



DEPARTMENT OF THE INTERIOR

Bureau of Land Management

[A2407-014-004-065516, #O2509-014-004-125222]

Notice of Realty Action: Direct Sale of Public Lands in La Paz County, AZ

AGENCY: Bureau of Land Management, Interior.

ACTION: Notice of realty action.

SUMMARY: The Bureau of Land Management (BLM) proposes a non-competitive (direct) sale of a parcel of BLM-managed public lands in Arizona to permanently resolve management challenges of an isolated tract without public access, to resolve its split-estate status, and to facilitate orderly economic development in a way that would benefit local communities. The parcel, located in La Paz County, contains 640 acres and, if approved, would be sold to 174 Power Global, LLC. The sale would be subject to the applicable provisions of the Federal Land Policy and Management Act of 1976, as amended (FLPMA), and the BLM land sale regulations.

DATES: Interested parties must submit written comments, postmarked or delivered no later than [INSERT DATE 45 DAYS AFTER DATE OF PUBLICATION IN THE *FEDERAL REGISTER*]. The land would not be offered for sale until after [INSERT DATE 45 DAYS AFTER DATE OF PUBLICATION IN THE *FEDERAL REGISTER*].

ADDRESSES: Mail written comments to James Holden, Field Manager, BLM Hassayampa Field Office, 2020 E. Bell Rd, Phoenix, AZ 85022. Comments may also be emailed to: blm_az_pdo_solar@blm.gov. Documents pertinent to this proposed sale may be viewed online at: <https://eplanning.blm.gov/Project-Home/?id=D6DD86E1-AC24-F111-8341-001DD800B811>.

FOR FURTHER INFORMATION CONTACT: Derek Eysenbach, Project Manager, at deysenbach@blm.gov, at the mailing address above, or by phone at (602) 417-9505.

Individuals in the United States who are deaf, deafblind, hard of hearing, or have a speech disability may dial 711 (TTY, TDD, or TeleBraille) to access telecommunications relay services for contacting Mr. Eysenbach. Individuals outside the United States should use the relay services offered within their country to make international calls to the point-of-contact in the United States.

SUPPLEMENTARY INFORMATION: The BLM will consider a direct sale in accordance with applicable provisions of Section 203 of FLPMA. The surface estate would be sold for no less than the appraised fair market value of \$350,000.

Gila and Salt River Meridian, Arizona

T. 3 N., R. 12 W.,

sec. 16.

The area described contains 640 acres, according to the official plat of the survey of the said land on file with the BLM.

The mineral estate is reserved to the State of Arizona; therefore, no mineral estate would convey with the sale. The proposed sale is in conformance with the BLM Bradshaw-Harquahala Resource Management Plan approved in April 2010, as amended by Renewable Arizona: Restoration Design Energy Project Resource Management Plan Amendments approved in January 2013. The BLM is preparing a parcel-specific Environmental Assessment (EA) in connection with this realty action. It can be viewed online (see **ADDRESSES**).

Regulations at 43 CFR 2710.0-3(a) and 43 CFR 2711.3-3(a) authorize the BLM to utilize a direct sale of public land when a competitive sale is not appropriate, and the public interest would best be served by a direct sale. The BLM would offer the lands to 174 Power Global, LLC since the company holds an exclusive long-term commercial

lease with the Arizona State Land Department on all adjacent parcels. The subject parcel has been determined to meet FLPMA section 203(a) sale criteria. Private ownership of the parcel would facilitate timely and efficient development of the lands which would benefit economic development in La Paz County. The isolated parcel has no public access, and no known scenic or recreation values.

Pursuant to the requirements of 43 CFR 2711.1-2(d), publication of this notice in the *Federal Register* will segregate the land from all forms of appropriation under the public land laws, including the mining laws, except for the sale provisions of FLPMA. Until completion of the sale, the BLM will no longer accept land use applications affecting the public land. The effect of this segregation will terminate upon issuance of a patent, publication in the *Federal Register* of a termination of the segregation, or 2 years after the date of publication in the *Federal Register*, unless extended by the BLM Arizona State Director in accordance with 43 CFR 2711.1-2(d) prior to the termination date. The BLM will publish this notice in the *Parker Pioneer* newspaper once a week for 3 consecutive weeks.

The conveyance document, if issued, will include the following terms, conditions, and reservations:

1. A reservation to the United States for ditches and canals constructed by the authority of the United States under the Act of August 30, 1890 (43 U.S.C. 945);
2. An appropriate indemnification clause protecting the United States from claims arising out of the patentee's use, occupancy, or operations on the patented land;
3. Valid existing rights issued prior to conveyance; and
4. Additional terms and conditions that the authorized officer deems appropriate.

The BLM will make available reports pertaining to the land, which include an appraisal; environmental site assessment, per the Comprehensive Environmental Response, Compensation, and Liability Act; and a draft EA, per the National

Environmental Policy Act, for review at the Hassayampa Field Office and online (see **ADDRESSES** above). Interested parties may submit, in writing, any comments concerning the land being considered for sale, including notification of any encumbrances or other claims relating to the parcel, at the address listed in the **ADDRESSES** section by the deadline listed in the **DATES** section.

The land is suitable for direct sale under FLPMA, without competition, consistent with 43 CFR 2711.3-3(a)(4), as direct sales may be used “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,” including when “the adjoining ownership pattern and access indicate a direct sale is appropriate.”

The BLM Arizona State Director will review adverse comments regarding the parcel and may sustain, vacate, or modify this realty action, in-whole or in-part. In the absence of timely objections, this realty action will become the final determination of the Department of the Interior.

Before including your address, phone number, email address, or other personal identifying information in your comment, be aware 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.

(Authority: 43 CFR 2711.1-2)

Raymond Suazo,

BLM Arizona State Director.

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