
Coyote Springs Investment Planned Development Project

Addendum to EIS and HCP

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Prepared for:

LEAD AGENCY

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Reno, NV

COOPERATING AGENCIES

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Introduction

This addendum includes revisions of the Coyote Springs Investment Final Environmental Impact Statement (EIS), July 2008, which evaluated the impacts of implementing the Coyote Springs Investment LLC (CSI) Multiple-Species Habitat Conservation Plan (MSHCP); issuance of an Endangered Species Act (ESA) Section 10(a)(1)(B) incidental take permit (incidental take permit) by the U.S. Fish and Wildlife Service (USFWS); issuance of a Clean Water Act (CWA) Section 404 permit for affected waters of the United States (WOUS) by the U.S. Army Corps of Engineers (Corps); the reconfiguration of the CSI private and Bureau of Land Management (BLM) leased lands; and, as proposed by the BLM, management of the BLM leased lands in accordance with the Land Lease Agreement, pursuant to the Nevada-Florida Land Exchange Act of 1988, and in accordance with the CSI MSHCP. In addition, the EIS analyzed the construction of detention basins for the CSI Development in the BLM utility corridor west of U.S. Highway 93 in Lincoln County.

This addendum also includes revisions to the CSI MSHCP prepared as part of the application for an incidental take permit associated with the CSI Development in Lincoln County.

The EIS included a description of the affected environment and an evaluation of three project alternatives: No Action Alternative, Preferred Alternative, and Alternative 1. Further review of the affected environment, specifically, current information related to surface water and groundwater resources, has resulted in a revision of Section 4.3.1.3 Water Rights. The Preferred Alternative has been revised following correspondence with the U.S. Environmental Protection Agency (EPA) regarding impacts to and mitigation for WOUS. Revisions occurring within the EIS are also reflected in the MSHCP.

All references to the “Coyote Springs Resource Management Area” have been changed to “Coyote Springs Investment Conservation Lands” in both documents.

**EIS Chapter 3, Section 3.2.2
Preferred Alternative – Restricted and Phased
Development of a New Town Consisting of a
Planned Community with Resource Management
Features, page 3-9**

**MSHCP Chapter 4, Section 4.1
Activities Covered by the Permit, page 4-3**

The location of preserved and restored WOUS and the width of the adjacent upland buffer habitat have been modified. EIS Figure 3-2 and MSHCP Figure 4-1 have been updated (Attachment A) to include the location of preserved and restored WOUS and the footprint of the revised habitat buffers.

**EIS Chapter 3, Section 3.2.2
Preferred Alternative – Restricted and Phased
Development of a New Town Consisting of a
Planned Community with Resource Management
Features , page 3-12**

**MSHCP Chapter 1, Section 1.7
Expected Outcomes, page 1-26**

The increase in overall area of upland buffer habitat surrounding the WOUS would result in a reduced total area in which activities could occur. A total of approximately 20,188 acres of land within the Development Area (21,454 acres less 29.9 acres of protected existing WOUS and 1,236 acres of associated upland buffer habitat) would be available for development activities. MSHCP Table 1-3 Acreage to be Disturbed under the Covered Activities or Protected under the Conservation Measures for the Proposed CSI Development has been

revised to include 20,188 acres of Desert Tortoise Habitat within the Covered Area *and* Habitat to be Disturbed from Covered Activities. This new acreage amount is considered adopted throughout each entire document.

Table 1-3 Acreage to be Disturbed under the Covered Activities or Protected under the Conservation Measures for the Proposed CSI Development

Description of Lands	Acreage to be Disturbed under Covered Activities	Undisturbed Acreage to be Protected under Conservation Measures	Acres
Development Area	Private lands to be disturbed from Covered Activities		20,188 acres
		Protected Waters of the United States and Natural Perpetual Conservation Easement Grant	1,236 acres, including 29.9 acres of WOUS
Total Size of the Development Area			21,454 acres
Coyote Springs Investment Conservation Lands (CSICL)		Area Protected as a Resource Management Area	13,767 acres, including: <ul style="list-style-type: none"> ▪ 7,548 acres in Lincoln County, including 6.9 acres of WOUS ▪ 6,219 acres in Clark County
Total Size of the CSICL			13,767 acres
Total Size of the Covered Area (Development Area and CSICL)			35,221 acres
Desert Tortoise Habitat within the Covered Area	Habitat to be disturbed from Covered Activities		20,188 acres

**EIS Chapter 3, Section 3.2.2.1.5
Flood Control Structures Development and Maintenance, Alteration of WOUS, page 3-23**

Under the revised Preferred Alternative, 33.9 acres of WOUS would be impacted, and 29.9 acres of WOUS would be avoided. Table 3-7 of the EIS has been modified to include a summary of impacts and conservation measures now proposed under the Preferred Alternative. These new impact and avoidance acreage numbers are considered adopted throughout the entire document.

Table 3-7 Proposed Modification to WOUS Under the Preferred Alternative

	Development Area	BLM Utility Corridor	Lincoln County Lease Lands (CSICL)	Total
Potentially disturbed WOUS	28.8	5.1	0	33.9
Avoided WOUS	29.9	0	6.9	36.8
Total Existing WOUS	58.7	5.1	6.9	70.7
Restored WOUS	64.2*	0	3.6	67.8

*Includes restoration for WOUS impacted within BLM utility corridor. Mitigation ratio calculated at a 2:1 ratio (restored to impacted).

**EIS Chapter 3 Section 3.2.2.3.1
Waters of the United States Conservation Commitments, page 3-29**

Under the revised Preferred Alternative, the CSI Development would avoid 29.9 acres of impacts to desert dry washes existing within the project area. As part of the mitigation for fill impacts to the WOUS, CSI proposes to restore 64.2 acres of WOUS. Table 3.8 of the EIS has been modified to include a summary of the avoidance and mitigation measures now proposed under the Preferred Alternative. The buffer areas surrounding the preserved and restored WOUS include 1,236 acres and 52.1 acres of upland habitat, respectively. These new acreage numbers are considered adopted throughout the entire document.

Table 3-8 Avoidance and Mitigation Measures for WOUS Under the Preferred Alternative

	Development Area	BLM Utility Corridor	Lincoln County Lease Lands (CSICL)	Total
Restored WOUS	64.2	0	3.6	67.8
Avoided WOUS protected in an easement or conservation lands	29.9	0	6.9	36.8
Total WOUS protected in an easement or conservation lands	94.1	0	10.5^a	104.6
Upland buffer habitat for preserved, existing WOUS	1,236	0	0 ^b	1,236
Upland buffer habitat for restored WOUS	52.1	0	0 ^b	52.1
Total Upland Buffer Habitat for preserved WOUS	1,288.1	0	0^b	1,288.1
Total acreage of Perpetual Conservation Easement Grant or Drainage and Maintenance Easement (protected, avoided WOUS, restored WOUS, upland buffer habitat)	1,382.2	0	0^b	1,382.2
^a protected in CSICL				
^b located within areas where preserved and restored WOUS and surrounding upland habitat lands would be protected in the CSICL				

**EIS Chapter 4, Section 4.3.1.3
Water Rights, page 4-44**

**MSHCP Chapter 10, Section 10.3.1.6
Coyote Springs Investments LLC and Affiliates
Water Supply Development Activities, page 10-9
and 10-7**

EIS Table 4-6 and MSHCP Table 10-1 have been revised to indicate that the Patterson Valley Basin contains 3,895 acre feet of ground water potentially available for use in the CSI development. The revised table is included, below.

MSHCP Figure 10-1 has been deleted from the document, based on recent information from the Nevada State Engineer making this figure misleading. However, for reference purposes, a hydrographic basin map is provided as figure 2-5 in the MSHCP.

**EIS Chapter 5, Section 5.2.2.2.1
Vegetation, page 5-4**

Under the revised Preferred Alternative, there would be a decrease in the loss of native vegetation within the Development Area. Development of the community would result in the loss of 20,188 acres of native vegetation in the Development Area and up to 244 acres in the BLM utility corridor.

**EIS Chapter 5, Section 5.2.2.2.2
Terrestrial Wildlife Species, page 5-8**

Under the revised Preferred Alternative, there would be a decrease in the loss of habitat for terrestrial wildlife species within the Development Area. Development of the community would result in the loss of 20,188 acres of terrestrial wildlife species habitat in the Development Area and up to 244 acres in the BLM utility corridor.

**EIS Chapter 5, Section 5.2.2.2.3
Special Status Species, page 5-9**

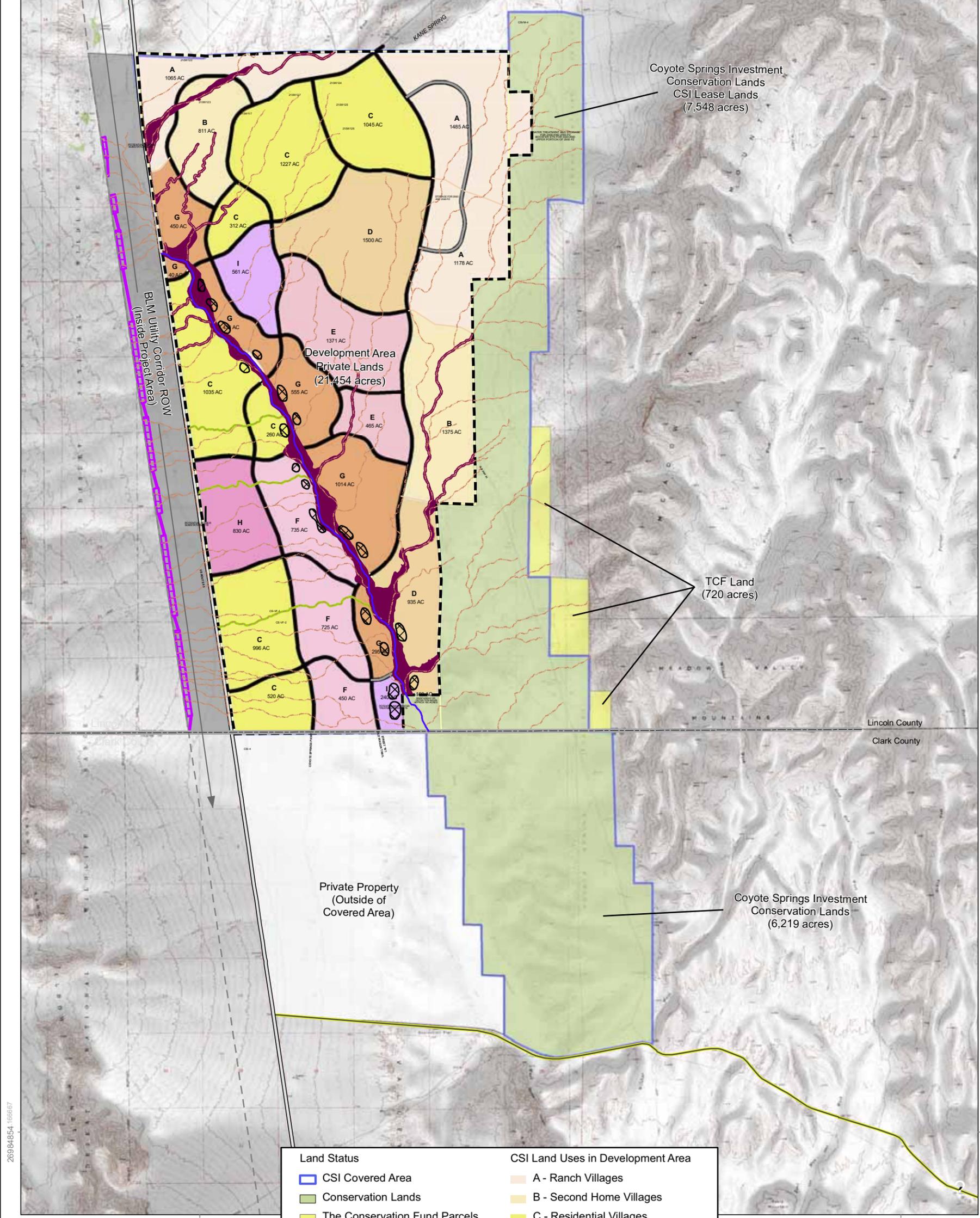
**MSHCP Chapter 1, Section 1.7.2 Desert Tortoise,
Banded Gila Monster, and Western Burrowing
Owl, page 1-26**

Under the revised Preferred Alternative, there would be a decrease in the loss of habitat for desert tortoise, banded Gila monster, and Western burrowing owl within the Development Area. Mitigation fees of \$800 would be paid for each acre of habitat developed. The revised land development area of 20,188 acres would generate approximately \$16.2 million. This new acreage amount and estimated mitigation fee are considered adopted throughout each entire document.

Table 4-6 (EIS) and Table 10-1 (MSHCP) Water Rights Owned by CSI or an Affiliate Potentially Available for Use in Serving the CSI Development in Lincoln County^a

Administrative Groundwater Basin Name ^a	Administrative Groundwater Basin Code ^b	Amount (afa) ^{c,d}	Status	Owner/Water Purveyor	Federal Actions Required	ESA Consultation Status
Coyote Spring Valley	210	4,600±e	Certificated, committed to development in Clark County	CSI		Addressed under previous ESA consultation, 1-5-05-FW-536 Tier 01, March 2, 2006
Muddy River Springs Area	219	20± alluvial	Certificated, committed to MVWD as part of the backup water supply under the Muddy River MOA documents	CSI/MVWD		Addressed under previous ESA consultation, 1-5-05-FW-536, January 30, 2006
Lower Meadow Valley Wash	205	570± alluvial	Permitted, proposed for mitigation use	CSI	unknown at this time	Will be undertaken when appropriate after decision is made regarding the use of the water
Lake Valley	183	30,622±; 24,100 from alluvial aquifer, remaining are surface water rights	Permitted and certificated, and currently in use; substantially all of the certificated groundwater is subject to pending applications to change the manner and place of use from irrigation in Basin 183 to municipal in Basin 210.	TRP	one or more ROW grants	Will be undertaken in connection with the proposed transfer of specifically identified water rights
Panaca Valley	203	5,119± alluvial	certificated	TRP	if used, a ROW grant will be necessary	Will be undertaken in connection with the proposed transfer of specifically identified water rights
Patterson Valley	202	3,895± alluvial	certificated	TRP	if used, a ROW grant will be necessary	Will be undertaken in connection with the proposed transfer of specifically identified water rights
Rose Valley	199	1,410± alluvial	certificated	TRP	if used, a ROW grant will be necessary	Will be undertaken in connection with the proposed transfer of specifically identified water rights
Eagle Valley	200	720+ alluvial	certificated	TRP	if used, a ROW grant will be necessary	Will be undertaken in connection with the proposed transfer of specifically identified water rights
Spring Valley	184	779± alluvial	certificated	TRP	if used, a ROW grant will be necessary	Will be undertaken in connection with the proposed transfer of specifically identified water rights
Total Water Rights Owned by CSI or TRP potentially available for water supply for CSI development in Lincoln County, subject to State Engineer approval, is equal to 36,000± afa.						
^a Nevada Affiliates include Tuffy Ranch Properties, LLC.						
^b Nevada Water Resources Division, State Water Engineer's office in Carson City.						
^c No transfer of surface water to the Development Area is intended.						
^d Unless otherwise noted, water rights would be for the groundwater carbonate aquifer, excludes stock watering rights owned by CSI or an affiliate whether such right is a surface or groundwater rights.						

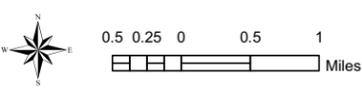
Attachments

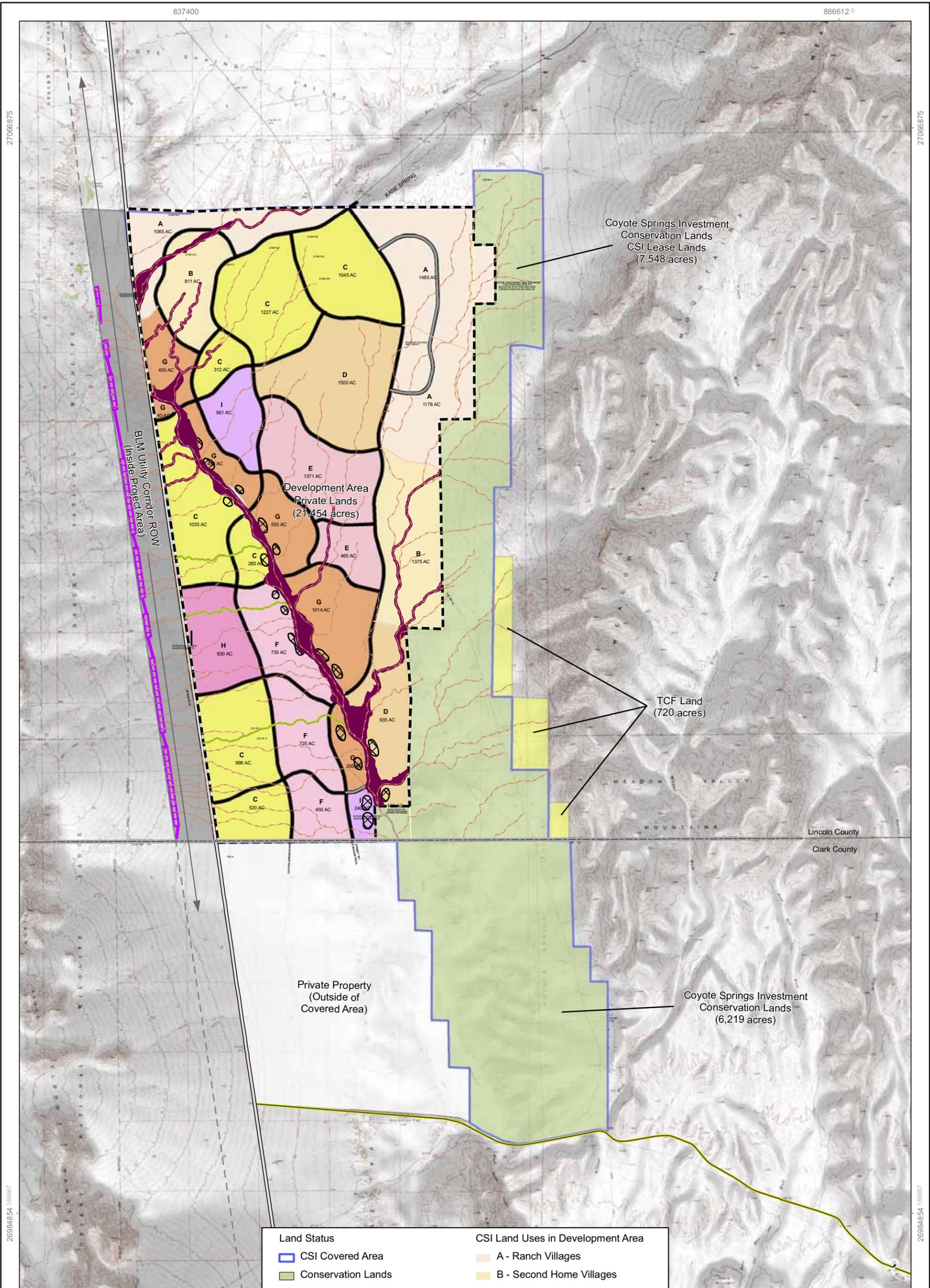


Land Status	CSI Land Uses in Development Area
CSI Covered Area	A - Ranch Villages
Conservation Lands	B - Second Home Villages
The Conservation Fund Parcels	C - Residential Villages
BLM Utility Corridor	D - Adult Villages
Development Area	E - Vacation Villages
WOUS	F - Mixed-Use Urban Villages
40-80 Foot Restored WOUS Buffer	G - Open Space Fringe Development
Preserved WOUS with Upland Buffer	H - Highway Commercial Villages
Detention Basins	I - Commercial/Industrial Park Villages
Retention Basins	
County Line	
Highway	
State Route	

CSI Planned Development Project Final EIS

Figure 3-2
Configuration of the Preferred Alternative Including Land Uses, Conservation Easements and the Coyote Springs Conservation Lands





Coyote Springs Investment Conservation Lands
CSI Lease Lands
(7,548 acres)

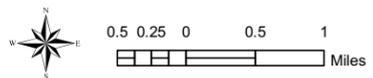
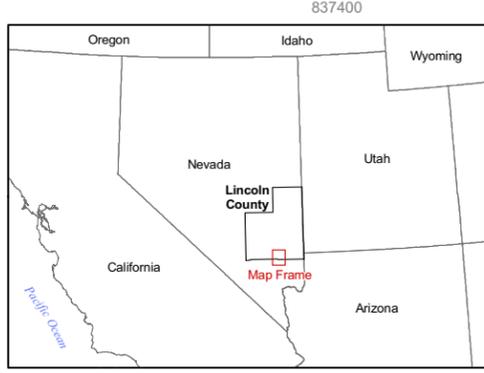
Development Area
Private Lands
(21,454 acres)

TCF Land
(720 acres)

Private Property
(Outside of
Covered Area)

Coyote Springs Investment Conservation Lands
(6,219 acres)

Land Status	CSI Land Uses in Development Area
CSI Covered Area	A - Ranch Villages
Conservation Lands	B - Second Home Villages
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WOUS	F - Mixed-Use Urban Villages
40-80 Foot Restored WOUS Buffer	G - Open Space Fringe Development
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Retention Basins	
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Highway	
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CSI Lincoln County MSHCP

Figure 4-1
Coyote Springs Investment Community District Plan for Lincoln County

ENTRIX

