reservations and land applications by both agencies for the parcels will occur over the next few months. Parcels that will not be used for public use will revert back to BLM. Projects by both agencies to develop public facilities will be integrated into future capital improvement programs as specific growth needs and the economy allow.

Also taking place in 2009 and integral to this Plan was the Enterprise Land Use Plan Update. In October 2008, the Alternatives A and B were displayed at public meetings for the land use plan update with the intent that the land use classifications proposed by the Plan would be adopted into the land use plan update. Due to time constraints, the Plan was not completed concurrent with the land use plan update. However, the underlying proposed land use classifications will be considered for adoption in the annual amendment of the land use plan.

3.1. Alternatives

Alternatives A and B (see Appendix C) reflect a range of potential solutions for providing the program developed for the Plan. Several concept alternatives were explored in lesser detail and as part of the initial work during the study. Alternatives A and B were selected by the team based on their greater potential for meeting the future public service program requirements, operational viability, public impacts, and constructability. The two alternatives include seven main elements: a public park with adjacent access to Blue Diamond Wash; a proposed trailhead, two elementary schools; a junior high school; a Residential High land use area for CCCRMD; and CCPW rights-of-way. Remaining land was indicated as Residential Suburban per the 2004 Enterprise Land Use Plan.

3.1.1. Alternative A

Alternative A was the clear preference by the respondents from the first public meeting. It features a 23-acre neighborhood park adjacent to Blue Diamond Wash, two elementary schools (10 and 12 acres), and a junior high school (20 acres). The proposed trailhead at Wigwam Avenue and Bonita Vista Street is contiguous with the park, which is a park maintenance and supervision consideration. Because the park, junior high school, and the eastern elementary school are adjacent to each other, sports fields and courts provide the potential for cross-use of facilities between Clark County and CCSD.



The northern elementary school is adjacent to Rhodes Ranch and relatively accessible being north of Blue Diamond Wash. However, Rhodes Ranch is a gated community. In order to allow access to the school from within the gated community, some concessions or agreements will need to be reached with the developer for the school site to be viable.

The Rhodes Ranch development agreement with Clark County Planning Commission requires that they construct a wash crossing in order to provide access to parcels north of the wash, which will ultimately be landlocked by the Rhodes Ranch development. Preliminary plans by Rhodes Ranch indicate the crossing is to occur north-south along the Seeliger Street alignment. Alternative A proposes an alignment that will meet the land use planning standards to provide the best use of the parcel configurations that are not a part of Rhodes Ranch.

The remaining non-facility parcels in this alternative provide 14 acres of Residential Suburban, 17 acres of Residential High (for CCCRMD), and 16 acres of Commercial Neighborhood land use classifications.

3.1.2. Alternative B

Alternative B features a 12-acre neighborhood park adjacent to Blue Diamond Wash, two elementary schools (10 and 11 acres), and a junior high school (20 acres). Because the park, junior high school, and eastern elementary school are adjacent to each other, sports fields and courts provide the potential for cross-use of facilities between Clark County and CCSD.

The western elementary school will be the nearest to Rhodes Ranch and relatively accessible being just across Blue Diamond Wash. However, Rhodes Ranch is a gated community. In order to allow access to the school from within the gated community, some concessions or agreements will need to be reached with the developer for the school site to be accessed from within the gated community by way of the wash crossing.

As in the previous alternative, Alternative B proposes a wash crossing alignment that will meet the land use planning standards to provide the best use of the parcel configurations that are not a part of the Rhodes Ranch development.

The remaining non-facility parcels in this alternative provide 25 acres of Residential Suburban, 17 acres of Residential High (for CCCRMD), and 16 acres of Commercial Neighborhood land use classifications.



3.2. Preferred Alternative

The Preferred Alternative addresses many of the public's suggestions, see Appendix B. From the public we heard that Alternative A was preferred. A primary request was to have the park closer to the existing residential area south of Torino Avenue and to be larger, rather than the smaller size proposed in Alternative B. Responding to this request, the park was moved south to abut Torino Avenue. The eastern elementary school and junior high school sites were switched to match the then available aliquot parcels adjacent to the proposed park area.

The most significant revision to Alternative A is in the location of the second elementary school. In Alternative A, the one elementary school site was located north of Blue Diamond Wash giving it immediate access from Rhodes Ranch. However, Rhodes Design and Development filed for Chapter 11 bankruptcy on March 31, 2009, leaving in question the timeline for the construction of a wash crossing, which is a necessity for the parcel to be viable as a school site. CCSD performed due diligence by meeting with representatives of Rhodes Ranch but could not be given assurances for the wash crossing. The team reviewed options for relocating the second school site, including prospective locations outside the study boundary. The Preferred Alternative proposes the second school site to be on Ford Avenue, approximately one block west of Durango Drive. Access to two local streets will be provided by the construction of a new local street on the school's east and south sides, connecting to both Ford Avenue and Riley Street. Being located across Ford Avenue from the junior high should not be a concern for vehicular congestion, as elementary and junior high schools typically have alternative bell times for beginning and ending the school day. However, the final traffic pattern will be determined once the school is scheduled to be constructed.

A concession made with relocating the second elementary school was the elimination of the Commercial Neighborhood land use classification. However, this is consistent with comments from several respondents who indicated their preference to not have commercial at the corner of Durango Drive and Pebble Road. Additionally, Clark County Comprehensive Planning staff indicated there was not a concern in the loss of the commercial designation. The 2004 Enterprise Land Use Plan indicates commercial land use along with other land uses for a long corridor along Durango Drive, from south of Pebble Road to approximately ¹/₂-mile north of the study area.

In summary, the Preferred Alternative features a 20-acre neighborhood park adjacent to Blue Diamond Wash, two elementary schools (10 and 13 acres), and a junior high school (20 acres). Because the park, junior high school, and eastern elementary school are adjacent to each other, sports fields and courts provide the potential for cross-use of facilities between Clark County and CCSD.



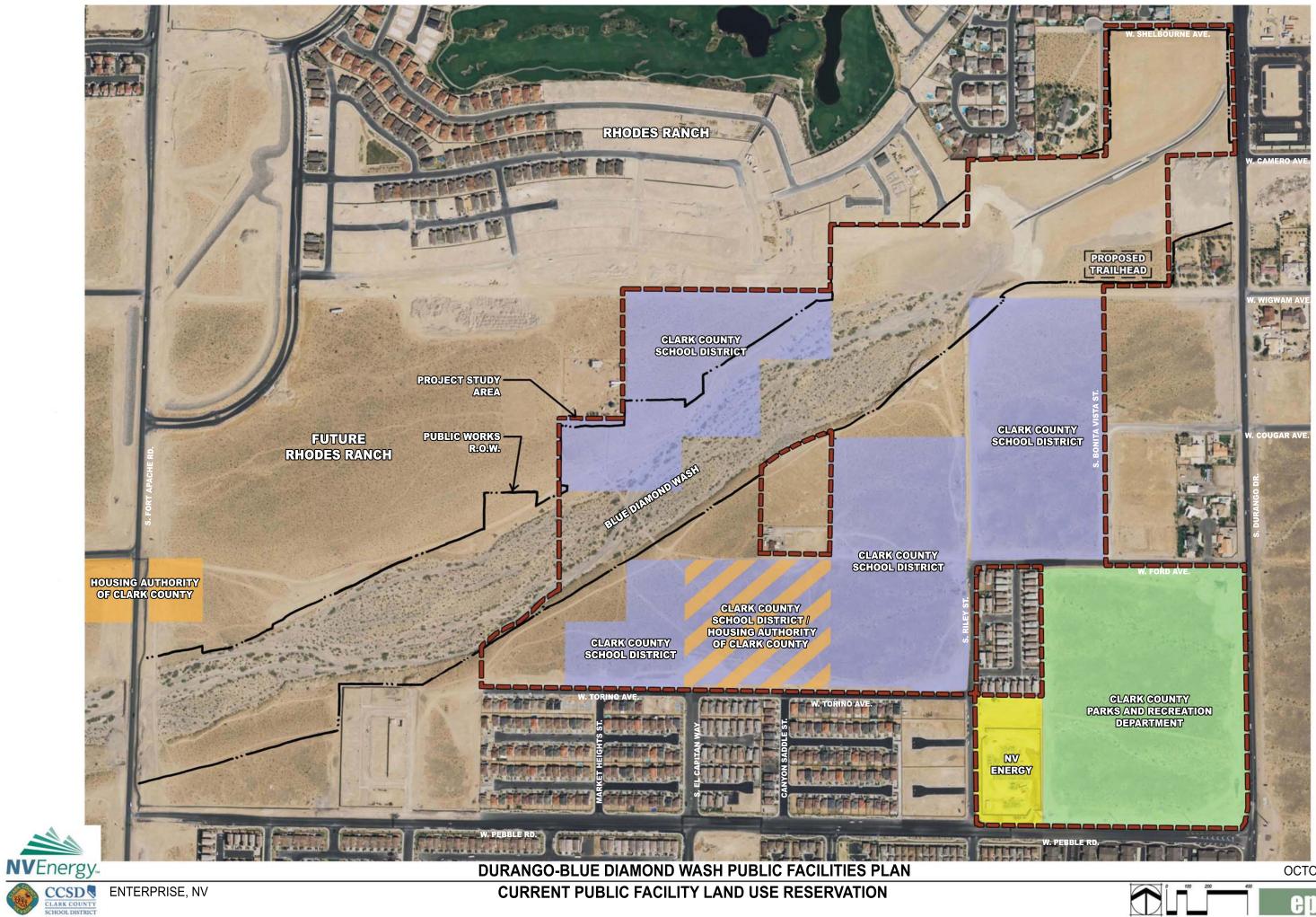
As in Alternative A and B, the Preferred Alternative proposes a wash crossing alignment that will meet the land use planning standards to provide the best use of the parcel configurations that are not a part of the Rhodes Ranch development.

The western elementary school will be the nearest to Rhodes Ranch and relatively accessible being just across Blue Diamond Wash. However, Rhodes Ranch is a gated community. In order to allow access to the school from within the gated community, some concessions or agreements will need to be reached with the developer for the school site to be accessed from within the gated community by way of the wash crossing. Alternatively, access to the eastern elementary school will be determined once the school is scheduled to be constructed.

The remaining non-facility parcels in this alternative provide 37 acres of Residential Suburban and 20 acres of Residential High (for CCCRMD) land use classifications.



Appendix A



OCTOBER 9, 2008



Appendix B







PUBLIC INPUT OVERVIEW

May 14, 2009

Open House Comments from October 9, 2008 Public Meeting following the Open House 19

Comment forms received following the Open House

PREFERENCE	Alt. A	Alt. B	Neither /Other*	How We Have Responded
	14	1	4	Preferred Alternative is largely in keeping with Alt. A, with Jr. High location from Alt. B being proposed
* Reasons for Other:				
Didn't like either, but Alternative A is better than Alternative B			2	
Would like to see a combination with unobstructed access to parks from existing residential			1	Park is nearer to existing residential

ALTERNATIVE A	Liked	Did Not Like	Noted	How We Have Responded
Park (size and layout)	16			Park is larger at 20 acres
More (and/or larger) ball fields and park amenities	2			Park is larger at 20 acres
Equestrian path and trailhead	1			No change
Park paths	1			Roughly the same
Park access	1	2		Park is nearer to existing residential
Connection road at Wigwam Ave., south of wash	1	1		No change, may be needed to ease school related traffic congestion
Connection to Rhodes Ranch via El Capitan Way (vs. Market Heights)	1			Wash crossing and access to Rhodes Ranch uncertain
Separation of (locations of) elementary schools	3	1		Separated still, junior high and elementary schools switched, 2 nd elementary school in new location
All school positions	4	1		Same as above
Commercial layout/location	1	7		Commercial deleted
Residential High layout/location	1	4		Residential moved east and south
Residential suburban next to private parcel in middle		1		A residential land use is best option adjacent to the parcel
Change/Suggestions				

More park area

1

More park access	2	Park is nearer to existing residential and three parking areas provided
Make one large elementary school	3	Would not conform to CCSD school standards
Move junior high school to the left	2	Parcel would be too small for a junior high
Move junior high school to the northeast	1	Provided
Make the layout of Residential High/Commercial to be like Alternative B	4	Commercial deleted, 2 nd elementary school moved to this area
Move non-housing facility parcels to the middle	1	Provided
Add a dog park	2	Not on initial park program, under advisement by County

ALTERNATIVE B		Did Not Like	Noted	How We Have Responded
Location of elementary schools (close to each other vs. separated by wash)	1	4		Location of 2 nd elementary school north of wash no longer an option
School access to Pebble Rd.	1			All schools are still relatively the same distance from Pebble Rd.
Park size/location	1	4		Park is larger at 20 acres
Layout of Residential High/Commercial		2		Commercial deleted, residential moved east and south
Location of junior high school (along Ford Ave.)	3	3		Junior high school in same location
Residential suburban area on Riley St./Torino Ave.	1			Now a park area
Park paths	1			Roughly the same
Suburban Residential in middle (of elementary schools)		3		Suburban Residential moved to the west of elementary school
Change/Suggestions				
Position elementary schools so there is no residential separation			4	Provided, except for existing residential
Make park bigger			2	Park is larger at 20 acres
Park access from residential			1	Park is nearer to existing residential
Add dog park			1	Not on initial park program, under advisement by County
Move elementary entrance to be off El Capitan Way because it would be better for residential traffic			1	A school driveway is provided off El Capitan Way
Add road to connect Juliano Rd. and Wigwam (Like Alternative A)			1	Provided

Appendix C





Appendix D



