

ACTION: Notice of public meeting.

SUMMARY: In accordance with the Federal Land Policy and Management Act (1976) and the Federal Advisory Committee Act (1972), the U.S. Department of the Interior, Bureau of Land Management (BLM) Pinedale Anticline Working Group (PAWG) will meet in Pinedale, Wyoming, for a business meeting. Group meetings are open to the public.

DATES: The PAWG will meet January 31, 2006, from 9 a.m. until 5 p.m.

ADDRESSES: The meeting of the PAWG will be held in the Lovatt room of the Pinedale Library, 155 S. Tyler Ave., Pinedale, WY.

FOR FURTHER INFORMATION CONTACT: Matt Anderson, BLM/PAWG Liaison, Bureau of Land Management, Pinedale Field Office, 432 E. Mills St., PO Box 738, Pinedale, WY, 82941; 307-367-5328.

SUPPLEMENTARY INFORMATION: The Pinedale Anticline Working Group (PAWG) was authorized and established with release of the Record of Decision (ROD) for the Pinedale Anticline Oil and Gas Exploration and Development Project on July 27, 2000. The PAWG advises the BLM on the development and implementation of monitoring plans and adaptive management decisions as development of the Pinedale Anticline Natural Gas Field proceeds for the life of the field.

The agenda for this meeting will include discussions concerning any modifications task groups may wish to make to their monitoring recommendations, a discussion on monitoring funding sources, and overall adaptive management implementation as it applies to the PAWG. At a minimum, public comments will be heard prior to lunch and adjournment of the meeting.

Dated: December 20, 2005.

Priscilla Mecham,

Field Office Manager.

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DEPARTMENT OF THE INTERIOR

Bureau of Land Management

[AZ-110-1430-ES; AZA-33001]

Notice of Realty Action; Recreation and Public Purposes (R&PP) Act Classification; Arizona

AGENCY: Bureau of Land Management (BLM), Interior.

ACTION: Notice.

SUMMARY: The public lands listed below, located in Mohave County, Arizona, near the community of Littlefield have been examined and found suitable for classification for lease or conveyance to the Virgin River Domestic Wastewater Improvement District (VRDWID) under provisions of the R&PP Act for use as a wastewater treatment facility.

SUPPLEMENTARY INFORMATION: The following public lands near the community of Littlefield, Mohave County, Arizona, have been examined and found suitable for classification for lease or conveyance to the VRDWID under the provisions of the R&PP Act, as amended (43 U.S.C. 869 *et seq.*):

Gila and Salt River Meridian, Arizona

T. 40 N., R. 15 W., sec. 19, N $\frac{1}{2}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$.

T. 40 N., R. 16 W., sec. 24, E $\frac{1}{2}$ NE $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$.

(Including only those BLM administered lands between the southern right-of-way of Highway 91 and the top edge of the bluff overlooking the Virgin River.)

Containing 190 acres, more or less.

The lands are not needed for Federal purposes. Lease or conveyance is consistent with current BLM land use planning and would be in the public interest.

The lease/patent, when issued, will be subject to the following terms, conditions, and reservations:

1. Provisions of the R&PP Act and to all applicable regulations of the Secretary of the Interior.

2. A right-of-way for ditches and canals constructed by the authority of the United States.

3. All minerals shall be reserved to the United States, together with the right to prospect for, mine, and remove the minerals.

4. Valid existing rights.

5. Terms and conditions identified through the site-specific environmental analysis.

6. Those rights for power line and telephone line purposes granted to Dixie Escalante Electric under right-of-way AZA-36027 and Rio Virgin Telephone Company under rights-of-way AZAR-035969, AZA-30814, and AZA-17642.

7. The lessee/patentee by entering into the lease or accepting a patent, 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 out of, or in connection with the lessee's/patentee's use, occupancy, or operations on the leased/patented real property.

This indemnification and hold harmless agreement includes, but is not

limited to, acts or omissions of the lessee/patentee and its employees, agents, contractors, lessees, or any third-party, arising out of or in connection with the lessee's/patentee's use, occupancy, or operations on the leased/patented real property which cause or give rise to, in whole or in part: (1) Violations of Federal, State, and local laws and regulations that are now, or may in the future become, applicable to the real property and/or applicable to the use, occupancy, and/or operations thereon; (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) Releases or threatened releases of solid or hazardous waste(s) and/or hazardous substances(s), pollutant(s) or contaminant(s), and/or petroleum product or derivative of a petroleum product, as defined by Federal and State environmental laws; off, on, into, or under land, property, and other interests of the United States; (5) Other activities by which solid or hazardous substance(s) or waste(s), pollutant(s) or contaminant(s), or petroleum product or derivative of a petroleum product as defined by Federal and State environmental laws are generated, stored, used, or otherwise disposed of on the leased/patented real property, and any cleanup response, remedial action, or other actions related in any manner to the said solid or hazardous substance(s) or waste(s), pollutant(s) or contaminant(s), or petroleum product or derivative of a petroleum product; (6) Natural resources damages as defined by Federal and State laws. Lessee/patentee shall stipulate that it will be solely responsible for compliance with all applicable Federal, State, and local environmental laws and regulatory provisions, throughout the life of the facility, including any closure and/or post-closure requirements that may be imposed with respect to any physical plant and/or facility upon the real property under any Federal, State, or local environmental laws or regulatory provisions. In the case of a lease being issued, upon termination of the lease, lessee agrees to remove, at the request of BLM, any physical plant and/or facilities or improvements and restore the site to a condition acceptable to the BLM authorized officer. In the case of a patent being issued, 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.

8. Any other rights or reservations that the authorized officer deems

appropriate to ensure public access and proper management of the Federal lands and interest therein.

ADDRESSES: Detailed information concerning this action is available for review at the Office of the Bureau of Land Management, Arizona Strip District, 345 E. Riverside Drive, St. George, UT 84790.

DATES: Upon publication of this notice in the **Federal Register**, the lands will be segregated from all other forms of appropriation under the public land laws, including the general mining laws, except for lease or conveyance under the R&PP Act and leasing under the mineral leasing laws. For a period until February 13, 2006, interested persons may submit comments regarding the proposed lease/conveyance or classification of the lands to the District Manager, Arizona Strip District Office, 345 E. Riverside Drive, St. George, UT 84790.

Classification Comments: Interested parties may submit comments involving the suitability of the land for a wastewater treatment facility. Comments on the classification are restricted to whether the land is physically suited for the proposal, whether the use will maximize the future use or uses of the land, whether the use is consistent with local planning and zoning, or if the use is consistent with State and Federal programs.

Application Comments: Interested parties may submit comments regarding the specific use proposed in the application and plan of development, whether the BLM followed proper administrative procedures in reaching the decision, or any other factor not directly related to the suitability of the land for a wastewater treatment facility.

Any adverse comments will be reviewed by the State Director. In the absence of any adverse comments, the classification will become effective February 27, 2006.

Scott R. Florence,
District Manager.

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DEPARTMENT OF THE INTERIOR

Bureau of Land Management

[NV-055-5853-EU]

Notice of Realty Action: Direct Sale of Public Lands in Clark County, NV, N-79693

AGENCY: Bureau of Land Management, Interior.

ACTION: Notice.

SUMMARY: The following described lands, aggregating approximately 5.0 acres, more or less, have been designated for disposal and will be offered as a direct sale of public lands within the City of Henderson in Clark County, Nevada, to M Holdings, LLC.

DATES: Comment regarding the proposed sale must be received by the Bureau of Land Management (BLM) on or before February 13, 2006.

ADDRESSES: Comments regarding the proposed sale should be addressed to: Field Manager, Las Vegas Field Office, Bureau of Land Management, 4701 N. Torrey Pines Drive, Las Vegas, Nevada 89103.

More detailed information regarding the proposed sale and the land involved may be reviewed during normal business hours (7:30 a.m. to 4:30 p.m.) at the Las Vegas Field Office (LVFO).

FOR FURTHER INFORMATION CONTACT: You may contact Judy Fry, Program Lead, Sales at (702) 515-5081 or by email at jfry@blm.gov. You may also call (702) 515-5000 and ask to have your call directed to a member of the Sales Team.

SUPPLEMENTARY INFORMATION: The lands hereinafter described, consisting of 5.0 acres, more or less, have been authorized and designated for disposal under the Southern Nevada Public Land Management Act of 1998 (112 Stat. 3242), as amended by the Clark County Conservation of Public Land and Natural Resources Act of 2002 (116 Stat. 1994) (hereinafter "SNPLMA"). The land will be offered noncompetitively as a direct sale in accordance with the applicable provisions of Sections 203 and 209 of the Federal Land Policy and Management Act (FLPMA) of 1976 (43 U.S.C. 1713 and 1719), respectively, its implementing regulations, and in accordance with 43 CFR 2710.0-2, at not less than the appraised Fair Market Value (FMV) of the parcel, which has been determined to be \$5,010,000.00.

It is determined that the sale meets the criteria for disposal in FLPMA and the regulations at 43 CFR 2710.0-3 (a)(2) which states "Disposal of such tract shall serve important public objectives, including but not limited to, expansion of communities and economic development, which cannot be achieved prudently or feasibly on lands other than public lands and which outweigh other objectives and values, including, but not limited to, recreation and scenic values, which would be served by maintaining such tract in Federal ownership; and, as stated in (a)(3) that "Such tract, because of its location or other characteristics is difficult and

uneconomic to manage as part of the management by another Federal department or agency.

43 CFR 2711.3-3 (a) states that "Direct sales (without competition) may be utilized, when in the opinion of the authorized officer, a competitive sale is not appropriate and the public interest would best be served by a direct sale. Examples include, but are not limited to: (2) A tract identified for sale that is an integral part of a project of public importance and speculative bidding would jeopardize a timely completion and economic viability of the project; or (4) The adjoining ownership pattern and access indicate a direct sale is appropriate".

The City of Henderson (City), Nevada, has proposed that the 5.0 acre parcel be sold to M Holdings, LLC (MHLLC) as an integral part of a public project of vital economic development importance. The City is further interested in addressing critical transportation needs adjacent to the St. Rose Parkway/Las Vegas Boulevard/Haven Road interchange and enhancing the "gateway" to the City. MHLLC has been cooperative with the City and as the landowner of record, on all four sides of the subject parcel. MHLLC has entered into appropriate transportation and access agreements as part of an overall redevelopment agreement for the surrounding land. Based upon a direct request from the City, MHLLC has agreed to donate approximately 3.0 acres of private land to the City for a new interchange, finance and construct a new intersection for Haven Street from St. Rose Parkway to Bicentennial Parkway, and pay for the light and associated improvements at the proposed intersection.

The City has proposed to the BLM that Federal lands immediately adjacent to the donated property be sold to MHLLC at fair market value to enable MHLLC to replace the donated land and avoid unduly diminishing the size and value of their aggregate property. The City of Henderson expressed specific concerns that speculative bidding on the federal parcel could prevent MHLLC from purchasing the replacement lands, thus stopping the donation and impairing the City's ability to complete the public project. The 3.0 acre donation from MHLLC to the City, which will be recorded in the County, is a term and condition of the FMV direct sale to MHLLC. In the opinion of the authorized officer, a direct sale to MHLLC best serves the public interest.

In this instance, MHLLC's ownership of adjacent parcels meets the regulatory adjoining ownership and access test as well. MHLLC owns parcels adjacent to the federal parcel on all sides and