

**FINDING OF NO SIGNIFICANT IMPACT and
DECISION RECORD**

for the

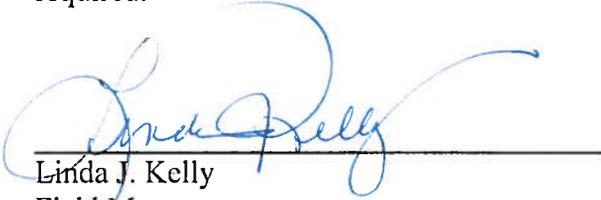
Carson City Nevada OPLMA Land Sales

South Edmonds & Parcel 1A

DOI-BLM-NV-C020-2011-0002-EA

FINDING

Based on the analysis of potential environmental impacts contained in the *Carson Valley Lands Sales Environmental Assessment* (DOI-BLM-NV-C020-2011-0002-EA), and considering the significance criteria found in 40 CFR 1508.27, I have determined that the action will not have a significant effect on the human environment. An environmental impact statement is therefore not required.



Linda J. Kelly
Field Manager
Sierra Front Field Office

Nov 18, 2010
Date

DECISION

In accordance with the Omnibus Public Land Management Act of 2009 (OPLMA), it is my decision to offer the following described small parcels of public land for sale using competitive sale methods:

South Edmonds Parcel (NVN 088155)

The South Edmonds parcel comprises 2.51 acres of public land which fronts on Edmonds Drive in Carson City, Nevada, and is legally described as:

Mt. Diablo Meridian
T. 15 N., R. 20 E.,
Sec. 33, Lot 20.

Parcel 1A (NVN 088157)

Parcel 1A comprises 7.5 acres of public land located north of Old Clear Creek Road, south of US Highway 50 West and west of US 395 in Carson City, Nevada, and is legally described as:

Mt. Diablo Meridian
T. 15 N., R 20 E.,
Sec. 31, NE $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$.

Conveyance of the mineral interest will be carried out concurrently with sale of the surface estate.

Proceeds from the sales will be deposited and expended in accordance with Section 2601(e) of OPLMA.

Authorities: Section 203 and Section 209 of the Act of October 21, 1976, Federal Land Policy and Management Act (FLPMA), (43 U.S.C. 1713 and 1719, respectively), as amended, and Section 2601(d) and Section 2601 (e) of the Omnibus Public Land Management Act of 2009, Public Law 111-11.

Terms and Conditions

Before sale may proceed, the City of Carson City shall submit a certification that qualified bidders have agreed to comply with City zoning ordinances and any master plan for the area approved by the City.

The lands will be offered for sale using a competitive bidding process and for not less than fair market value as determined by an appraisal completed by an independent appraiser and accepted by the Bureau of Land Management (BLM).

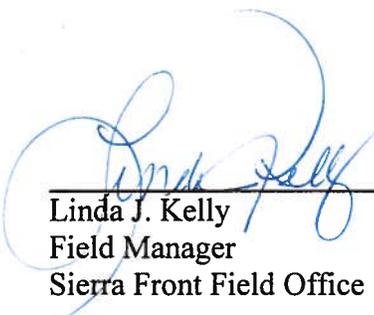
Patent, when issued, will be subject to all valid existing rights including the reservations and encumbrances of record on the respective sale parcels. A list of reservations and encumbrances of record as of the date of this Decision is attached (Attachment 1).

RATIONALE

The decision to offer these lands for sale is in accordance with Section 2601(d) of OPLMA and would not result in any undue or unnecessary environmental degradation.

By letter of December 16, 2009, Carson City advised the BLM Sierra Front Field Office of recommendations from the Board of Supervisors that BLM immediately pursue sale of these two parcels of federal land.

Section 2601(b) of the OPLMA specifically exempts these BLM land sales from land use conformance pursuant to section 202 of FLPMA.



Linda J. Kelly
Field Manager
Sierra Front Field Office

December 18, 2009
Date

ATTACHMENT 1

Reservations and Encumbrances – November 2010

Both Parcels:

Subject to valid existing rights.

A right-of-way is reserved for ditches and canals constructed by authority of the United States under the Act of August 30, 1890 (43 U.S.C. 945).

By accepting this patent, the patentee agrees to indemnify, defend and hold the United States harmless from any costs, damages, claims, causes of action, penalties, fines, liabilities, and judgments of any kind or nature arising from the past, present, and future acts or omissions of the patentee, its employees, agents, contractors, or lessees, or any third-party, arising out of, or in connection with, the patentee's use, occupancy, or operations on the patented real property. This indemnification and hold harmless agreement includes, but is not limited to, acts and omissions of the patentee, its employees, agents, contractors, or lessees, or third party arising out of or in connection with the use and/or occupancy of the patented real property resulting in: (1) Violations of federal, state, and local laws and regulations applicable to the real property; (2) Judgments, claims or demands of any kind assessed against the United States; (3) Costs, expenses, or damages of any kind incurred by the United States; (4) Other releases or threatened releases on, into or under land, property and other interests of the United States by solid or hazardous waste(s) and/or hazardous substances(s), as defined by federal or state environmental laws; (5) Other activities by which solid or hazardous substances or wastes, as defined by federal and state environmental laws were generated, released, stored, used or otherwise disposed of on the patented real property, and any cleanup response, remedial action, or other actions related in any manner to said solid or hazardous substances or wastes; (6) Or natural resource damages as defined by federal and state law. This covenant shall be construed as running with the patented real property, and may be enforced by the United States in a court of competent jurisdiction.

South Edmonds Parcel (NVN 088155)

Right-of-way NVN 0060169 for gas pipeline purposes granted to Paiute Pipeline Company, its successors or assigns, pursuant to the Section 28 of the Mineral Leasing Act of 1920 as amended (30 U.S.C. 185).

Right-of-way NVN 035560 for road and utility purposes granted to Carson City, its successors or assigns, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761).

Right-of-way NVN 047782 for communication line purposes granted to Nevada Bell, its successors or assigns, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761).

Right-of-way NVN 048336 for power line purposes granted to Sierra Pacific Power Company, its successors or assigns, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761).

Right-of-way NVN 080460 for sewer line purposes granted to Carson City, its successors or assigns, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761).

Parcel 1A (NVN 088157)

Right-of-way NVN 0041036 for highway purposes granted to the Nevada Department of Transportation, its successors or assigns, pursuant to the Act of November 9, 1921 (42 Stat.0216).

Right-of-way NVN 0043433 for highway purposes granted to the Nevada Department of Transportation, its successors or assigns, pursuant to the Act of November 9, 1921 (42 Stat.0216).

Right-of-way NVN 0012729 for highway material site purposes granted to the Nevada Department of Transportation, its successors or assigns, pursuant to the Act of August 27, 1958 (23 U.S.C. 317(A)).

Right-of-way NVN 087757 for drainage facility purposes granted to Carson City, its successors or assigns, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761).