



United States Department of the Interior

BUREAU OF LAND MANAGEMENT

Needles Field Office
1303 South U.S. Highway 95
Needles, CA 92363
www.ca.blm.gov/needles



July 21, 2014

In Reply Refer To:

2710(P)
CACA 54031
(CAD090.26)

Dear Reader:

Attached for your review is a Proposed Plan Amendment and Environmental Assessment (EA) for the proposed sale of the federal reversionary interest in 2.38 acres of land owned by the City of Needles and occupied by the Needles Municipal Hospital. The BLM prepared this document in accordance with the National Environmental Policy Act of 1969 (NEPA), as amended, the Federal Land Policy and Management Act of 1976 (FLPMA), implementing regulations, the BLM's Land Use Planning Handbook (H-1601-1), and other applicable law and policy.

The City of Needles is required by Measure Q, approved by voters of Needles in 2010, to sell the Needles Municipal Hospital to a qualified nonprofit corporation. The Needles Municipal Hospital occupies 2.38 acres, which is part of 50 acres of land the BLM conveyed to City of Needles in 1966 under the authority of the Recreation and Public Purpose Act. The United States retained a reversionary interest in the 50 acres of land conveyed in 1996, to ensure the land would be used for recreation or public purposes.

The City of Needles has agreed to sell the Needles Municipal Hospital to Community Healthcare Partner, Inc., a non-profit corporation (CHP). The sale of the Needles Municipal Hospital to CHP is contingent on BLM selling the federal reversionary interest in the 2.38 acres occupied by the Hospital to the City of Needles.

The federal reversionary interest in the 50 acres of land conveyed to the City of Needles in 1966 is not identified for sale in the 1980 California Desert Conservation Area (CDCA) Plan, and in order to sell the reversionary interest in 2.38 acres to the City of Needles, BLM must amend the CDCA Plan to identify the reversionary interest as suitable for sale under the authority of section 203 of the FLPMA.

The Proposed CDCA Plan Amendment and EA are available on the BLM Needles Field Office web site at: www.blm.gov/ca/st/en/fo/needles.html. The proposed Plan Amendment is open for a 30-day review, comment and protest period, ending on August 20, 2014. The requirements for filing a timely protest are specified in BLM's resource management planning regulations at 43 CFR 1610.5-2 and on BLM's website at:

www.blm.gov/wo/st/en/prog/planning/planning_overview/protest_resolution/filinginstructions.html#Regulations

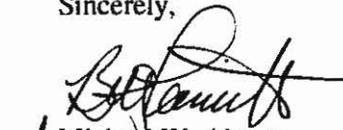
Comments (but not protests) may be sent to: BLM Needles Field Office, 1303 South Highway 95, Needles, CA 92363, Attn: Michael Ahrens, or faxed to: (760) 326-7099, or e-mailed to: William Webster, at webster@blm.gov. Before including your address, phone number, e-mail address, or other personal identifying information in your comment, be advised that your entire comment, including your personal identifying information, may be made publicly available at any time. While you can ask us in your

comment to withhold your personal identifying information from public review, we cannot guarantee that we will be able to do so.

The BLM must resolve any protests on the proposed plan amendment before issuing a decision. If no changes to the Proposed Plan Amendment and EA are warranted based on comments received, the BLM will prepare a Decision Record that documents our decision on the proposed plan amendment and proposed land sale.

For additional information or clarification regarding the proposed plan amendment or the planning process, please contact William Webster, Realty Specialist, at the BLM Needles Field Office at (760) 326-7006, or email wwebster@blm.gov.

Sincerely,



Michael W. Ahrens
Field Manager

United States Department of the Interior

Bureau of Land Management

Needles Field Office

Needles, California

**Proposed Plan Amendment to the 1980 California Desert
Conservation Area Plan and Environmental Assessment for
Sales of the Federal Reversionary Interest in 50 acres of land
in San Bernardino County, California**

DOI-BLM-CA-D090-2014-010-EA

CACA 54031

July 2014

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CHAPTER 1 - INTRODUCTION

In 1966, under the authority of the Recreation and Public Purpose Act (R&PP), the Bureau of Land Management (BLM) conveyed 50 acres of public land to the City of Needles (City). The patent issued by the BLM states the lands were granted "... for park and recreational purposes only..." and contained a provision that title to the land would revert to the United States (U.S.) if the lands were used for purposes not allowed under the R&PP Act or were transferred to another party without BLM's approval.

Under the provisions of the patent and the R&PP Act, the U.S. retained a reversionary interest (the federal reversionary interest) in the 50 acres of land conveyed to the City in 1966. As a result, the BLM has an ongoing responsibility to: 1) process applications for changes in use and requests to approve title transfers, 2.) monitor the lands to ensure they are used for the purposes for which they were conveyed and, 3) take action, in accordance with due process of law, to revert title to the U.S. if the owner does not comply with the terms of the conveyance.

Since 1966 the BLM has approved several changes in use including one which allowed the City to construct the Needles Municipal Hospital (Hospital) on a portion the land. The City, with BLM's approval, has also transferred title to a portion of the land to the County of San Bernardino.

On June 8, 2010, the voters of Needles approved Measure Q which required the Needles Hospital Board, with the approval of the City Council, to sell the Needles Municipal Hospital to a qualified nonprofit corporation. The City's sale of the Hospital has been complicated by the fact that the Hospital is located partially (2.38 acres) on the 50 acres conveyed to the City in 1966, which is subject to the federal reversionary interest. The Hospital is also partially on other land (3.36 acres) owned by the City which is not subject to a federal reversionary interest.

The City of Needles has agreed to sell the Needles Municipal Hospital to Community Healthcare Partner, Inc., a non-profit corporation (CHP). The sale agreement between the City and CHP is contingent on BLM selling the federal reversionary interest to the City or CHP.

The BLM has authority under Section 203 of the Federal Land Policy and Management Act of 1976 (FLPMA) to sell public lands, or interest in lands, including reversionary interests, but only where the BLM has determined through its land use plan that the lands or interests in lands meet the criteria for sale under Section 203(a) of the FLPMA.

BLM's land use plan for this area is the 1980 California Desert Conservation Area Plan (CDCA Plan, as amended). The federal reversionary interest in the land conveyed to the City of Needles

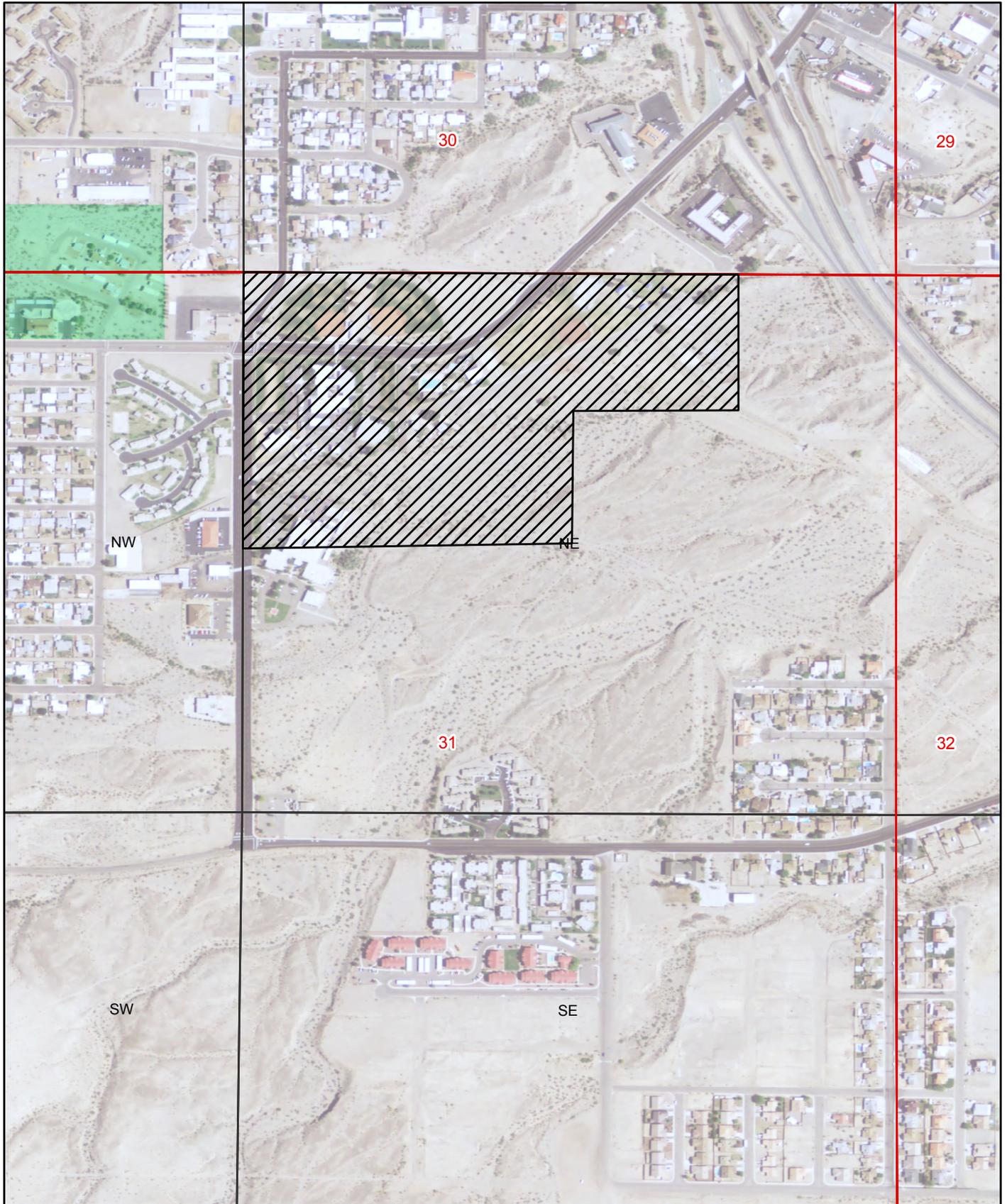
in 1966 is not specifically identified for disposal in the 1980 CDCA Plan, so a plan amendment is required to sell this interest to the City.

This environmental assessment (EA) will consider both a proposed plan amendment and the proposed sale of the federal reversionary interest in 2.38 acres of land occupied by the Needles Municipal Hospital. Additional sales of the federal reversionary interest in the 50 acre planning area may be considered in a separate environmental assessment at a later date.

The 50 acre planning area and the land conveyed to the City of Needles in 1966 under the R&PP Act is shown on the following Planning Area Map.

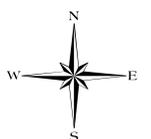
Needles Plan Amendment Area

SBM T. 9 N., R. 23 E., sec. 31



 Needles Plan Amendment Area

 Fish and Wildlife Service



PURPOSE AND NEED FOR THE PLAN AMENDMENT AND SALE OF FEDERAL REVERSIONARY INTEREST.

The purpose of this plan amendment is to allow the BLM to complete future sales of the federal reversionary interest in the 50 acres of land under the authority of section 203 of the FLPMA. The plan amendment is needed because the federal reversionary interest is difficult and uneconomic to manage and is not currently identified for sale under section 203 of the FLPMA in the 1980 CDCA Plan.

The sale of the federal reversionary interest in the 2.38 acres of land occupied by the Needles Municipal Hospital is also needed to meet the important public objective of allowing the City of Needles to complete the sale of the Needles Municipal Hospital.

The purpose of this plan amendment is also to implement section 202(c) of the FLPMA which provides in part that: "...the Secretary shall, to the extent he finds practical, keep apprised of State, local, and tribal land use plans; assure that consideration is given to those State, local, and tribal plans that are germane in the development of land use plans for public lands; assist in resolving, to the extent practical, inconsistencies between Federal and non-Federal Government plans.."

The proposed plan amendment would allow BLM to convey the federal reversionary interest in some or all of the 50 acres to resolve compliance issues and to facilitate future changes in use not envisioned when the lands were conveyed in 1966.

Community Healthcare Partner, Inc. they have indicated they wish to acquire the Needles Municipal Hospital free of the federal reversionary interest to allow for future flexibility should they need to use the land to secure a loan for future capital improvements.

PLANNING AREA

The planning area for the proposed plan amendment is limited to the 50 acres of land conveyed to the City of Needles in 1966.

SCOPING/ISSUES

The BLM published a Notice of Intent to prepare an environmental assessment and an amendment to the 1980 CDCA Plan in the Federal Register on July 8, 2013. The Notice provided a 30-day public scoping period for the proposed action. The BLM also issued a news release on July 8, 2013 announcing BLM's intent to prepare an environmental assessment to consider the proposed plan amendment and proposed land sale.

The BLM received one comment requesting that the environmental assessment include a detailed description of the existing and planned future uses on the 50 acres of land, a comparison of the

current market value of the land and value of the federal reversionary interest and information regarding the costs of processing the sale which are borne by BLM and the City.

PLANNING CRITERIA

In evaluating this plan amendment, BLM will consider whether the federal reversionary interest meets the criteria for sale at section 203 of the Federal Land Policy and Management Act of 1976 (FLPMA), which provides in part that:

“A tract of the public lands (except land in units of the National Wilderness Preservation System, National Wild and Scenic Rivers Systems, and National System of Trails) may be sold under this Act where, as a result of land use planning required under section 202 of this Act, the Secretary determines that the sale of such tract meets the following disposal criteria:

(1) such tract because of its location or other characteristics is difficult and uneconomic to manage as part of the public lands, and is not suitable for management by another Federal department or agency; or

(2) such tract was acquired for a specific purpose and the tract is no longer required for that or any other Federal purpose; or

(3) disposal of such tract will serve important public objectives, including but not limited to, expansion of communities and economic development, ...”

PLANNING PROCESS

The proposed plan amendment and EA will be released for a 30 day review and protest period. Following the 30-day review and protest period, BLM will prepare a Decision Record to document the decisions made.

CHAPTER 2 - ALTERNATIVES

A. PROPOSED ACTION – PROPOSED PLAN AMENDMENT AND SALE

1. **The Proposed Plan Amendment** would amend the 1980 CDCA Plan to identify the federal reversionary interest in 50 acres of land described below as available for sale by BLM under the authority of section 203 of the FLPMA:

San Bernardino Meridian,
T. 9 N., R. 23 E., section 31, NWNENE, NWNE.

The Proposed Plan Amendment would also identify the federal reversionary interest in the above described land as unclassified under the 1980 CDCA Plan.

2. **The proposed sale** would involve the sale of the federal reversionary interest in 2.38 acres of the above described land under the authority of section 203 of the FLPMA. The federal reversionary interest would be sold directly to the City of Needles or Community Healthcare Partner, Inc. for the appraised fair market value of \$155,000 less the \$2.50/acre the City paid for the land in 1966. The sale would not include the federal mineral interests previously reserved to the United States.

If the plan amendment is approved, it would allow for additional future sales of the federal reversionary interest, but any additional future sales, beyond the proposed sale described above, would be considered in a separate environmental assessment.

B. NO ACTION ALTERNATIVE - CONTINUE CURRENT MANAGEMENT

Under the No Action Alternative, the 1980 CDCA Plan would not be amended and the federal reversionary interest in the land would not be sold in the foreseeable future.

Under current management, the 50 acres of land is currently partially owned by the City of Needles and partially by the County of San Bernardino. Existing uses on the land are expected to continue with no foreseeable changes. Under the no action alternative the City of Needles would be unable to complete the sale of the Needles Municipal Hospital to CHP.

C. ALTERNATIVES CONSIDERED BUT ELIMINATED FROM DETAILED ANALYSIS

BLM considered an alternative in which the City of Needles would reconvey the 2.38 acres occupied by the Needles Municipal Hospital to the U.S. Upon reconveyance, the 2.38 acres would become public land and the BLM could then complete a direct sale of the 2.38 acres of public land to the City of Needles free of any federal reversionary interest.

This alternative was eliminated from detailed analysis because the 2.38 acres is not considered suitable for reconveyance to the U.S. due to the extensive improvements on the property. Additionally, this alternative would effectively have the same result as the proposed action, where the City of Needles would own the 2.38 acres free of the federal reversionary interest, but would involve a significantly greater workload than the proposed action.

CHAPTER 3 - AFFECTED ENVIRONMENT AND ENVIRONMENTAL CONSEQUENCES.

A. INTRODUCTION

This chapter describes the affected environment and environmental consequences of the proposed action. It provides information on the resources in the planning area that may be affected by the Proposed Action or the no action alternative.

The proposed action consists of two separate but related actions; a proposed plan amendment and a proposed sale of the federal reversionary interest in 2.38 acres of land. The sale of the federal reversionary interest in 2.38 acres would allow the City of Needles to sell the Needles Municipal Hospital property free of the restrictions on use and ownership contained in patent 04-67-0018 when the land was conveyed in 1966. Because the City's sale of the Needles Municipal Hospital is dependent on BLM's sale of the federal reversionary interest, this environmental assessment will consider the sale of the Needles Municipal Hospital as a non-federal connected action.

No changes in land use are expected under either proposed action or the no action alternative. The proposed action is expected to result only in the transfer of ownership of the Needles Municipal Hospital from the City of Needles to a non-profit corporation.

Since no changes in land use are reasonable foreseeable, the environmental consequences of the proposed action and the no action alternative are limited to the socio-economic impacts associated with BLM's sale of the federal reversionary interest and the City's sale of the Needles Municipal Hospital.

B. GENERAL DESCRIPTION

The proposed plan amendment affects 50 acres of land conveyed to the City of Needles in 1966 in patent 04-67-0018. The proposed sale of federal reversionary interest affects 2.38 acres of the 50 acres conveyed in patent 04-67-0018.

The land is within the City of Needles and most of the land has been developed for recreational and public purposes. Any future development of the land is subject to the California Environmental Quality Act. The land is not adjacent to any public lands administered by the BLM. The nearest public lands are approximately ½ mile to the northeast and ¾ mile to the south.

C. CURRENT LAND USES

The Needles Municipal Hospital, also known as the Colorado River Medical Center, occupies 2.38 acres of the 50 acres conveyed in patent 04-67-0018. The Hospital also occupies an additional 3.36 acres owned by the City of Needles, which is not subject to a federal reversionary interest. The Hospital operates as a 25 bed rural general acute care hospital.

City of Needles recreational facilities, include a recreation center, ball fields, outdoor courts, a skateboard park, picnic areas and a water park, including a pool and slides.

City of Needles administrative facilities include an administrative building and animal shelter.

San Bernardino County facilities include a library, sheriff's station, communication facilities and administrative buildings. San Bernardino County Flood Control District also maintains a flood control reservoir and dike authorized under a right of way issued before the land was conveyed to the City.

Private uses include cellular communication facilities and rights of way for powerlines, telephone lines, and a gas pipeline.

D. CURRENT TITLE/OWNERSHIP

Of the 50 acres conveyed to the City of Needles in 1966, the City conveyed 4.32 acres to San Bernardino County in 1972. Currently San Bernardino County owns 4.32 acres and the City of Needles owns 45.68 acres.

Because the land was conveyed in 1966 under the authority of the Recreation and Public Purposes Act, the land may only be used for recreation or public purposes, title can only be transferred to qualified entities and BLM must approve any transfers of title.

The U.S. holds a reversionary interest in the 50 acres and owns all minerals, with the right of surface entry. The federal reversionary interest is not a current ownership interest, but represents the possibility of a future interest if title were to revert to the U.S. BLM has no jurisdiction over development and use of the land as long as the land is used for recreational or other public purposes.

E. RESOURCES NOT IN THE 50 ACRE PLANNING AREA OR NOT AFFECTED BY THE PROPOSED ACTION OR THE NO ACTION ALTERNATIVE.

- 1. The following resources are not found in or near the 50 acres planning area:** Areas of Critical Environmental Concern, Floodplains, Prime or Unique Farmlands, Wetlands and Riparian Zones, Wild and Scenic Rivers, Wild and free roaming horses or burros or any lands with wilderness characteristics, minority or low income communities.:
- 2. The following resources would not be affected by the proposed action or the no action alternative** because neither alternative is expected to result in any changes in land use: Cultural Resources, Native American Values, Visual Resources, Air Quality, Climate Change, Geology, minerals, geologic hazards, and paleontology, Hazardous and Solid Wastes, Surface and Groundwater Quality. Vegetation and Wildlife, including Sensitive, Threatened and Endangered Species.

F. SOCIAL AND ECONOMIC IMPACTS OF THE PROPOSED ACTION.

The sale of the federal reversionary interest in the 2.38 acres of land occupied by the Needles Municipal Hospital would generate approximately \$155,000 in revenue to the federal treasury. BLM estimates its costs to complete the sale would be approximately \$15,000. The City of Needles has paid for the appraisal of the federal reversionary interest and a private survey completed to federal standards necessary to describe the 2.38 acres for purposes of conveying the federal reversionary interest. The City of Needles' cost are estimated to be in excess of \$30,000.

The sale of the federal reversionary interest is expected to facilitate the sale of the Needles Municipal Hospital to CHP, Inc. The sale of the Needles Municipal Hospital would implement Measure Q, approved by the voters of Needles, which required the Needles Hospital Board, with the approval of the City Council, to sell the Needles Municipal Hospital to a qualified nonprofit corporation.

Under the terms of the purchase agreement CHP, Inc. is obligated to operate the Needles Hospital for 5 years after they assume ownership.

G. SOCIAL AND ECONOMIC IMPACTS OF THE NO ACTION ALTERNATIVE.

Under the no action alternative, the plan amendment would not be approved and the federal reversionary interest would not be sold. The City's sale of the Needles Municipal Hospital, to CHP, Inc., would probably not occur, and the City may be unable to implement Measure Q.

CHAPTER 4 – CONSULTATION, COORDINATION & PREPARATION

BLM has taken the following actions in processing the proposed plan amendment and proposed land sale under consideration in this environmental assessment.

On July 8, 2013, BLM published a Notice of Intent (NOI) to prepare a plan amendment and environmental assessment in the Federal Register. Also on July 8, 2013, BLM issued a news release regarding the plan amendment and environmental assessment for the proposed sale of public land. The NOI and the news release requested public comments on the issues which should be addressed in the EA and plan amendment.

The BLM received one comment requesting that the environmental assessment include a detailed description of the existing and planned future uses on the 50 acres of land, a comparison of the current market value of the land and value of the federal reversionary interest and information regarding the costs of processing the sale which are borne by BLM and the City.

On July 21, 2014, BLM posted this **Proposed Plan Amendment to the 1980 California Desert Conservation Area Plan and Environmental Assessment for the Sale of the federal**

reversionary interest in 2.38 acres of land in San Bernardino County, California to BLM's Needles Field Office website for a 30 day review and protest period.

FINDING OF NO SIGNIFICANT IMPACT

for a

Proposed Plan Amendment

to the 1980 California Desert Conservation Area Plan

and

sale of the federal reversionary interest in 2.38 acres of land

in San Bernardino County, California

Environmental Assessment # DOI-BLM-CA-D090-2014-10

CACA 54031

After complete review of the scoping comments, analysis of the potential impacts identified in the environmental assessment, and coordination and consultation with other agencies, I have determined that the environmental effects of the proposed action are not expected to significantly affect the quality of the human environment, individually or cumulatively. Therefore, an environmental impact statement is not needed. This finding is based on the following consideration of context and intensity as required by federal environmental regulations (40 CFR 1508.27).

Context

The proposed plan amendment and the proposed sale of federal reversionary interest does not affect any public lands under the jurisdiction of the Bureau of Land Management (BLM). The planning area for the proposed plan amendment is limited to 50 acres of land which BLM conveyed to the City of Needles in 1966 to be used for recreation and public purposes. These lands are entirely within the City of Needles and a majority of the lands are extensively developed with recreational and public facilities. BLM has no jurisdiction over these lands except to ensure they are used for the purposes for which they were originally conveyed.

The discussion of significance criteria that follows applies to the proposed plan amendment and the proposed sale of federal reversionary interest and is considered to be only of local importance. The environmental assessment and proposed plan amendment describes the effects of the proposed action and are incorporated by reference into this FONSI. None of the effects identified including direct, indirect and cumulative effects are considered to be significant, based on the reasonably foreseeable future uses of the land.

Intensity

The following discussion is organized around the Ten Significance Criteria described in 40 CFR 1508.27.

1) Impacts may be both beneficial and adverse. The proposed plan amendment would identify the federal reversionary in 50 acres of land conveyed to the City of Needles as suitable for sale under section 203 of the Federal Land Policy and Management Act of 1976 (FLPMA). This would simply allow BLM

flexibility to complete future sales of reversionary interests in these lands without needing to complete a plan amendment for any future sale of the federal reversionary interest in the 50 acres conveyed to the City of Needles in 1966.

The proposed sale of the federal reversionary interest in the 2.38 acres of land would, if completed, reduce BLM's management responsibility with regard to approving any future changes in use or ownership. The proposed sale of the federal reversionary would also allow the City of Needles to use or sell the property occupied by the Needles Municipal Hospital without any further consent or approval by the BLM, thereby providing the City of Needles more control and authority to manage the land and facility they own.

2) The degree to which the selected alternative will affect public health or safety

The proposed plan amendment and sale of federal reversionary interest is not expected to affect public health and safety. BLM has no control over the future use and operation of the Needles Municipal Hospital regardless of whether the proposed action is approved or not.

3) Unique characteristics of the geographic area such as proximity to historic or cultural resources, park lands, prime farm lands, wetlands, wild and scenic rivers, or ecologically critical areas. The 50 acre planning area does not contain any of the above described unique characteristics, nor are these characteristics found in the immediate vicinity.

4) The degree to which the effects on the quality of the human environment are likely to be highly controversial. The effects of the proposed plan amendment and sale of reversionary interest on the quality of the human environment were addressed in the environmental assessment. Because the proposed plan amendment and sale of reversionary interest are not expected to result in any changes in land use in the foreseeable future, the effects of these actions are extremely limited and pertain only to implementing a voter approved initiative concerning the sale of the Needles Municipal Hospital.

5) The degree to which the possible effects on the human environment are highly uncertain or involve unique or unknown risks. The proposed plan amendment and the proposed sale of federal reversionary interest are not unique or unusual federal actions with uncertain or unknown risks. The BLM routinely uses its lands use planning process to identify lands or interests in lands which meet the criteria for sale under section 203 of the FLPMA. The proposed action is not expected to result in any changes in land use in the foreseeable future and therefore is not expected to have uncertain effects or unique or unknown risks. The future use of land in the 50 acres planning area is controlled by the City of Needles through its planning, zoning and permitting authority and is subject to review under the California Environmental Quality Act.

6) The degree to which the action may establish a precedent for future actions with significant effects or represents a decision in principle about a future consideration.

The proposed plan amendment would simply allow BLM flexibility to complete future sales of reversionary interests in the 50 acre planning area without needing to complete a plan amendment. This would not establish a precedent for future actions that may have significant effects, nor does it represent a decision in principle about a future consideration. Any future sale of federal reversionary interests would be evaluated through the National Environmental Policy Act process, consistent with current laws and regulations. The proposed sale of the federal reversionary interest in 2.38 acres of land in the 50 acres planning area also would not establish a precedent for any future action and does not represent a decision in principle about future considerations.

7) Whether the action is related to other actions with individually insignificant but

cumulatively significant impacts. The proposed plan amendment and sale of reversionary interest only affects the 50 acre planning area in the City of Needles, in which BLM has very limited jurisdiction. The proposed plan amendment is not related to any other federal or private actions in the vicinity. The sale of reversionary interest is related only to the sale of the Needles Municipal Hospital by the City of Needles and together these two actions would not result in any significant impacts.

8) The degree to which the action may adversely affect the districts, sites, highways, structures, or other objects listed in or eligible for listing in the National Register of Historic Places or may cause loss or destruction of significant scientific, cultural, or historic resources. There are no known districts, sites, highways, structures or other objects listed in or eligible for listing in the National Register located in the 50 acre planning area. Moreover, because the proposed plan amendment and sale of reversionary interest is not expected to result in any changes in land use, there is no reason to believe the plan amendment and sale might cause the loss or destruction of any significant scientific, cultural, or historic resources.

9) The degree to which the action may adversely affect an endangered or threatened species or its habitat that has been determined to be critical under the Endangered Species Act of 1973. The 50 acres planning area is located within the City of Needles and has been extensively developed with recreational and other public facilities, is not known to be occupied by any endangered or threatened species and does not contain designated critical habitat. Moreover, the proposed action is not expected to result in any changes in land use in the foreseeable future and is therefore unlikely to adversely affect endangered or threatened species in the unlikely event such species may be found in the 50 acre planning area in the future.

10) Whether the action threatens a violation of Federal, State, or local law or requirements imposed for the protection of the environment.

The proposed plan amendment and the proposed sale of federal reversionary interest does not violate any known federal, state, or local law or requirement imposed for the protection of the environment. Rather the proposed action would allow the City of Needles to complete the sale of the Needles Municipal Hospital consistent with a locally approved ballot measure.

Based on the analysis of potential environmental impacts contained in Environmental Assessment # DOI-BLM-CA-D090-2014-10 and considering the significance criteria at 40 CFR 1508.27, I have determined that the proposed plan amendment and sale of the federal reversionary interest in 2.38 acres of land to the City of Needles will not have a significant effect on the human environment. An environmental impact statement is therefore not required.



Michael Aherns, Field Manager
BLM Needles Field Office

7-2-14
Date