



OFF-HIGHWAY VEHICLES GRANT PROGRAM

Application ID	Entity	County	Project Name
OHVGP1511	City of Fernley	Carson City County	OHVGP - City of Fernley

1. Applicant Information

Organization Name:: City of Fernley

Contact Person: : Trisha Livingston

Title: : Grant Administrator

Mailing Address: : 595 Silver Lace Blvd

City: : Fernley

State: : NV

9 Digit Zip Code: : 89408

Phone Number: : 7757849851

Email Address:: tlivingston@cityoffernley.org

I understand that any funding awarded by the program may be terminated at anytime if the recipient fails to comply with program regulations, or the terms of a funding agreement. The applicant understands the program may upon notice to an award recipient terminate a funding award at anytime if funding becomes unavailable. : true

By submitting this grant application, I acknowledge that the Department of Conservation and Natural Resources may terminate grant funding for cause which may include grants that no longer effectuate program goals or agency priorities. : true

By submitting this grant application, I acknowledge that any current or future litigation brought against the State of Nevada or its political subdivisions may result in ineligibility for funding or termination of an active grant.: true

I have read and acknowledge the requirements stipulated in the program regulations available at: <https://ohv.nv.gov/grant-program>. As an applicant my organization will be able to meet program requirements. : true

2. Organization Type (Select Only One)

Please describe your organization: City agency.

3. Applicant History

Has the applicant previously received Nevada OHV Grant Program Funding? : false

Does the applicant currently have open grants from the Nevada OHV Program? : false

Number of projects funded:: 0

Number of projects completed:: 0

Amount of OHV funding received to date:: 0

4. Project Information

Project Name:: Fernley OHV Plan

Studies or planning for trails and facilities: true

Mapping and signage: true

Acquisition of land for OHV trails and facilities: false

Enhancement, maintenance, or both of OHV trails and facilities : false

Construction of OHV trails or facilities: false

Restoration of areas damaged by OHVs: false

Construction of trail features to minimize impacts on environmentally sensitive areas or important wildlife habitats : false

OHV safety training and safety education: false

OHV and NRS 490 compliance and enforcement: false

OHV grant request:: 86250

Total match provided:: 0

Please describe match sources, partnerships, and type:: The City of Fernley does not have a match. The City will partner with BLM and NDOW on the project.

Please list all user group(s) able to utilize this project:: ATV/Quads, UTV SxS.

If applicable, please explain how this project will aid with managing user interactions:: To aid with managing user interaction, the City will formally designate ATV, Quad, and UTV SxS routes and provide mapping of the designated routes.

5. Scope of Work and Deliverables

Scope of work description:: APN 021-601-04 is a 628-acre parcel located in City of Fernley Planning Area 17 (PA-17) of the City's South Area Plan, designated as Open Space and intended for passive recreation and OHV trail use. The parcel remains federal public land administered by BLM, pending completion of Phase II

conveyance to the City. Fernley will contract a planning consultant to develop a Fernley OHV Trail Plan for this parcel that will include a vision statement, prioritized goals and capital improvement plan, and a baseline OHV trail map.

Project deliverables description:: We will determine the total designated OHV trail mileage and how/where the OHV trail connects to other trails, and the number trailhead location(s) where parking, signage, kiosks, restrooms, other amenities can be installed. We will determine where signs are best to be installed.

6. Commission Priorities

Law Enforcement Strategy:: N/A

Planning, Environmental Studies, and Conservation:: The conservation mechanism in Fernley's OHV framework is route designation, concentrating OHV traffic on defined corridors to prevent dispersed, uncontrolled use that causes the most resource damage. OHV use will be directed to appropriate zones and excluded from preservation zones. Coordination with BLM and NDOW will ensure we identify OHV opportunities that are compatible with land management and wildlife objectives.

Enhancement or Maintenance of Existing Trails and Facilities:: N/A

Training Strategy:: N/A

Connectivity and Loops:: PA-17 represents the largest single contiguous open space parcel in the South Fernley planning area, and its development as an OHV trail system would provide a self-contained OHV riding experience without requiring riders to cross public roads. The parcel borders BLM administered land to the south and east. Creating trail connectors at the parcel boundary would extend legal riding into the broader desert without requiring road crossing. The parcel's northern boundary is proximate to US95A, which is the primary vehicular access route to the south Fernley area, a designated trailhead with trailer parking at this location would allow riders to arrive by vehicle and access the trail network without riding on public roads.

Access:: The OHV Trail Plan project addresses a fundamental access deficit. The project improves access by designating an OHV trail system with legal access from the urban area to the backcountry and in designating an official OHV trail system, the City is providing an OHV destination to transit to/from.

Trail Mapping and Signage:: The City of Fernley's own GIS infrastructure, Esri ArcGIS Pro, is compatible with the Nevada Trail Finder submission format. Mapping of current land ownership, parcel boundaries, access points, and current use areas to establish a baseline from which planning decisions will be made. Mapping will spatially identify sensitive resources, existing infrastructure, and land ownership that will constrain or enable trail pathways.

Partners and Leverage:: The City will partner with BLM and NDOW in completing the project.

Economic Integration:: Locally, visitor spending on fuel, food, lodging, retail and potential event hosting revenue increase. Regionally, Fernley is positioned as an OHV destination in northwestern Nevada, capturing the Reno-Sparks metropolitan visitor spending dollars. State-wide, the increase in OHV registrations and adding Fernley to the statewide OHV recreation network increases the program's visibility.

New Facilities:: The justification for new OHV facility and program development in Fernley is rooted in Nevada state law. NRS 490.100 provides that a city may designate any portion of a highway within its municipal boundaries as permissible for the operation of OHVs for the purpose of allowing OHVs to reach a private or public area that is open for use by OHVs. This statutory authority was the direct basis for the City Council's adoption of Bill #303 and Resolution #21-010 in November 2021. In an effort to encourage tourism for outdoor enthusiasts, especially those accessing public lands with off-highway vehicles, the City must establish routes and uses of off-highway vehicles. Resolution #21-010 further states, the City wishes to encourage

tourism and use of the outdoor spaces within and in the vicinity of the City and recognizes that visitors to the Fernley area routinely lodge in its hotels. These adopted legislative findings constitute the City Council's formal, on-the-record justification for OHV program development.

7. Project Location

Nearest town/city/municipality to project (list multiple if applicable) :: City of Fernley

County(s):: Lyon County

8. Land Management and Environmental Compliance

Landowner(s): Bureau of Land Management

Please describe land management classification: Federal.

Will there be ground disturbing activities? (ex. construction, trail maintenance): false

Universal Access to Outdoor Recreation - A Design Guide: false

USFS Standard Specifications for Construction & Maintenance of Trails: false

BLM Manual 9113-Roads: false

BLM Manual 9102 - Facility Design: false

BLM Manual 9103 - Facility Construction: false

Great Trails: Providing Quality OHV Trails and Experiences or other NOHVCC Handbooks: true

Other standards or guidelines:

Record of Decision (ROD): false

Finding of No Significant Impact (FONSI) and a Decision Record (DR): false

Categorical Exclusion (CX): false

SHPO 106 compliance/concurrence letter: false

Other compliance documents already completed: false

Not applicable: true

9. Budget

10. Additional Materials

Project Dates

Project Dates

Date funding required: 7/1/2026

Initiation of Operations: 8/31/2027

Project Costs

	Program Funds	Local Funding Source	Matching Funds	Total Costs	Other Funding Source
Administrative Fee	\$0.00	\$0.00	\$0.00	\$0.00	
Land Acquisition	\$0.00	\$0.00	\$0.00	\$0.00	
Planning and Assessments	\$0.00	\$0.00	\$0.00	\$0.00	
Labor	\$0.00	\$0.00	\$0.00	\$0.00	
Contracts	\$85,000.00	\$0.00	\$0.00	\$85,000.00	0
Material Supplies	\$0.00	\$0.00	\$0.00	\$0.00	
Travel	\$0.00	\$0.00	\$0.00	\$0.00	
Equipment	\$0.00	\$0.00	\$0.00	\$0.00	
Other	\$1,250.00	\$0.00	\$0.00	\$1,250.00	0
Totals	\$86,250.00	\$0.00	\$0.00	\$86,250.00	

Signature Trisha Livingston Date: 05/14/2026

Project Timeline

APPENDIX A

Project Timeline: Funding Agreements are two years unless specified. Please complete the table below providing a quarterly timeline for your project.

Date	Project Goals	Deliverables
Year 1 – Q1	Procure a professional planning consultant and begin working with consultant on deliverables 3-5.	1. Draft RFP. 2. Consultant contract approved/signed. 3. Project Kick off meeting. 4. Project schedule. 5. Map of existing OHV routes inventory.
Year 1 – Q2	Begin community meetings and publish an online OHV survey to gather the public’s OHV use patterns, needs, and priorities. Wrap up final draft of existing OHV route inventory and conditions.	1. Summary report of 1st community meeting. 2. Summary report on online survey. 3. Final draft of map existing OHV routes.
Year 1 – Q3	Community meeting #2 to draft vision, goals using the OHV route inventory & conditions and public input from CM #1. Map proposed trails with existing trails. Obtain cost estimates & prioritize of improvements, maintenance.	1. Plan vision, prioritized goals statement. 2. Draft OHV trail map with proposed & existing trails. 3. Summary report of CM #2. 4. Draft capital improvement plan.
Year 1 – Q4	Present draft OHV Trail Plan at CM #3. Update/revise draft OHV Trail Plan and present to Council for adoption.	1. Summary report of #3 CM. 2. Final plan & OHV map adopted by Council.

Year 2 – Q1		
Year 2 – Q2		
Year 2 – Q3		
Year 2 – Q4		

Support documentation from property owner

APPENDIX B

**MEMORANDUM OF UNDERSTANDING BETWEEN THE BUREAU OF
LAND MANAGEMENT, SIERRA FRONT FIELD OFFICE, AND THE CITY
OF FERNLEY, NEVADA**

**FOR THE PURPOSES OF PHASE II LAND CONVEYANCES UNDER THE
NATIONAL DEFENSE AUTHORIZATION ACT**

March 18, 2025

I. BACKGROUND AND PURPOSE

On December 19, 2014, the National Defense Authorization Act (Act) (H.R. 3979) was signed into law (Public Law 113-291). Included in this Act is Section 3009 (c) titled "Conveyance to the City of Fernley, Nevada." Under Section 3009 (c) (2) the Bureau of Land Management (BLM) is required to convey to the City of Fernley (City), approximately 9,779 acres of public lands (Project). This land conveyance has been assigned BLM case file number NVN 093783.

The purpose of this Memorandum of Understanding (MOU) is to establish a relationship between the BLM and the City regarding the respective roles, responsibilities, conditions and procedures for a land conveyance, which includes compliance with the National Environmental Policy Act (NEPA), the National Historic Preservation Act (NHPA), and any other federal law(s) or regulation(s) applicable to the Project.

The Project area is depicted on a Congressional map dated January 25, 2013. The Conveyance Area includes approximately 9,779 acres of public lands. Approximately 7,463 acres are located within the Carson City District (CCD) and 2,316 acres are located within the Winnemucca District. Approximately 5,217.6 acres are included in Phase II of the conveyance request. The CCD has been designated as the Nevada BLM lead for this Project. Section 3009 (c) of the Act is included as Appendix A of this MOU.

II. AUTHORITIES

This MOU is entered into under the following authorities, which are hereby incorporated by reference:

- PUBLIC LAW 113-291—DEC. 19, 2014, H.R.3979 - Carl Levin and Howard P. "Buck" McKeon National Defense Authorization Act for Fiscal Year 2015, Section 3009(c)
- Act of June 14, 1926 (commonly known as the "Recreation and Public Purposes Act")
- The Federal Land Management and Policy Act of 1976 (PL 94-579), 43 USC 1701 et seq.;
- The National Environmental Policy Act of 1969, as amended (PL 91-190, 42 USC 4321 et seq.);
- The National Historic Preservation Act of 1966, as amended (156 USC 470)

III. RESPONSIBILITIES

A. DESIGNATION OF AUTHORIZED OFFICIALS AND POINTS OF CONTACT

The Authorized Official for the BLM is the Field Manager, Sierra Front Field Office. Certain actions may require approval by the District Manager.

The Authorized Official for the City is the Mayor.

The BLM and City may designate, in writing, individuals or consultants as technical point(s) of contact for all or portions of this Project.

B. CITY

I. Conveyance of Lands from the BLM to the City under the Recreation & Public Purposes (R&PP) Act [Section 3009 (c) (2) (i)].

As described below, there are many studies, reports, and other matters that must be completed prior to the conveyance of land from the BLM to the City. The BLM has identified the conveyance of lands in Fernley City as a priority initiative. Additionally, the possibility of shared cost recovery agreement is being considered to facilitate the timely completion of these conveyances. The BLM understands that the City may direct-hire consultants, or other City-designated parties may direct-hire consultants to perform the work. All work performed must comply with BLM standards and be approved by the BLM.

The City would complete the following tasks at a minimum:

1. "Pre-Request Conference" with BLM. The BLM would recommend the City and City-designated parties, provide a preliminary map of the land to be requested for conveyance *prior to submittal of the request* described below and to be utilized during a pre-request conference call. This would enable the BLM to better inform the City at the time a request is submitted, which activities described below and in Section C I will be required to complete the land conveyance.
2. Request to the BLM. Section 3009 (c) (2) of the Act states " ... not later than 180 days after the date on which the Secretary receives a request from the City for the conveyance of federal land..." The City is responsible for submitting a request to the BLM to convey lands. The City may request the conveyance of portions or all lands depicted on the Congressional map dated January 25, 2013, and at one time or over a phased period of time.

The City would need to provide the BLM the following:

- A request on City letterhead that describes the parcel(s) to be conveyed including the

Township, Range, and Section(s) the parcel(s) occur within and total acres requested;

- The request would need to provide the name(s) of individuals or consultants that would serve for the City to represent City interest for the requested conveyance; and
 - The parcel information on a map and with supporting GIS data.
 - Plan of Development for the Recreation & Public Purpose parcels.
3. Class III Cultural Resources Inventory. The objective of this inventory and report is to determine whether prehistoric or historic sites that are eligible for listing on the National Register of Historic Places (NRHP) are present within the lands to be conveyed. This report serves as the baseline for information in the environmental assessment and if an "agreement document" is required to comply with the NHPA.
 4. Baseline Biological Report. The objective of this inventory and report is to determine what vegetation types are present, whether noxious or invasive weeds are present, whether threatened or endangered species or BLM sensitive species are present, or their habitat may be present. This report serves as the baseline for information in the environmental assessment.
 5. Environmental Assessment. The objective of this document is to disclose the existing conditions of the land to be conveyed, and potential direct, indirect, and cumulative effects from the conveyance of lands from the BLM to the City. Additional details are included in Appendices B-D.
 6. Mineral Potential Report. The objective of this report is to determine if there are mineral resources within the lands to be conveyed, and, if so, what is the fair market value of those resources. This report can be contracted out to a third party and will be reviewed by the BLM.
 7. Costs. Section 3009 (c) (B) (6) of the Act states "At closing of the conveyance authorized under paragraph (2), the City shall pay or reimburse the Secretary, as appropriate, for the reasonable transaction and administrative personal costs associated with the conveyance authorized under that paragraph, including the costs of title searches, maps, and boundary and cadastral surveys." Upon the issuance of patent(s) for the conveyed land, the BLM would submit to the City the labor hours and costs associated with BLM work that was needed to complete this phase of the land conveyance. A cost recovery agreement between the BLM and City would be executed. The City agrees to submit payment to the BLM within 30-days upon receipt of the BLM's request.

Although as described in #7 above, the Act does not require payment to the BLM until the closing of any land conveyance, the BLM would enter into discussions early upon receipt of a request for a land conveyance, at the onset of the land conveyance to enter into a cost recovery agreement through "contributed funds." Should any

unused funds be available at the time of the closing of the land conveyance, the BLM would return any unexpended funds to the City or apply those funds to Section II 3, if applicable. The advantage of contributed funds is that projects with funding available often receive higher priority by the BLM to process.

II. Acquisition of the Federal Reversionary Interest [Section 3009 (c) (8) (A)].

1. **Request to the BLM.** Section 3009 (c) (8) (A) of the Act states, "After the date of conveyance of the Federal land under paragraph (2), the City may submit to the Secretary a request to acquire the Federal reversionary interest in all or any portion of the Federal land." The City is responsible for submitting to the BLM a request to acquire the reversionary interest in all or portions of lands that have been conveyed to the City, that would not be retained by the City for R&PP purposes.

The City would need to provide the BLM the following:

- A request on City letterhead that describes the parcel(s) to be acquired including the Township, Range, and Section(s) the parcel(s) occur within and total acres; and
 - The City provides the parcel information on a map and with supporting GIS data.
2. **Appraisal of the Fair Market Value.** Upon acceptance of the appraisal by the Office of Valuation Services, the appraisal would be processed to determine the fair market value for the acquisition of the reversionary interest, which the City would pay to the BLM through electronic fund transfer.
 3. **Costs.** " ... As a condition of the conveyance under subparagraph (C), all costs associated with the conveyance (including the cost of the appraisal under subparagraph [B]), shall be paid by the City... " Utilizing the existing cost recovery agreement described under Section III B 7, the BLM would submit to City the labor hours and costs associated with BLM work that was needed to complete this phase of the land conveyance. The City agrees to submit payment to the BLM within 30-days upon receipt of the BLM's request.

C. BLM

I. Conveyance of Lands from the BLM to the City under the Recreation & Public Purposes (R&PP) Act [Section 3009 (c) (2) (i)].

The BLM would complete the following tasks at a minimum:

1. **Project Coordination and Management.** The City and the BLM will coordinate all meetings, conference calls, data requests, and public inquiries throughout the duration of Fernley Phase II. The City and the BLM will collaborate to ensure the timely

review of all necessary documents. The BLM has established the official email address for all correspondence regarding this project as Fernley_Lands@blm.gov.

2. Cadastral Survey. Upon the receipt of the City's conveyance request, the BLM would submit a Land Surveyor Report (LSR) request to the BLM Nevada State Office. Further survey needs would be based on the BLM Nevada State Office's response to the LSR Request.

To the greatest extent practicable, the BLM recommends that any land conveyance configure the shape of the parcel(s) to aliquot parts. Lands that would be conveyed that involve irregular configurations (such as diagonals) of land sections would likely require a cadastral survey, which would add to project expense and timeframe.

3. Notification to Right-of-Way Holders. In accordance to the "Final BLM Policy and Procedures for Issuance of 'Long Term' Right-of-Way Grants and Easement Over Public Lands to Be Transferred Out of Federal Ownership," existing right-of-way (ROW) holders would be notified by the BLM that their existing ROW may be affected by the land conveyance. ROW holders are given the option to keep their ROW in status quo (no change); convert the ROW to a perpetual ROW or a perpetual easement; or relinquish the ROW and work out an agreement with the City.
4. Notification to Livestock Grazing Permittees. 43 CFR 4110.4-2 (b) states, "When public lands are disposed of or devoted to a public purpose which precludes livestock grazing, the permittees and lessees shall be given 2 years' prior notification except in cases of emergency... before their grazing permit or grazing lease and grazing preference may be cancelled..."

Phase II of conveyance, when fully implemented, would remove approximately 16.7 percent (5,217.6 acres) from the Horse Springs Grazing Allotment, which currently encompasses 31,176.3 acres. The Horse Springs allotment is technically vacant now and is unlikely to ever be permitted for grazing again in the future. The BLM has designated this allotment as a "Custodial" allotment with no high-priority resource values identified.

5. Review Mineral Potential Report. BLM will review the Mineral Potential Report once it is completed by either the City or a third-party contractor. The objective of this report is to determine if there are mineral resources within the lands to be conveyed, and, if so, what is the fair market value of those resources.
6. Mineral Validity Exam. If the BLM determines, upon the request to convey lands to the City, that unpatented mining claims occur within the proposed conveyance lands, it may be necessary for a mineral validity exam to be prepared. This will be carried out by the BLM, may be contracted by the BLM or carried out by the City in accordance with Section B(I).

7. Review and Approval of the Following Reports:

- Cadastral Survey, if required.
- Mineral Potential Report;
- Mineral Validity Exam, if required.
- Class III Cultural Resources Inventory;
- Biological Baseline Report;
- Environmental Assessment; and:
- All other reports identified on the Baseline Needs Assessment Form (BNAF).

8. Consultation with Tribes. The BLM will complete formal consultation with the Yerington Paiute, Pyramid Lake Paiute, Fallon Paiute-Shoshone, and Washoe Tribes as well as the Reno-Sparks Indian Colony and they would be invited to participate in the development of any agreement document(s) as needed under NHPA (described below). Other tribes may also be identified for consultation.

9. Agreement Document under NHPA, if needed. 36 CFR 800.5 (a) (2) (vii) defines an adverse effect under the NHPA as " ... the transfer of historic properties out of federal ownership without adequate and legally enforceable restrictions or conditions to ensure long-term preservation of the property's historic significance." If prehistoric or historic properties that are eligible for listing on the NRHP occur within the land to be conveyed, an "agreement document" such as a Memorandum of Agreement, must be prepared by the BLM, the State Historic Preservation Office, any consulting parties and tribes prior to a land conveyance.

10. Approve a Finding of No Significant Impact and Decision Record. Upon the conclusion of the NEPA process and the publication of a Final EA (and execution of an agreement document, if required), if the BLM determines that the land conveyance would result in "less than significant effects," the BLM would then approve a Finding of No Significant Impact and Decision Record for the Project prior to land conveyance.

II. Acquisition of the Federal Reversionary Interest [Section 3009 (c) (8) (A)].

Upon receipt of the City's' request to acquire the reversionary interest in lands that have been conveyed to it, and upon the conclusion of the appraisal of the fair market value, the BLM would provide notice to the City of the amount due of the reversionary interest. Upon receipt of payment from the City, the BLM would issue new land patents, recording that the City has paid the reversionary interest fees, and the land(s) are no longer subject to the requirements of the R&PP Act.

III. ADMINISTRATIVE PROVISIONS

Applicable laws: The parties agree to comply with all applicable laws governing the

activities under this MOU.

Effective Date and Term of this MOU: This MOU shall be in effect upon the date of the last signed, and executed by the duly authorized representatives, and will remain in effect until such time as described under "Termination."

Amendments: Either party may request changes to this MOU. Any changes, modifications or amendments to this MOU must be mutually agreed to in writing by the parties. Any amendment, modification or revision will be incorporated by written instrument, executed and signed by all parties to this MOU, and will be in effect in accordance with the Terms of this MOU. An amendment of this MOU is not necessary to change the designated points of contact for this MOU.

Termination: Either party may terminate this MOU after 30-days written notice to the other party with their intention to do so. During this period, the parties will enter into negotiations to resolve their disagreement(s). If the disagreement(s) have not been resolved by the end of the 30-day period, this MOU will terminate. In the event that negotiations are progressing but are not concluded by the end of the 30-day period, the party initiating the request to terminate may request in writing the termination be postponed for one additional 30-day period.

Land Conveyance Requires an EIS: If the BLM determines that a land conveyance would have significant effects, the BLM would terminate the processing of the land conveyance and enter into a new agreement with the City that would govern the preparation of an Environmental Impact Statement (EIS). In such case when it is determined that a land conveyance would have significant effects, the preparation of any environmental assessment would cease. The BLM would provide the City with 30-days written notice to this effect.

IV. CONTACT INFORMATION

The primary points of contact for carrying out the provisions of this MOU are:

Carson City District BLM: Kim D. Dow, District Manager: 775-885-6000

City of Fernley: Benjamin Marchant, City Manager: 775-784-9859

V. APPROVALS

Kim D. Dow
Kim D. Dow
District Manager
Carson City District

05/03/25
Date

Neal E. McIntyre
Neal E. McIntyre
Mayor, City of Fernley

5-2-2025
Date

APPENDIX A: NATIONAL DEFENSE AUTHORIZATION ACT (HR 3979)

(c) CONVEYANCE TO THE CITY OF FERNLEY, NEVADA.

(1) DEFINITIONS. - In this subsection:

(A) **CITY.** - The term "City" means the city of Fernley, Nevada.

(B) **FEDERAL LAND.** - The term "Federal land" means the land located in the City that is identified as "Proposed Sale Parcels" on the map.

(C) **MAP.** - The term "map" means the map entitled "Proposed Fernley, Nevada, Land Sales" and dated January 25, 2013.

(D) **SECRETARY.** - The term "Secretary" means the Secretary of the Interior.

(2) **CONVEYANCE AUTHORIZED.** - Subject to valid existing rights and notwithstanding the land use planning requirements of sections 202 and 203 of the Federal Land Policy and Management Act of 1976 (43 U.S.C. 1712, 1713), not later than 180 days after the date on which the Secretary receives a request from the City for the conveyance of the Federal land, the Secretary shall convey to the City, without consideration, all right, title, and interest of the United States to and in the Federal land.

(3) USE OF CONVEYED LAND. -

(A) **IN GENERAL.** - The Federal land conveyed under paragraph (2)-

(i) may be used by the City for any public purposes consistent with the Act of June 14, 1926 (commonly known as the "Recreation and Public Purposes Act") (43 U.S.C. 869 et seq.); and

(ii) shall not be disposed of by the City.

(B) **REVERSION.** - If the City ceases to use a parcel of the Federal land conveyed under paragraph (2) in accordance with subparagraph (A)-

(i) title to the parcel shall revert to the Secretary, at the option of the Secretary; and

(ii) the City shall be responsible for any reclamation necessary to revert the parcel to the United States.

(4) **AVAILABILITY OF MAP.** - The map shall be on file and available for public inspection in the appropriate offices of the Bureau of Land Management.

(5) **RESERVATION OF EASEMENTS AND RIGHTS-OF-WAY.** - The City and the Commissioner of Reclamation may retain easements or rights-of-way on the Federal land to be conveyed, including easements or rights-of-way that the Commissioner of Reclamation determines are necessary to carry out-

(A) the operation and maintenance of the Truckee Canal Irrigation District Canal;
or

(B) the Newlands Project.

(6) COSTS. - At closing for the conveyance authorized under paragraph (2), the City shall pay or reimburse the Secretary, as appropriate, for the reasonable transaction and administrative personnel costs associated with the conveyance authorized under that paragraph, including the costs of title searches, maps, and boundary and cadastral surveys.

(7) RELEASE OF UNITED STATES. - On conveyance of the Federal land under paragraph (2), notwithstanding any other provision of law, the United States is released from any and all liabilities or claims of any kind or nature arising from the presence, release, or threat of release of any hazardous substance, pollutant, contaminant, petroleum product (or derivative of a petroleum product of any kind), solid waste, mine materials, or mining related features (including tailings, overburden, waste rock, mill remnants, pits, or other hazards resulting from the presence of mining related features) on the Federal land in existence before or on the date of the conveyance.

(8) ACQUISITION OF FEDERAL REVERSIONARY INTEREST. -

(A) REQUEST. - After the date of conveyance of the Federal land under paragraph (2), the City may submit to the Secretary a request to acquire the Federal reversionary interest in all or any portion of the Federal land.

(B) APPRAISAL. -

(i) IN GENERAL. - Not later than 180 days after the date of receipt of a request under subparagraph (A), the Secretary shall complete an appraisal of the Federal reversionary interest in the Federal land requested by the City under that subparagraph.

(ii) REQUIREMENT. - The appraisal under clause (i) shall be completed in accordance with-

(I) the Uniform Appraisal Standards for Federal Land Acquisitions;
and

(II) the Uniform Standards of Professional Appraisal Practice.

(C) CONVEYANCE REQUIRED. - If, by the date that is 1 year after the date of completion of the appraisal under subparagraph (8), the City submits to the Secretary an offer to acquire the Federal reversionary interest requested under subparagraph (A), the Secretary shall, not later than the date that is 30 days after the date on which the offer is submitted, convey to the City the reversionary interest covered by the offer.

(D) CONSIDERATION. - As consideration for the conveyance of the Federal reversionary interest under subparagraph (C), the City shall pay to the Secretary an amount equal to the appraised value of the Federal reversionary interest, as determined under subparagraph (B).

(E) COSTS OF CONVEYANCE. - As a condition of the conveyance under subparagraph (C), all costs associated with the conveyance (including the cost of the appraisal under subparagraph (B)), shall be paid by the City.

APPENDIX B ENVIRONMENTAL ASSESSMENT

The determination that an environmental assessment (EA) is required is based on the BLM's review of Section 3009 (c) of the Act. An EA is the minimum level of analysis that must be prepared in order to determine whether the Project would significantly affect the quality of the human environment. The BLM would make this determination once an EA is prepared in a Finding of No Significant Impact (FONSI). This determination is also based on:

- The Act does not specifically exempt this Project from compliance with the NEPA.

The "conveyance EA" would analyze the following:

The direct, indirect, and cumulative effects the *Proposed Action*: the BLM would convey the public lands to the City and be in compliance with the Act. The EA would disclose in the *No Action Alternative*: that the BLM would not be in compliance with the Act. Consistent with 43 CFR 46.310 (b), the No Action Alternative would not be analyzed.

The scope of the EA is a land conveyance. The BLM has determined that potential economic development activities on the conveyed lands are reasonably foreseeable future [non-federal] actions that must be disclosed in the cumulative effects section of the EA (to the extent that information is publicly available). However, because these reasonably foreseeable future [non-federal] actions cannot be modified or prevented by BLM decision-making, their effects are not cumulatively additive to the BLM's action to convey the public lands to the City.

Conveyance of public lands removes the lands from the jurisdiction of the FLPMA and other regulations, manuals, guidance etc., that the BLM currently uses in its administration of these lands for multiple-use purposes.

The following guidance on the preparation of an EA is hereby incorporated by reference:

- The BLM *National Environmental Policy Act Handbook* (H-1790-1);

All primary- or sub-contractors working on the EA must sign an *Organizational Conflict of Interest Representation Certification* and submit the completed form to the BLM within 10 working days of entry onto service on this Project on the behalf of the City.

The development of the EA shall include, at a minimum, the following tasks:

(A.) Communication Plan

- The EA Contractor shall develop a Communication Plan, that identifies the primary for the City, the BLM, EA Contractor, and any other consultants involved on this Project;
- The Communication Plan shall be submitted to the City and BLM for approval within 10 working days upon entry onto service on this Project;

- Provide timely conference calls, as needed based on deliverables, between the primary contacts involved on this Project;
- Provide for a Project "kick-off" meeting at the BLM office in Carson City as a meet and greet, and Project overview; and
- Provide the BLM and all primary contacts with meeting minutes for all in-person meetings and conference calls within three working days.

(B.) Project Schedule

Based on the minimum tasks outlined in Appendix D, the EA Contractor will maintain a Project schedule starting with the BLM's receipt of a request by the City to convey land.

(C.) GIS Data and Map Standards

The EA Contractor shall provide to the BLM all corresponding map features as ArcMap shapefiles with complete metadata in acceptable BLM standards as follows:

- ArcMap 10.2 or greater, NAD 1983, UTM 11N.

All maps must include BLM-approved land status and the following:

- North arrow, legend, scale, title, BLM warranty and accuracy of information, BLM logo, and date.

(D.) Administrative Review of Documents

The BLM's Project IDT will review and provide comments on documents prepared by the EA Contractor and any other consultants. All comments will be provided in writing and require a written response from the EA Contractor.

- Documents can be provided to the BLM and other primary contacts by email or by an ftp site;
- Provide review documents and maps in PDF with line numbering;
- All final documents (ready for publication) must be 508 compliant.

(E.) Public Review

- The draft EA will be made available to the public for 15 or 30 day review periods through ePlanning (a "NEPA register");
- The EA Contractor will be provided the initial Project mailing list and will be required to maintain the mailing list through Project completion; and
- The EA Contractor will provide the BLM with support necessary for one public workshop including sending letters to the mailing list, "dear reader letters," developing poster

boards and large format maps, reproduction of documents (hard copy or CDs), and providing staff necessary to support the workshop (if the BLM determines that a public workshop is necessary).

(F.) Administrative Record

- The EA Contractor will maintain the Administrative Record (AR) for this Project starting with the BLM's receipt of a request by the City to convey land and through the life of this Project;
- A copy of the AR must be provided to the BLM no later than 10 working days after the BLM approves the Final EA. The AR must be delivered to the BLM electronically and in hard copy format (four complete copies).

APPENDIX C EA TABLE OF CONTENTS

At a minimum, the EA will include the following sections:

Cover Page

Table of Contents

<u>Chapter 1</u>	Introduction
	Purpose and Need
	Scoping and Issue Identification
	Decision to be Made
	Land Use Plan Conformance Statement
	Relationship to Statutes, Regulations, and Other Plans
<u>Chapter 2</u>	Proposed Action and No Action Alternative
<u>Chapter 3</u>	Affected Environment
	Setting
	Resources Considered for Analysis
<u>Chapter 4</u>	Environmental Consequences
	Introduction
	Types of Effects
	Effects Analysis
<u>Chapter 5</u>	Cumulative Effects
	Definitions
	Geographic Scope (Cumulative Effects Study Area[s])
	Timeframe for Effects
	Past and Present Actions
	Reasonably Foreseeable Future Actions
	Effects Analysis
	Mitigation Measures and Residual Effects
<u>Chapter 6</u>	Consultation and Coordination
	Public Review and Comment
	Individuals, Tribes, Organizations and Agencies Consulted
	List of Preparers
<u>Chapter 7</u>	References

APPENDIX D PRELIMINARY MILESTONES FOR AN EA

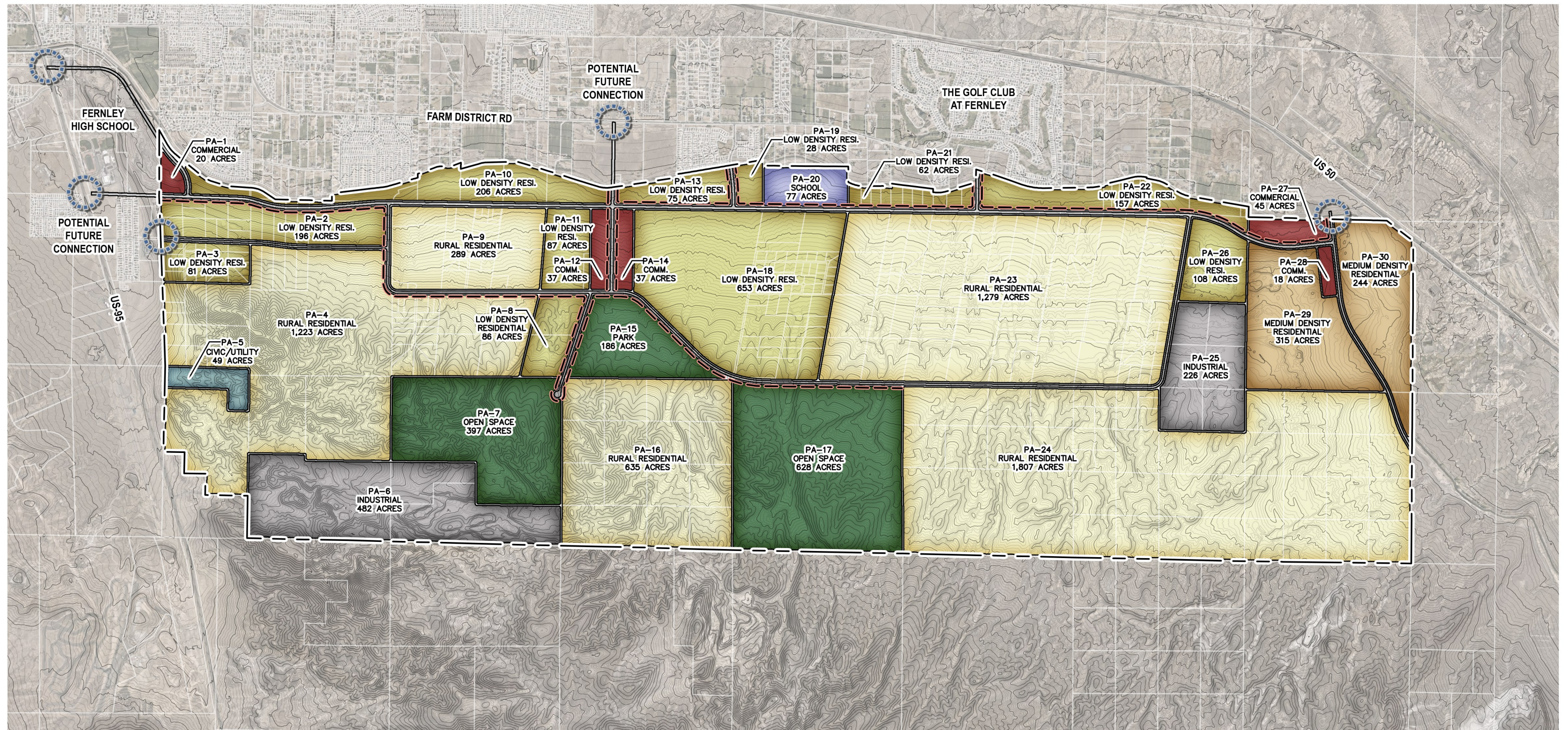
Task	Milestone	Participants
EA Contractor	Selection	City
Scoping (Internal)	Kick-Off Meeting IDT Determines Resources that may be present and may be affected. Field visit with IDT.	BLM/City/EA Contractor
Scoping (External)	Stakeholder outreach	BLM/City
Tribal Consultation	Outreach and letters	BLM
NHPA Agreement Document*	Prepare agreement document	BLM/City/Tribes/Other consulting parties
Draft EA	Prepare Draft EA	BLM/City/EA Contractor
	Public Review & Workshop**	BLM/City/EA Contractor
Execute NHPA Agreement Document*	All parties sign off	BLM/City/Tribes/Other consulting parties
Final EA	Prepare Final EA	BLM/City/EA Contractor
FONSI	Prepare FONSI	BLM
Decision Record	Prepare DR	BLM

* If needed.

** To be determined. Public review of the draft EA may be for 15- or 30-days. The need for a public workshop would be determined by the BLM.

Project Map 1

APPENDIX C



SYMBOLS

- SOUTH AREA PLAN BOUNDARY
- SHARED USE PATH
- KEY ACCESS POINTS
- 5' CONTOUR LINES

LAND USE

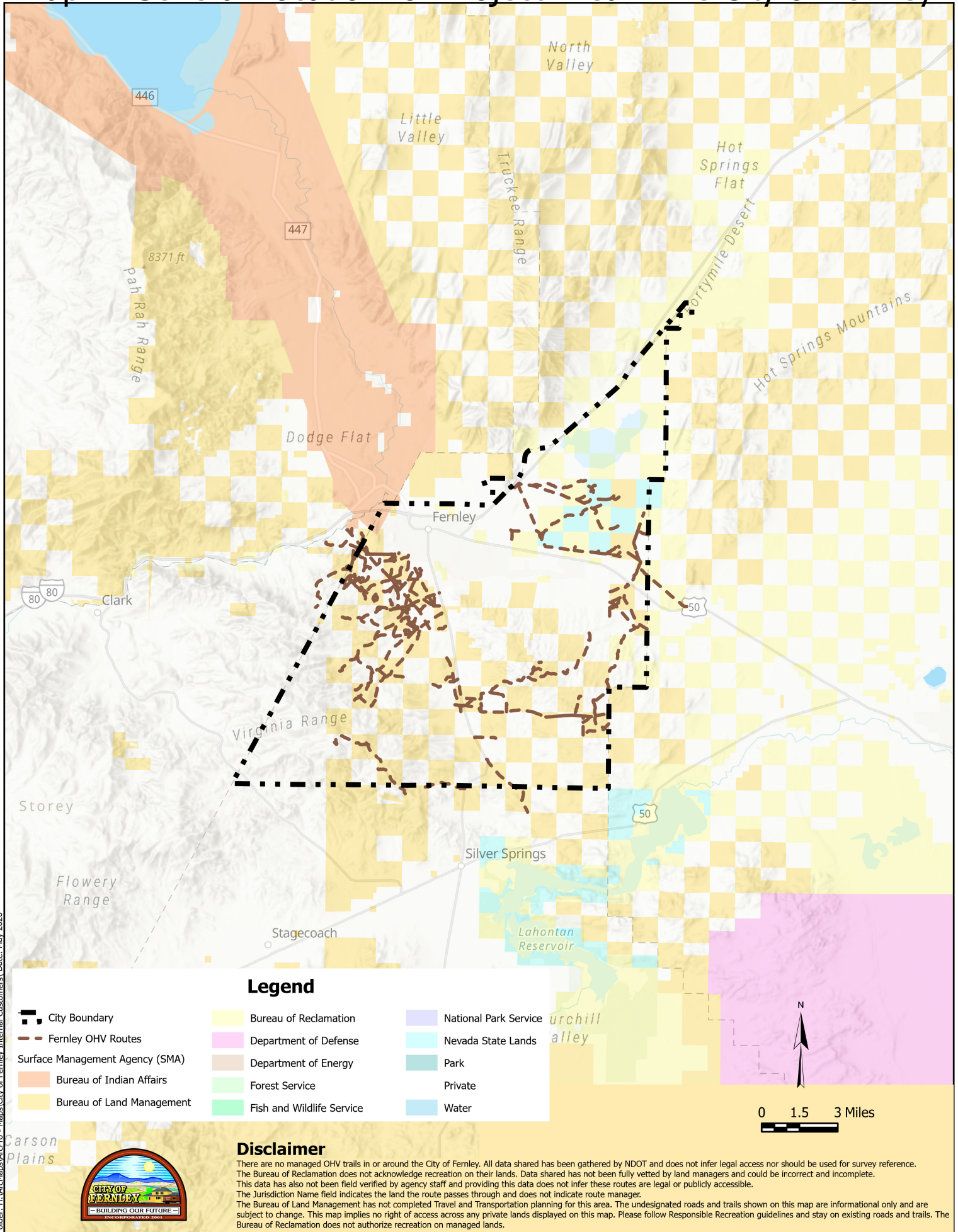
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1,739 AC	LOW DENSITY RESIDENTIAL	77 AC	SCHOOL
559 AC	MEDIUM DENSITY RESIDENTIAL	1,211 AC	PARKS / OPEN SPACE / BUFFER
157 AC	COMMERCIAL	172 AC	RIGHT-OF-WAY
708 AC	LIGHT INDUSTRIAL		



Project Map 2

APPENDIX D

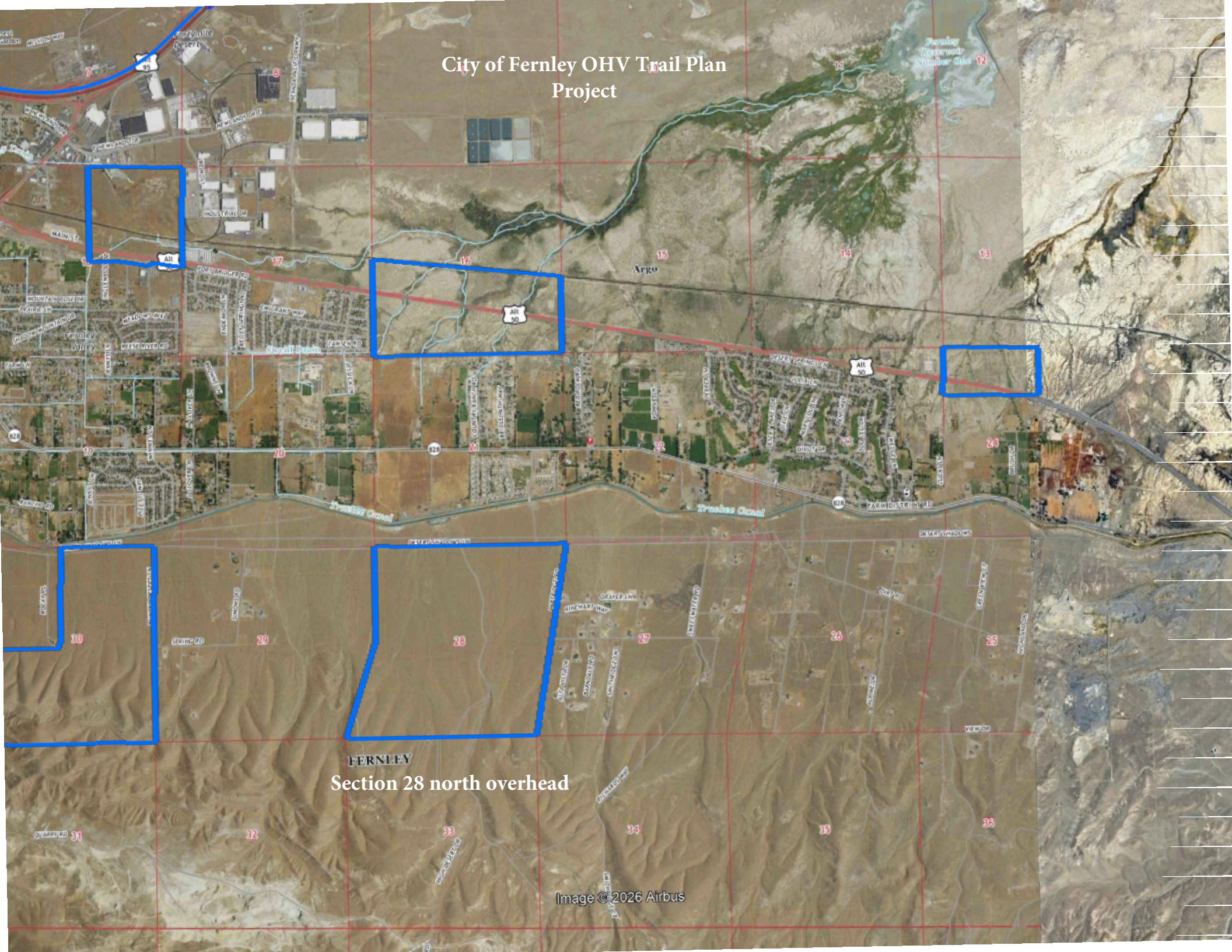
Map 1: General Location for Project Area - The City of Fernley



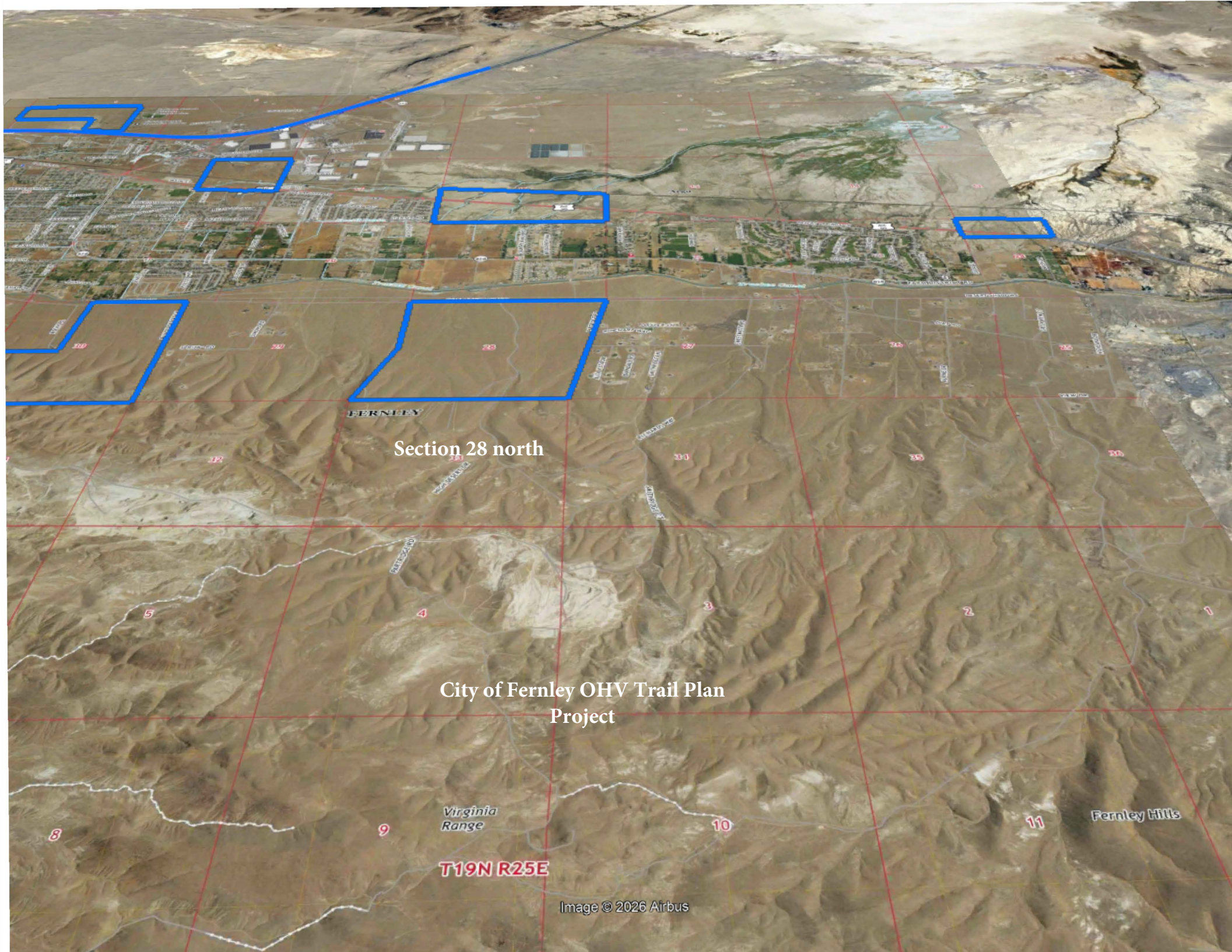
Project Photos 1

APPENDIX E

City of Fernley OHV Trail Plan Project



Section 28 north overhead



Section 28 north

City of Fernley OHV Trail Plan
Project

Virginia
Range

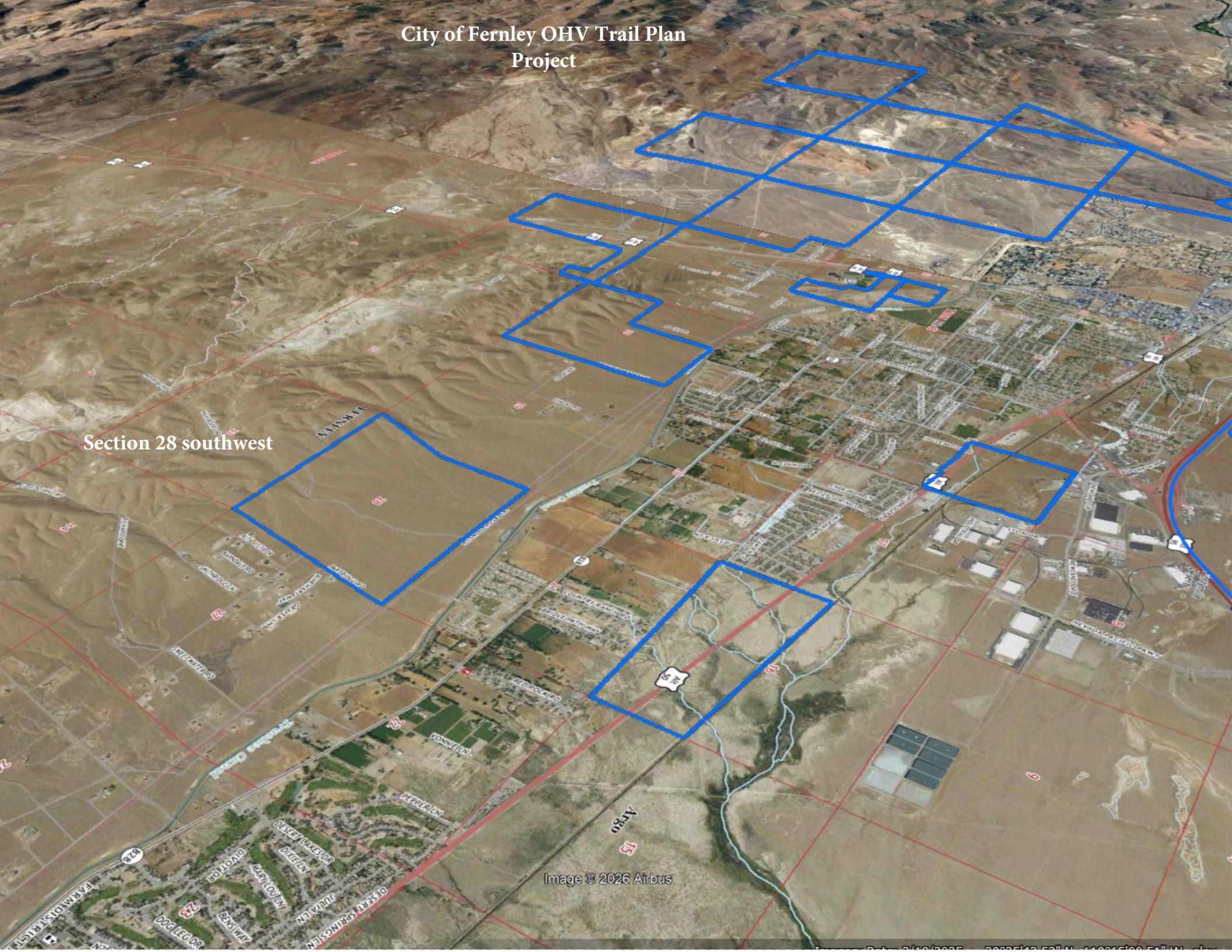
Fernley Hills

T19N R25E

Image © 2026 Airbus

City of Fernley OHV Trail Plan
Project

Section 28 southwest



Project Photos 2

APPENDIX F

Section 28 southwest



Section 28 southwest



Section 28 north west
access road



Section 28 west



Section 28 north east



Section 28 east



Section 28 south east



Section 28 south



Landowner Letter

APPENDIX G



United States Department of the Interior



BUREAU OF LAND MANAGEMENT

Sierra Front Field Office
5665 Morgan Mill Road
Carson City, Nevada 89701
Phone: 775-885-6000
<https://www.blm.gov/nevada>

Nevada Dept. of Conservation and National Resources
Off-Highway Vehicles Program
901 S. Stewart Street, Suite 1003
Carson City, Nevada 89701

Subject: City Of Fernley OHV Grant Application

To: Grant Review Committee,

The Bureau of Land Management (BLM), Carson City District, supports the City of Fernley's development of the Fernley OHV Trail Plan as part of its 2026 OHV Grant Application. The City's approach emphasizes strong community involvement through public meetings, a steering committee, online engagement tools, and coordination with the BLM, Lyon County Sheriff's Office, and NDOT. This collaborative effort ensures the planning process reflects community needs, enhances safety, and supports long-term, sustainable OHV recreation.

The BLM authorizes the City of Fernley to conduct planning activities on the 628-acre APN 021-601-04 parcel under the Phase II conveyance process. This authorization does not permit construction or transfer ownership. The City will contract a planning consultant to develop a trail plan aligned with NRS 490, including project management, trail inventory, environmental review under NEPA and NHPA, and stakeholder engagement. This structured approach ensures accurate data collection and responsible planning for future OHV management.

The Fernley OHV Trail Plan will provide essential deliverables to guide future recreation management, including an existing-conditions report, a comprehensive trail map, a community needs assessment, and an environmental compliance summary. It will also include draft goals, strategies, and recommendations to support safe, sustainable OHV use. A marketing and outreach plan will promote responsible recreation. While planning creates no maintenance obligations, future responsibilities will be determined following land patent issuance. The BLM supports these efforts and their benefits.

Sincerely,

Paul Fuselier
Carson City District Recreation Program and
National Conservation Area Manager

Environmental Assessment Document

APPENDIX H

UNITED STATES DEPARTMENT OF THE INTERIOR

Bureau of Land Management

Sierra Front Field Office

5665 Morgan Mill Rd

Carson City, NV 89701

CATEGORICAL EXCLUSION

DOI-BLM-NV-C020-2026-0013-CE

A. BACKGROUND

Proposed Action Title/Type: Fernley Land Conveyance Phase II

Location of Proposed Action:

See Appendices A (maps) and B (draft legal land description)

Lease/Serial/Case File No (if any): NVNV106718846

Applicant: City of Fernley, Nevada

B. DESCRIPTION OF PROPOSED ACTION:

Legislative Background:

The proposed action is the administrative conveyance of approximately¹ 7,612 acres of federal land to the City of Fernley, Nevada, under the authority of Section 3009(c) of Public Law 113–291—December 19, 2014, H.R. 3979 – the Carl Levin and Howard P. "Buck" McKeon National Defense Authorization Act for Fiscal Year 2015 ("Fernley Lands Bill"). Section 3009(c)(2) of the legislation states that "subject to valid existing rights and notwithstanding the land use planning requirements of sections 202 and 203 of the Federal Land Policy and Management Act of 1976 (43 U.S.C. 1712, 1713) [...] the Secretary [of the Interior] shall convey, without consideration, all right, title, and interest of the United States to and in the Federal land" to the City of Fernley. Section 3009(c)(3) provides that the conveyed lands may be used for any public purposes consistent with the Recreation and Public Purposes Act (Act of June 14, 1926). If the City uses the lands for any other purpose, the lands would revert to the United States ("reversionary interest clause"), unless the City purchases the reversionary interest on those lands at the appraised fair market value (Section 3009(c)(8)). Full text of the legislation can be found in Appendix C.

The Fernley Lands Bill identifies 23 parcels of federal land to be conveyed to the City (see Appendix A- Maps: "Proposed Fernley Land Sales," dated January 23, 2013). Parcels 1-8, totaling 2,166.86 acres, were patented to the City in May of 2025². Parcels 9-23, totaling approximately 7,612 acres, are the subject of this analysis. The land conveyance is considered a

¹ Exact acreage and legal land description pending completion of a Cadastral survey report for Parcels 9 and 10.

² Patent Number 27-2025-0005

non-discretionary action under the legislation (Section 3009(c)(2)). The statute exempts the conveyance from the requirements of Sections 202 and 203 of the Federal Land Management and Policy Act (FLPMA), which means that the BLM does not need to comply with standard land use planning provisions (i.e. identifying the parcels for disposal in a land use plan). However, it does not exempt analysis under the National Environmental Policy Act (NEPA)³.

The conveyance would include all right, title, and interest of the United States in the subject parcels, consistent with Section 3009(c)(2) of Public Law 113-291. This includes the mineral estate to the extent owned by the United States, subject to valid existing rights, including active lode and placer mining claims. All valid existing rights would be carried forward in the patent as required by regulation (see “Appendix D- Draft List of Valid and Existing Rights.”)

Overview of Conveyance Parcels:

The fifteen subject parcels form part of a “checkerboard” pattern of public and private land ownership in northern Lyon County, Nevada, adjacent to the I-80 corridor and the City of Fernley⁴. Parcels 9-18, 22, and 23, totaling approximately 5,286 acres, are located within the Sierra Front Field Office (Carson City District). Parcels 19-21, totaling approximately 2,326 acres, are located within the Humboldt River Field Office (Winnemucca District). A May 15, 2025 delegation of authority memo from Acting State Director Kim Prill designates Carson City District as lead for the NEPA analysis and conveyance process. The Winnemucca District would issue its own decisions for the parcels located within its jurisdiction.

The legislation specifies that the transfer is subject to valid existing rights. The subject parcels are currently vacant public land with some casual off-highway vehicle use. There are authorized rights-of-way (ROWS) within the parcels, representing a variety of uses, and parcels 12, 15, 17, 19, and 21 contain active mining claims. Under 43 CFR 2807.15(b), holders of valid rights must be notified prior to transfer of encumbered lands. Between June 2025 and March 2026, the BLM notified ROW holders of their options for future management, consistent with the 2007 “Final BLM Policy and Procedures for Issuance of Long-Term ROW Grants and Easements Over Public Lands to be Transferred Out of Federal Ownership.”⁵ Before patenting the land to the City of Fernley, the BLM would resolve any pending land use authorization issues. The final patent would include a complete list of valid existing rights; a draft list is provided in Appendix D.

The proposed action is the administrative transfer of the parcels to the City of Fernley, as mandated by the Fernley Lands Bill. This action does not authorize or involve ground disturbance, construction, or a change in land use at this time. In February 2025, the City submitted a Plan of Development in compliance with the Recreation and Public Purposes Act

³ This interpretation of the legislation was advised by Solicitor opinion dated April 14, 2023.

⁴ This ownership pattern is a result of land grant transfers from the federal government to the Central Pacific Railroad Company in the 1860s. Odd-numbered sections were granted to the railroad in a corridor extending 20 miles on each side. This 40-mile-wide corridor of alternating private and public lands follows the Humboldt River, and remains a major transit corridor to this day. (Bureau of Reclamation)

⁵ The “2007 Easement Policy” provides two options for holders in the case of an R&PP conveyance: for FLPMA ROWS, the holder can either opt to maintain the ROW under the “status quo” terms and conditions, or request conversion of the ROW to a perpetual term upon final conveyance of the lands. For Mineral Leasing Act (MLA) ROWs, the two options are keeping the “status quo” or amending the ROW to establish a new 30-year term.

and the Fernley Lands Conveyance enabling legislation. The parcels associated with the proposed action are currently zoned General Rural, 20-acre minimum (GR) and would retain their zoning upon transfer of ownership to the City of Fernley. Any future plans for development beyond this scope would trigger the provisions of Section 3009(c)(8) of the legislation, which requires the City to purchase the reversionary interest of the lands at the appraised fair market value.

Resource Studies Completed:

The following table is a list of resource studies that were completed during the initial conveyance analysis process. These studies provide an inventory of resources that are or are likely to be present within the project area to help determine if the conveyance would result in significant resource impacts.

Resource Report Title	Prepared By	Date Submitted
Class III Cultural Resources Inventory	G2 Archaeology	March 24, 2024 (Parcels 9-18) November 13, 2025 (Parcels 19-23)
Botanical Survey Report	Gareth Blakemore, Reno Biological Services, LLC	October 27, 2025
Fuels and Fire Report	Gareth Blakemore, Reno Biological Services, LLC	November 10, 2025
Hydrology- Springs and Seeps	Gareth Blakemore, Reno Biological Services, LLC	December 5, 2025
Hydrology-Water Rights Inventory	Gareth Blakemore, Reno Biological Services, LLC	January 14, 2026

a. Cultural Resources

In compliance with Appendix B.1.b.1 of the 2014 Nevada State Protocol Agreement⁶ ("Protocol"), which requires cultural review for land transfers to non-federal entities, a Class III Cultural Resources Inventory was completed for Parcels 9–18 in March 2024. The survey, conducted in accordance with the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation (48 FR 44716), did not identify any sites recommended for listing on the National Register of Historic Places (NRHP).

A Class III Inventory for Parcels 19–23 was completed in November 2025 and identified four NRHP-eligible sites within Winnemucca District jurisdiction, including one contributing segment of the California National Historic Trail. A Historic Preservation Treatment Plan (HPTP) may be implemented to mitigate adverse effects before conveyance, consistent with Section V.F and Appendix B.1.b.2 of the Protocol.⁷ Because impacts can be mitigated through

⁶ Full citation: "State Protocol Agreement between the Bureau of Land Management, Nevada and the Nevada State Historic Preservation Officer for Implementing the National Historic Preservation Act," revised December 22, 2014

⁷ Section V.F of the Protocol states that:

the HPTP, the presence of these resources does not trigger an extraordinary circumstance under NEPA.

b. Botany

In accordance with BLM Carson City botanist protocols, contractors conducted a desktop review followed by field surveys of the subject parcels between May 22 and July 3, 2025, during appropriate survey windows for each species. Two BLM-sensitive plant species were documented: Tonopah milkvetch (*Astragalus porrectus*) and sagebrush cholla (*Opuntia pulchella*). (See Appendix A- "Map of Sensitive Plant Observations.") The presence of these species alone does not qualify as an extraordinary circumstance because the proposed action involves no ground disturbance or habitat modification.

c. Fire and Fuels

In accordance with Carson City District Office Fuels and Fire Baselines Monitoring Protocol, contractors completed a fuels and fire analysis to determine vegetative fuel types and potential for wildland fire spread within the project area and ½ mile buffer. The analysis used remote sensing data from the Rangeland Analysis Platform (RAP) and wind data from the Reno Airport to evaluate vegetation cover and fire potential.

The report found that vegetation varies across parcels, including portions of salt desert scrub, sagebrush, and areas with invasive annual grasses. Shrub cover ranges from sparse (10–30%) to dense (40–60%) in localized dune areas; perennial grass cover is generally low (0–15%); and annual grass cover is low to moderate (5–15%). Fire spread potential is low in most areas due to sparse vegetation and flat terrain. Fire potential is higher in areas of steep terrain with dense vegetation and in disturbed areas dominated by invasive annual grasses, such as the I-80 corridor. The proposed action (administrative land transfer) does not involve ground disturbance or vegetation modification and would not increase fire risk.

d. Hydrology

Field surveys associated with the botanical report documented two springs within Parcels 14 and 15 and one spring just outside the project area. Water from the spring in Parcel 15 drains from the site and flows down the road. Biological soil crust (biocrust) was also observed on north-facing slopes within these parcels. The proposed action (administrative land conveyance) does not alter hydrology or soil stability, and thus, the presence of these resources does not constitute an extraordinary circumstance.

-
1. Mitigation for adverse effects can include some or all of the following:
 - a. The implementation of a HPTP for a property that is significant because of the data it contains, provided the plan reflects the ACHP's Section 106 Archaeological Guidance (January 1, 2009); and/or
 - b. The implementation of a HPTP resulting in interpretation, public education, collection of oral histories, or other mitigation agreed to by BLM and SHPO.

No points of diversion associated with water rights issued by the Nevada Division of Water Resources exist on the subject parcels. A monitoring well and the associated right of way in Parcel 16 are held by the City of Fernley. City of Fernley also holds a right of way for water storage tanks in Parcel 11. A desktop review did not identify any federal facilities that are hydrologically integrated on the subject parcels.

e. Grazing

Carson City District

The grazing permit (#2702958) authorizes 182 cattle, totaling 718 animal unit months (AUMs) from November 1 through February 28, and 182 cattle, totaling 275 AUMs from March 1 through April 15 on the Truckee-Virginia Allotment. The proposed land conveyance would remove three parcels, approximately 2,180 acres, located within the checkerboard lands on the north end of the Truckee-Virginia Allotment. These parcels account for roughly 4% of the allotment and are intermingled with private lands. There are no BLM-authorized range improvements or recognized water sources on these parcels. Without available water, livestock would not utilize these areas for grazing. This reduction does not warrant an adjustment to permitted AUMs. The conveyance does not alter the terms of the existing grazing permit and does not affect any BLM-authorized range improvements or recognized water sources. The permittee was notified of the proposed conveyance in August 2025 and provided options consistent with 43 CFR §4110.4-2(b); the two-year prior notification period remains in effect. Therefore, no impacts to permitted grazing operations are anticipated.

The other allotment where parcels are located does not currently have a grazing permit, therefore no impacts to grazing operations are anticipated.

Winnemucca District

The Grazing permit (#2700453) authorizes 10 cattle, totaling 80 AUMs from April 1 through November 30. The proposed land conveyance would remove 3 parcels, approximately 2,326 acres, located within the checkerboard lands in the southwest corner of the Desert Queen Allotment. These parcels account for less than 2% of the allotment and are intermingled with private lands. There are no BLM-authorized range improvements or recognized water sources on these parcels. This reduction does not warrant an adjustment to permitted AUMs. The conveyance does not alter the terms of the existing grazing permits and does not affect any BLM-authorized range improvements or recognized water sources. The permittees were notified of the proposed conveyance in February 2026 and provided options consistent with 43 CFR §4110.4-2(b); the two-year prior notification period remains in effect. Therefore, no impacts to permitted grazing operations are anticipated.

C. LAND USE PLAN CONFORMANCE

Section 3009(c)(2) of the enabling legislation exempts this action from FLPMA land use planning requirements (Sections 202 and 203). Therefore, the parcels do not need to be

designated for disposal through a district land use plan amendment. The map included with the legislation ("Proposed Fernley Land Sales," January 23, 2013) serves as the official disposal designation, superseding the 2001 Carson City Consolidated Resource Management Plan. The majority of the parcels that overlap with the Winnemucca District are identified as suitable for disposal but there are parcels that are identified as "retain- not suitable for disposal" per the 2015 Winnemucca District Resource Management Plan. As the enabling legislation exempts this action from FLPMA land use planning requirements (Sections 202 and 203), the parcels do not need to be designated for disposal through a district land use plan amendment.

D. COMPLIANCE WITH NEPA

The Proposed Action is categorically excluded from further documentation under the National Environmental Policy Act (NEPA) in accordance with Bureau of Reclamation categorical exclusion F1 (Departmental Manual, Series 31, Part 516, Ch 14), adopted by the Department of the Interior for BLM realty actions in the Federal Register notice, "Notice of Adoption of Categorical Exclusions under Section 109 of NEPA," 90 Fed. Reg. 4774 (Jan. 16, 2025):

***BOR Categorical Exclusion F(1), "Title Transfer Activities":** Transfer from Federal ownership of facilities and/or interest in lands to a qualifying entity where there are no competing demands for use of the facilities; where the facilities⁸ are not hydrologically integrated; where, at the time of transfer, there would be no planned change in land or water use, or in operation, or maintenance of the facilities; and where the transfer would be consistent with the Secretary's responsibilities, including but not limited to existing contracts or agreements, the protection of land resources and water rights held in trust for federally recognized Indian tribes and Indian individuals, and ensuring compliance with international treaties and interstate compacts.*

The proposed action meets these criteria because:

- It is a non-discretionary administrative conveyance mandated by Section 3009(c) of Public Law 113-291 (Fernley Lands Bill). This means that:
 - The City of Fernley is the "qualifying entity" under the CE; and,
 - There are no competing demands for the parcels, as the legislation mandates that they go to the City of Fernley and no other entity.
- The lands are not hydrologically integrated with any federal facilities, which means that:
 - The land or facility is **not physically or operationally tied to federal water infrastructure**, such as canals, reservoirs, pipelines, or pumping stations.
 - Its transfer will **not disrupt water delivery, storage, or management functions** under federal responsibility.

⁸ 43 USC §2902 defines the term "facility" as including "a dam or appurtenant works, canal, lateral, ditch, gate, control structure, pumping station, other infrastructure, recreational facility, building, distribution and drainage works, and associated land or interest in land or water." Natural springs do not constitute "federal facilities," and therefore do not affect applicability of CE F(1).

- There are **no shared hydrologic dependencies** that would require ongoing federal oversight after the transfer.
- At the time of transfer, there is no planned change in land or water use, and the action does not authorize ground disturbance, construction, or operational changes.
- The conveyance is consistent with the Secretary's responsibilities, including honoring valid existing rights and water rights, and ensuring compliance with applicable laws and agreements—including the Fernley Lands Bill.

Additionally, the proposed action is categorically excluded from further documentation under the National Environmental Policy Act (NEPA) in accordance with Bureau of Indian Affairs categorical exclusion (H)(1) (Departmental Manual, Series 31, Part 516, Ch 10), adopted by the Department of the Interior for BLM realty actions in the Federal Register notice, "Notice of Adoption of Categorical Exclusions under Section 109 of NEPA," 90 Fed. Reg. 4774 (Jan. 16, 2025):

DOI-BIA CE Authority:

Departmental Manual, Series 31, Part 516, Ch 10 (H)(I):

"Approvals or grants of conveyances and other transfers of interests in land where no change in land use is planned."

This categorical exclusion (CE) is appropriate in this circumstance because the proposed action is the approval of a non-discretionary, legislated conveyance where no change in land use is planned.

E. EXTRAORDINARY CIRCUMSTANCES REVIEW

The proposed action will not:

(a) Have significant impacts on public health or safety.

Rationale: The proposed action is an administrative conveyance of federal land to the City of Fernley, Nevada, as mandated by the Fernley Lands Bill. This action does not involve ground disturbance, construction, or a change in land use at this time and does not pose any risks to public health or safety.

(b) Have significant impacts on such natural resources and unique geographic characteristics as historic or cultural resources; park, recreation or refuge lands; wilderness areas; wild or scenic rivers; national natural landmarks; sole or principal drinking water aquifers; prime farmlands; wetlands; floodplains; national monuments; migratory birds; and other ecologically significant or critical areas.

Rationale: There are no recreation or refuge lands, wilderness areas, wild or scenic rivers, national natural landmarks, sole or principal drinking water aquifers, or prime farmlands within the project area.

The project area includes habitat for migratory birds, overlaps with mule deer movement corridors, and contains populations of BLM sensitive plant species (see Botany section above).

However, the proposed action involves an administrative transfer which does not include ground disturbance. If the proponent chooses to develop the conveyed land for another use consistent with the R&PP Act, degradation and loss of these habitats would occur, but would not significantly impact species present because sufficient similar and suitable habitat exists nearby to support these species. Clearance surveys for nesting migratory birds and raptors would be required before any ground disturbance during the breeding season and avoidance buffers would be implemented around any active nests found to avoid impacts to breeding birds. Rare plants (as identified in the Botany section above) present within planned ground disturbance would also be required to be transplanted to nearby suitable habitat to minimize impacts and allow for continued persistence of these sensitive species.

Additionally, one parcel contains 100-year floodplain and two springs were identified within the project area. The proposed administrative action would not impact floodplains or springs. However, if the proponent chooses to develop the conveyed land for another use consistent with the R&PP Act, development in the floodplain would be subject to local floodplain management ordinances. Development would also potentially cause degradation or loss of the springs. The City of Fernley could be required to protect or mitigate damage to the springs according to federal, state, and local laws.

(c) Have highly uncertain and potentially significant environmental effects or involve unique or unknown environmental risks.

Rationale: The proposed action is an administrative conveyance consistent with the Fernley Lands Bill. Because the conveyance is legislated, it is a non-discretionary BLM action. No unresolved resource conflicts or controversial effects have been identified, and the action does not involve any unique or unknown environmental risks.

(d) Establish a precedent for future action or represent a decision in principle about future actions with potentially significant environmental effects.

Rationale: The proposed action is limited to the conveyance of specific parcels to the City of Fernley as mandated by legislation, and does not establish a precedent or commit BLM to future actions beyond this authorization.

(e) Have a direct relationship to other actions that implicate potentially significant environmental effects.

Rationale: The proposed action is limited to the conveyance of specific parcels to the City of Fernley as mandated by legislation, and does not have a direct relationship to other actions that implicate potentially significant environmental effects.

(f) Have significant impacts on properties listed, or eligible for listing, on the National Register of Historic Places as determined by the Bureau.

Rationale: Although a Class III Cultural Resources inventory identified several sites eligible for listing in the NRHP, including one contributing segment of the California National Historic Trail, the implementation of a Historic Preservation Treatment Plan (HPTP) would mitigate

potential adverse effects. Because any potential impacts can be mitigated, the presence of these cultural resources does not trigger an extraordinary circumstance.

- (g) Have significant impacts on species listed, or proposed to be listed, on the List of Endangered or Threatened Species, or have significant impacts on designated Critical Habitat for these species.**

Rationale: An inquiry from the USFWS Information Planning and Consultation (IPaC) tool returned a species list including California condor (*Gymnops californianus*), Dixie Valley toad (*Anaxyrus williamsi*), northwestern pond turtle (*Actinemys marmorata*), Lahontan cutthroat trout (*Oncorhynchus clarkii henshawi*), and cui-ui (*Chamistes cujus*) with the potential to be present in the region. However, neither designated critical habitat nor potentially suitable habitat for these species overlaps the project area. Therefore, these species are not expected to occur within the project area or be impacted by the proposed action.

- (h) Significantly limit access to and ceremonial use of Indian sacred sites on Federal lands by Indian religious practitioners or significantly adversely affect the physical integrity of such sacred sites.**

Rationale: The proposed action is a non-discretionary, legislated administrative conveyance of land. The BLM Winnemucca District Office initiated tribal notification with four Tribal governments by letter on January 06, 2026. The BLM sent tribal notification letters to the following Tribes: Fallon Paiute-Shoshone Tribe, Pyramid Lake Paiute Tribe, Reno-Sparks Indian Colony, and Walker River Paiute Tribe. Also on January 06, 2026, the BLM Winnemucca District Office held its hybrid Quarterly Tribal Meeting. Fernley Land Conveyance was presented, and attending the meeting were Tribal representatives from the Fort McDermitt Paiute Shoshone Tribe, Walker River Paiute Tribe, Shoshone Paiute Tribes of Duck Valley, and the Pyramid Lake Paiute Tribe. During the BLM Winnemucca District Office Quarterly Tribal Meeting, a Pyramid Lake Paiute Tribal representative stated that they understood the conveyance of land to the City of Fernley was mandated by legislation and expressed concern that they were unaware of the drafting of the legislation. The Pyramid Lake Paiute Tribe requested inclusion in the development of the treatment plan for cultural resources, and they are available as tribal monitors. Copies of the Quarterly Tribal Meeting notes were sent to the following Tribes upon their request: Fort McDermitt Paiute Shoshone Tribe, Walker River Paiute Tribe, Shoshone Paiute Tribes of Duck Valley, Pyramid Lake Paiute Tribe, Reno Sparks Indian Colony, Lovelock Paiute Tribe, Summit Lake Paiute Tribe, Washoe Paiute Tribe of Nevada and California, Susanville Indian Rancheria, and Burns Paiute Tribe. On January 21, 2026, the Walker River Paiute Tribe requested copies of the cultural resources report for the Fernley Land Conveyance. Tribal representatives have not commented to the BLM on any adverse effects on sacred sites or traditional practices; tribal consultation for the project remains ongoing.

- (i) Contribute to potentially significant effects resulting from the introduction, continued existence, or spread of noxious weeds or non-native invasive species known to occur in the area or from other actions that promote the introduction, growth, or expansion of the range of such species (Federal Noxious Weed Control Act).**

Rationale: The proposed action does not involve any activities that would contribute to the introduction, continued existence, or spread of noxious weeds or non-native invasive species. As an administrative transfer of land, it does not include ground disturbance, construction, or changes in land management that could affect the spread of noxious and invasive species.

F. PERSONS, AGENCIES, AND BLM STAFF CONSULTED

A list of team members who participated in the preparation of this CE worksheet is provided below.

<i>Carson City District</i>		
SPECIALIST	ROLE	DATE OF REVIEW
Gerritt Buma	Planning & Environmental Coordinator (P&EC)	GWB 3/19/2026
Shedra Rakestraw	Sponsoring AFM	SR 3/19/2026
Winston Miller	Paleontology, Archaeology	WHM 3/16/2026
Holley Kline	Botany, Forester, Wildlife	HK 2/5/2026
Cassandra Rivas	Fuels Specialist	CR 3/12/2026
Zach Reichold	Geologist	ZR 3/17/2026
Nicole Goehring	Hydrologist, Soils	NG 1/29/2026
Dylan Hardy	Noxious Weeds	DH 1/8/2026
Paul Fuselier	Outdoor Recreation Planner, VRM	PF 1/30/2026
Sabrina McCue	Range Management	SM 1/30/2026
Stacy Sylvester	Range Management	SS 2/5/2026
Frank Giles	Climate and Air	FEG 3/16/26

<i>Winnemucca District</i>		
SPECIALIST	ROLE	DATE OF REVIEW
Garin Greyeyes	Tribal Liaison (WDO)	GG 3/2/2026
Benjamin Neuhold	Arch (WDO)	BN 2/12/2026
Kate Lozano	Wildlife	KL 1/26/2026
Kristina Shaarda	Land Law Examiner	KS 3/3/2026
Luis Ramirez	Hydrologist	LR 2/26/2026
Kathy Torrence	P&EC	KT 3/3/2026
Wes Barry	Range Management	WB 02/03/2026

(J) CONCLUSION

This categorical exclusion is appropriate in this situation because there are no extraordinary circumstances having effects that significantly affect the environment. The proposed action has been reviewed, and none of the extraordinary circumstances described in 43 CFR Part 46.215 apply.

(K) SIGNATURES

Responsible Official: Kimberly D. Dow
Kimberly D. Dow
District Manager
Carson City District Office

Date: 03/23/2024

ATTACHMENTS:

Appendix A- Maps

1. 2013 Legislative Map
2. Phase II Map
3. Map of Sensitive Plant Observations

Appendix B- Draft Legal Land Description

Appendix C- Text of Enabling Legislation

Appendix D- Draft List of Valid & Existing Rights

UNITED STATES DEPARTMENT OF THE INTERIOR

Bureau of Land Management

Sierra Front Field Office
5665 Morgan Mill Road
Carson City, Nevada 89701

DECISION RECORD

for Fernley Land Conveyance Phase II

DOI-BLM-NV-C020-2026-0013-CE

March 2026

I. DECISION

The Proposed Action described in the Categorical Exclusion (CE) for the Fernley Land Conveyance Phase II (DOI-BLM-NV-C020-2026-0013-CE) is being authorized to proceed. The authorized action is to convey approximately 5,286 acres of federal land within the Carson City District to the City of Fernley, Nevada, for purposes consistent with the Recreation and Public Purposes Act of 1926, under the authority of Section 3009(c) of Public Law 113-291—December 19, 2014, H.R. 3979 – the Carl Levin and Howard P. "Buck" McKeon National Defense Authorization Act for Fiscal Year 2015 ("Fernley Lands Bill"). The lands to be conveyed are described as Parcels 9-18, 22, and 23 in Appendices A ("Maps") and B ("Draft Legal Land Description").

This action does not authorize or involve ground disturbance, construction, or a change in land use at this time. The land conveyance will be subject to all valid and existing rights at the time of patenting (see Appendix D- "Draft List of Valid & Existing Rights.").

If the City of Fernley wishes to use all or any portion of the conveyed parcels for any purposes other than those described in the Recreation and Public Purposes Act, or outside of the scope of their Plan of Development, they must purchase the full reversionary interest on the parcel/s at appraised fair market value.

II. COMPLIANCE AND CONFORMANCE

Section 3009(c)(2) of the enabling legislation exempts this action from Federal Land Policy and Management Act of 1976 (FLPMA) land use planning requirements (Sections 202 and 203). Therefore, the parcels do not need to be designated for disposal through a district land use plan amendment. The map included with the legislation (Appendix A- "Proposed Fernley Land Sales," January 23, 2013) serves as the official disposal designation, superseding the 2001 Carson City Consolidated Resource Management Plan.

III. RATIONALE FOR DECISION

The Authorized Action is categorically excluded from further documentation under the National Environmental Policy Act (NEPA) in Bureau of Reclamation categorical exclusion F1 (Departmental Manual, Series 31, Part 516, Ch 14), adopted by the Department of the Interior for

BLM realty actions in the Federal Register notice, “Notice of Adoption of Categorical Exclusions under Section 109 of NEPA,” 90 Fed. Reg. 4774 (Jan. 16, 2025):

BOR Categorical Exclusion F(1), “Title Transfer Activities”: Transfer from Federal ownership of facilities and/or interest in lands to a qualifying entity where there are no competing demands for use of the facilities; where the facilities are not hydrologically integrated; where, at the time of transfer, there would be no planned change in land or water use, or in operation, or maintenance of the facilities; and where the transfer would be consistent with the Secretary’s responsibilities, including but not limited to existing contracts or agreements, the protection of land resources and water rights held in trust for federally recognized Indian tribes and Indian individuals, and ensuring compliance with international treaties and interstate compacts.

The proposed action meets these criteria because:

- It is a non-discretionary administrative conveyance mandated by Section 3009(c) of Public Law 113–291 (Fernley Lands Bill). This means that:
 - The City of Fernley is the “qualifying entity” under the CE; and,
 - There are no competing demands for the parcels, as the legislation mandates that they go to the City of Fernley and no other entity.
- The lands are not hydrologically integrated with any federal facilities, which means that:
 - The land or facility is **not physically or operationally tied to federal water infrastructure**, such as canals, reservoirs, pipelines, or pumping stations.
 - Its transfer will **not disrupt water delivery, storage, or management functions** under federal responsibility.
 - There are **no shared hydrologic dependencies** that would require ongoing federal oversight after the transfer.
- At the time of transfer, there is no planned change in land or water use, and the action does not authorize ground disturbance, construction, or operational changes.
- The conveyance is consistent with the Secretary’s responsibilities, including honoring valid existing rights and water rights, and ensuring compliance with applicable laws and agreements—including the Fernley Lands Bill.

In addition, the Authorized Action is categorically excluded from further documentation under the National Environmental Policy Act (NEPA) in accordance with Bureau of Indian Affairs categorical exclusion (H)(1) (Departmental Manual, Series 31, Part 516, Ch 10), adopted by the Department of the Interior for BLM realty actions in the Federal Register notice, “Notice of Adoption of Categorical Exclusions under Section 109 of NEPA,” 90 Fed. Reg. 4774 (Jan. 16, 2025):

DOI-BIA CE Authority:

Departmental Manual, Series 31, Part 516, Ch 10 (H)(I):

“Approvals or grants of conveyances and other transfers of interests in land where no change in land use is planned.”

This categorical exclusion (CE) is appropriate in this circumstance because the proposed action is the approval of a non-discretionary, legislated conveyance where no change in land use is planned.

The proposed action has been reviewed, and none of the extraordinary circumstances described in 43 CFR Part 46.215 apply.

IV. RIGHT OF PROTEST AND/OR APPEAL:

This decision may be appealed to the Interior Board of Land Appeals (IBLA), Office of Hearings and Appeals, in accordance with the regulations contained in 43 CFR Part 4. The notice of appeal must be filed no later than 30 days after the date of receiving notice of this decision. Any notice of appeal must be filed with the IBLA and must include a copy of the decision being appealed, a statement of standing, and a statement of timeliness.

If you wish to file a petition for a stay of the effectiveness of this decision during the time that your appeal is being reviewed by the Board, the petition for a stay must show sufficient justification based on the following criteria at 43 CFR 4.405(b).

The appellant must serve a copy of the notice of appeal and any accompanying documents on the office of the officer who made the decision, each person or entity named in the decision, and the appropriate Office of the Solicitor at the time of filing with IBLA (see 43 CFR 4.403(b); 4.407(b)). Parties must serve the Office of the Solicitor at the address shown on Form 1842-1. Service on a party known to be represented by an attorney or other designated representative must be made on the representative. If a statement of reasons for the appeal is not included with the notice of appeal, it must be filed within 30 days after the record on appeal is filed with the IBLA. Failure to file a statement of reasons within the time required will subject the challenged decision to summary affirmance (see 43 CFR 4.412(a)).

V. APPROVAL

This Decision Record serves as approval of the following decision:

1. Implementation of the Proposed Action of Categorical Exclusion DOI-BLM-NV-C020-2026-0013-CE, proceeding with the conveyance of approximately 5,286 acres of federal land within the Carson City District to the City of Fernley, Nevada, for purposes consistent with the Recreation and Public Purposes Act of 1926, under the authority of Section 3009(c) of Public Law 113-291—December 19, 2014, H.R. 3979 – the Carl Levin and Howard P. "Buck" McKeon National Defense Authorization Act for Fiscal Year 2015 ("Fernley Lands Bill").

Kimberly D. Dow
Kimberly D. Dow
District Manager, Carson City District

03/23/2020
Date

ATTACHMENTS:

Appendix A- Maps

1. 2013 Legislative Map
2. Phase II Map
3. Map of Sensitive Plant Observations

Appendix B- Draft Legal Land Description

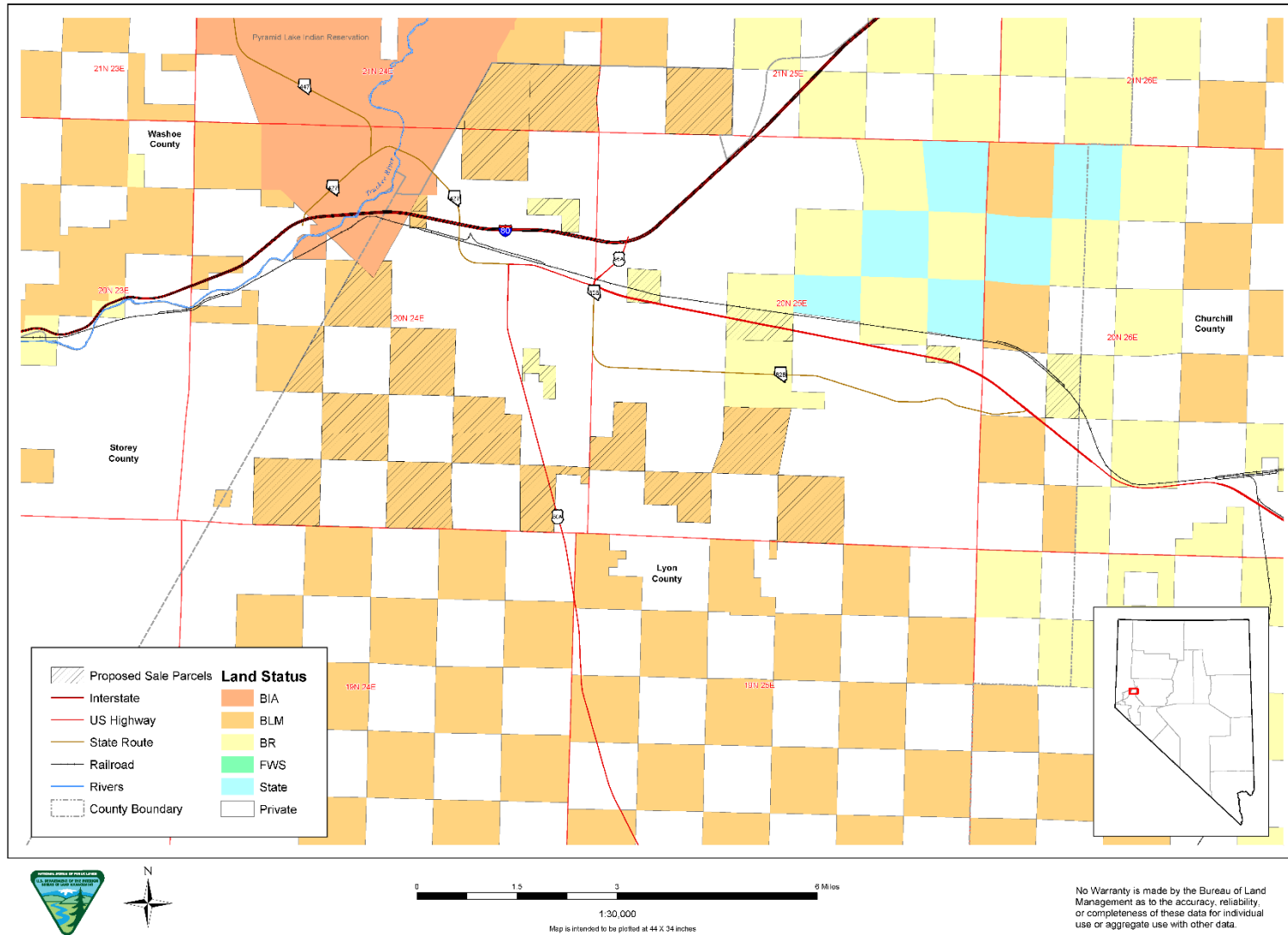
Appendix C- Text of Enabling Legislation

Appendix D- Draft List of Valid & Existing Rights

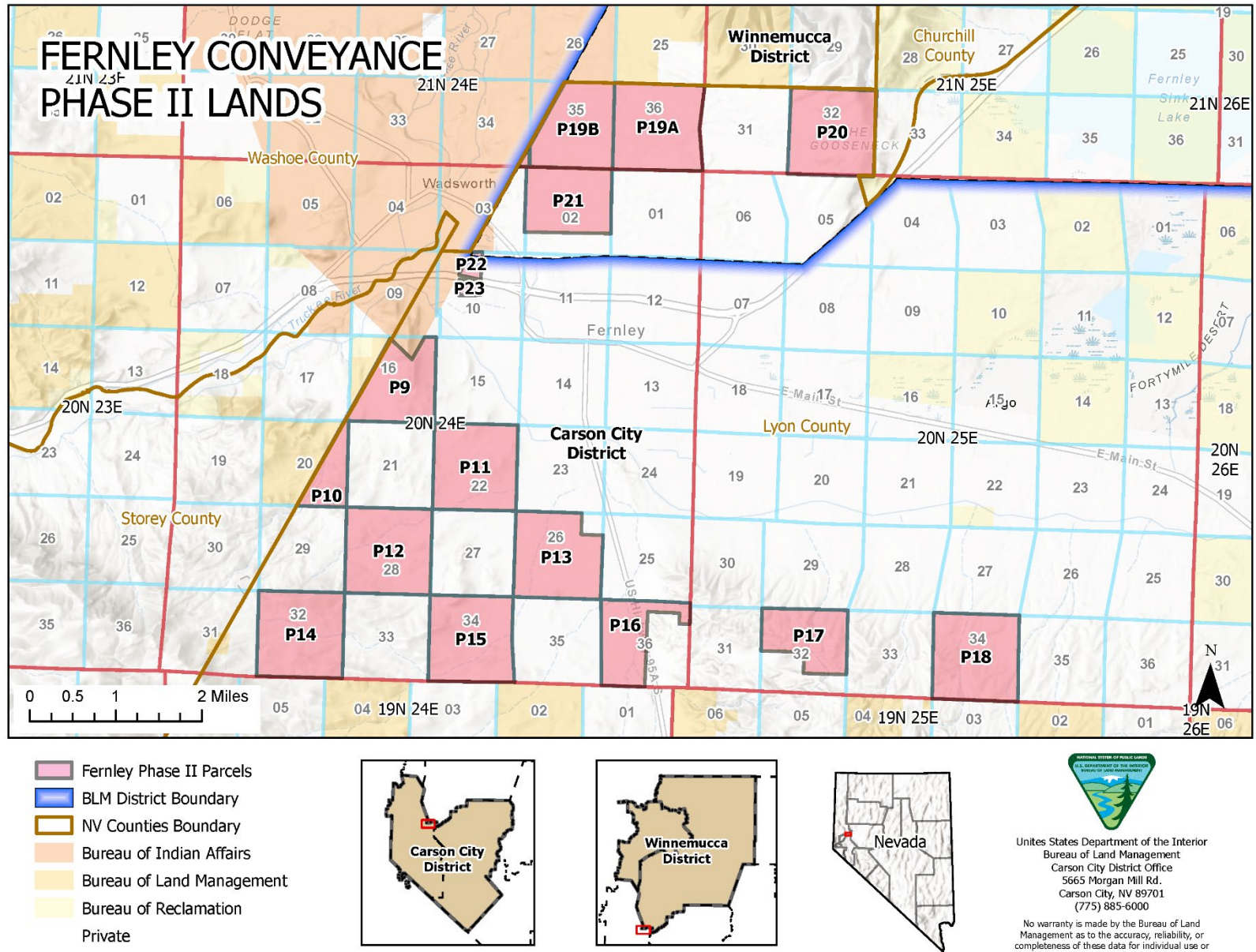
Appendix A- Fernley Phase II Maps

Proposed Fernley, Nevada Land Sales

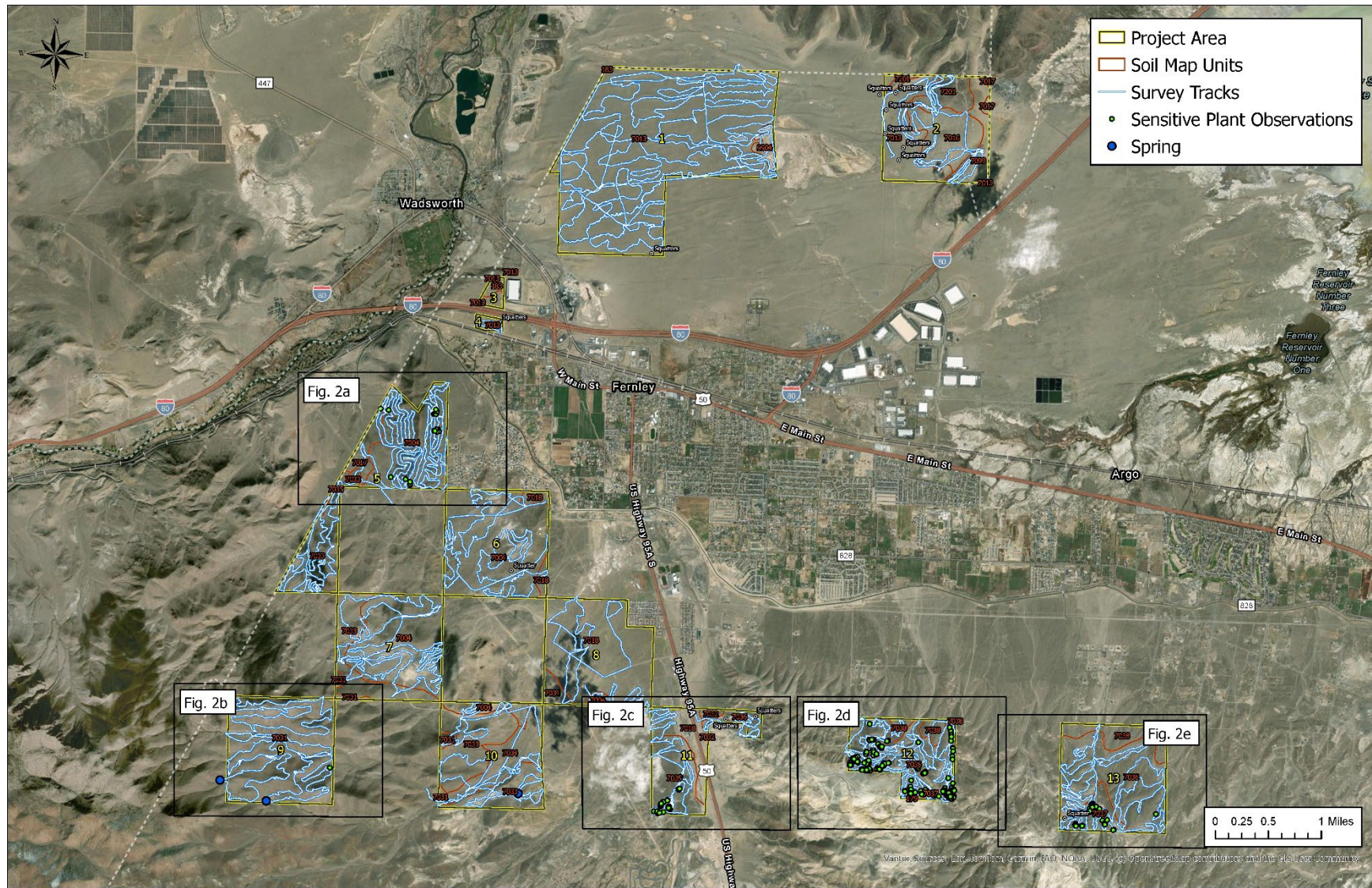
This map was prepared at the request of Representative Mark Amodei.
January 25, 2013



Appendix A- Fernley Phase II Maps



Appendix A- Fernley Phase II Maps



Appendix B- Fernley Phase II: Draft Legal Land Descriptions

Fernley Conveyance Phase II Parcels 9-23

Please note that this document is a DRAFT presented for informational purposes only. Final legal land descriptions are pending the completion of Cadastral survey reports. Information is subject to change by the time of final patent issuance.

All Parcels are located within the Mt. Diablo Meridian, Lyon County, Nevada.

Parcel 9*

T. 20 N., R. 24 E.,

Sec. 16, those portions within Lyon County lying outside the Pyramid Lake Reservation.

Parcel 10**

T. 20 N., R. 24 E.,

Sec. 20, those portions lying within Lyon County.

Note Final LLDs and acreages for Parcels 9&10 pending completion of a Cadastral survey report (projected timeframe EOY 2026)

Parcel 11

T. 20 N., R. 24 E.,

Sec. 22.

The area described contains 628.20 acres, according to the official plats of the surveys on file with the BLM.

Parcel 12

T. 20 N., R. 24 E.,

Sec. 28.

The area described contains 640.00 acres, according to the official plats of the surveys on file with the BLM.

Parcel 13

T. 20 N., R. 24 E.,

Sec. 26, NW1/4NE1/4, S1/2NE1/4, NW1/4, S1/2.

The area described contains 600.00 acres, according to the official plats of the surveys on file with the BLM.

Parcel 14

T. 20 N., R. 24 E.,

Sec. 32.

The area described contains 640.00 acres, according to the official plats of the surveys on file with the BLM.

Parcel 15

T. 20 N., R. 24 E.,

Sec. 34.

The area described contains 627.60 acres, according to the official plats of the surveys on file with the BLM.

Parcel 16

T. 20 N., R. 24 E.,

Sec. 36, N1/2N1/2NE1/4, SE1/4NE1/4NE1/4, W1/2.

The area described contains 370.00 acres, according to the official plats of the surveys on file with the BLM.

Parcel 17

T. 20 N., R. 25 E.,

Sec. 32, N1/2, N1/2SE1/4.

The area described contains 400.00 acres, according to the official plats of the surveys on file with the BLM.

Parcel 18

T. 20 N., R. 25 E.,
Sec. 34.

The area described contains 640.00 acres, according to the official plats of the surveys on file with the BLM.

Parcel 19A

T. 21 N., R. 24 E.,
sec. 34, lot 2;
sec. 36.

The areas described aggregate 679.22 acres, according to the official plats of the surveys of the said land, on file with the BLM.

Parcel 19B*

T. 21 N., R. 24 E.,
sec. 35, lots 1, 4, 5, 6, NE1/4, E1/2SW1/4, and SE1/4.

The area described contains 525.56 acres, according to the official plats of the surveys of the said land, on file with the BLM.

Note This section is separated out because it is a reconveyed parcel which will be conveyed via a quitclaim deed rather than a patent.

Parcel 20

T. 21 N., R. 25E.,
sec. 32.

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

Parcel 21

T. 20 N., R. 24 E.,

sec. 2, lots 1 thru 4, S1/2NE1/4, S1/2NW1/4, N1/2SW1/4, and N1/2SE1/4.

The area described contains 481.19 acres, according to the official plats of the surveys of the said land, on file with the BLM.

Parcel 22

T. 20 N., R. 24 E.,

sec. 10, lot 12.

The area described contains 29.19 acres, according to the official plats of the surveys of the said land, on file with the BLM.

Parcel 23

T. 20 N., R. 24 E.,

sec. 10, lot 13.

The area described contains 39.98 acres, according to the official plats of the surveys of the said land, on file with the BLM.

Appendix C- Fernley Phase II: Text of Enabling Legislation

Excerpt from PUBLIC LAW 113–291—DEC. 19, 2014, H.R.3979 - Carl Levin and Howard P. "Buck" McKeon National Defense Authorization Act for Fiscal Year 2015, Section 3009(c):

(c) CONVEYANCE TO THE CITY OF FERNLEY, NEVADA.—

(1) DEFINITIONS.—In this subsection:

(A) CITY.—The term “City” means the city of Fernley, Nevada.

(B) FEDERAL LAND.—The term “Federal land” means the land located in the City that is identified as “Proposed Sale Parcels” on the map.

(C) MAP.—The term “map” means the map entitled “Proposed Fernley, Nevada, Land Sales” and dated January 25, 2013.

(D) SECRETARY.—The term “Secretary” means the Secretary of the Interior.

(2) CONVEYANCE AUTHORIZED.—Subject to valid existing rights and notwithstanding the land use planning requirements of sections 202 and 203 of the Federal Land Policy and Management Act of 1976 (43 U.S.C. 1712, 1713), not later than 180 days after the date on which the Secretary receives a request from the City for the conveyance of the Federal land, the Secretary shall convey to the City, without consideration, all right, title, and interest of the United States to and in the Federal land.

(3) USE OF CONVEYED LAND.—

(A) IN GENERAL.—The Federal land conveyed under paragraph (2)—

(i) may be used by the City for any public purposes consistent with the Act of June 14, 1926 (commonly known as the “Recreation and Public Purposes Act”) (43 U.S.C. 869 et seq.); and

(ii) shall not be disposed of by the City.

(B) REVERSION.—If the City ceases to use a parcel of the Federal land conveyed under paragraph (2) in accordance with subparagraph (A)—

(i) title to the parcel shall revert to the Secretary, at the option of the Secretary; and

(ii) the City shall be responsible for any reclamation necessary to revert the parcel to the United States.

(4) AVAILABILITY OF MAP.—The map shall be on file and available for public inspection in the appropriate offices of the Bureau of Land Management.

(5) RESERVATION OF EASEMENTS AND RIGHTS-OF-WAY.—The City and the Commissioner of Reclamation may retain easements or rights-of-way on the Federal land to be conveyed, including easements or rights-of-way that the Commissioner of Reclamation determines are necessary to carry out—

(A) the operation and maintenance of the Truckee Canal Irrigation District Canal; or

(B) the Newlands Project.

(6) COSTS.—At closing for the conveyance authorized under paragraph (2), the City shall pay or reimburse the Secretary, as appropriate, for the reasonable transaction and administrative personnel costs associated with the conveyance authorized under that paragraph, including the costs of title searches, maps, and boundary and cadastral surveys.

(7) RELEASE OF UNITED STATES.—On conveyance of the Federal land under paragraph (2), notwithstanding any other provision of law, the United States is released from any and all liabilities or claims of any kind or nature arising from the presence, release, or threat of release of any hazardous substance, pollutant, contaminant, petroleum product (or

derivative of a petroleum product of any kind), solid waste, mine materials, or mining related features (including tailings, overburden, waste rock, mill remnants, pits, or other hazards resulting from the presence of mining related features) on the Federal land in existence before or on the date of the conveyance.

(8) ACQUISITION OF FEDERAL REVERSIONARY INTEREST.—

(A) REQUEST.—After the date of conveyance of the Federal land under paragraph (2), the City may submit to the Secretary a request to acquire the Federal reversionary interest in all or any portion of the Federal land.

(B) APPRAISAL.—

(i) IN GENERAL.—Not later than 180 days after the date of receipt of a request under subparagraph (A), the Secretary shall complete an appraisal of the Federal reversionary interest in the Federal land requested by the City under that subparagraph.

(ii) REQUIREMENT.—The appraisal under clause (i) shall be completed in accordance with—

(I) the Uniform Appraisal Standards for Federal Land Acquisitions; and

(II) the Uniform Standards of Professional Appraisal Practice.

(C) CONVEYANCE REQUIRED.—If, by the date that is 1 year after the date of completion of the appraisal under subparagraph (B), the City submits to the Secretary an offer to acquire the Federal reversionary requested under subparagraph (A), the Secretary shall, not later than the date that is 30 days after the date on which the offer is submitted, convey to the City the reversionary interest covered by the offer.

(D) CONSIDERATION.—As consideration for the conveyance of the Federal reversionary interest under subparagraph (C), the City shall pay to the Secretary an amount equal to the appraised value of the Federal reversionary interest, as determined under subparagraph (B).

(E) COSTS OF CONVEYANCE.—As a condition of the conveyance under subparagraph (C), all costs associated with the conveyance (including the cost of the appraisal under subparagraph (B)), shall be paid by the City.

Appendix D- Fernley Phase II: Draft List of Valid and Existing Rights

Please note that this list is a DRAFT presented for informational purposes only. Any pending authorizations for which a Decision Record has not yet been signed are NOT included. Information is subject to change by the time of final patent issuance.

EXCEPTING AND RESERVING TO THE UNITED STATES:

1. A right-of-way thereon for ditches and canals constructed by the authority of the United States, Act of August 30, 1890 (43 U.S.C. 945); [Newlands Project]

SUBJECT TO:

Valid existing rights:

1. A right of way reservation **NVCC 0020699** for a Federal Aid Highway, granted to the Nevada Department of Transportation pursuant to the Act of August 27, 1958 (23 U.S.C. 317);
2. Right of Way **NVN 000661** for a power transmission line, granted to Sierra Pacific Power Company d/b/a NV Energy, its successors or assigns, by right, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761);
3. Right of Way **NVCC 0021089** for a fiber optic line, granted to Nevada Bell, its successors or assigns, by right, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761);
4. Right of Way **NVN 001018** for a power transmission line, granted to LA Department of Water & Power, its successors or assigns, by right, pursuant to Act of October 21, 1976 (43 U.S.C. 1761);
5. Right of Way **NVN-0043236** for a railroad line granted to the Southern Pacific Company, its successors or assigns, under the Act of August 27, 1958 (23 U.S.C. 317);
6. Right of Way **NVN 002551** for a power transmission line, granted to Sierra Pacific Power Company d/b/a NV Energy, its successors or assigns, by right, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761);
7. Right of Way **NVN 008162** for a power transmission line, granted to Sierra Pacific Power Company d/b/a NV Energy, its successors or assigns, by right, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761);
8. Right of Way **NVN 030375** for a fiber optic line, granted to Nevada Bell, its successors or assigns, by right, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761);
9. Right of Way **NVN-0043236** for a railroad line granted to the Southern Pacific Company, its successors or assigns, under the Act of August 27, 1958 (23 U.S.C. 317) (Tule/Colado Line)

10. Right of Way **NVN 044126** for a gas pipeline, granted to Kinder Morgan, Inc., its successors or assigns, pursuant to the Act of February 25, 1920 (41 Stat. 0449; 30 U.S.C. 185);
11. Right of Way **NVN 046251** for a power transmission line, granted to Sierra Pacific Power Company d/b/a NV Energy, its successors or assigns, by right, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761);
12. Airport Lease **NVN 049077**, granted to Samsarg TF, LLC, its successors or assigns, by right, pursuant to the Act of May 24, 1928, as amended (49 U.S.C. §§ 211–214); 43 CFR 2911;
13. A right of way reservation **NVN 050586** for a materials site, granted to the Nevada Department of Transportation pursuant to the Act of August 27, 1958 (23 U.S.C. 317);
14. Right of Way **NVN 051242** for a water facility and road, granted to the City of Fernley., its successors or assigns, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761);
15. A right of way reservation **NVN 054710** for a Federal Aid Highway, granted to the Nevada Department of Transportation pursuant to the Act of August 27, 1958 (23 U.S.C. 317);
16. Right of Way **NVN 058193** for a road, granted to DB Fernley Investments, Ltd., its successors or assigns, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761);
17. Right of Way **NVN 0 060169** for a gas pipeline, granted to Great Basin Gas, its successors or assigns, pursuant to the Act of February 25, 1920 (41 Stat. 0449; 30 U.S.C. 185);
18. Right of Way **NVN 062841** for a water facility, granted to Washoe County, its successors or assigns, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761);
19. Right of Way **NVN 063393** for a gas pipeline, granted to Great Basin Gas, its successors or assigns, pursuant to the Act of February 25, 1920 (41 Stat. 0449; 30 U.S.C. 185);
20. Right of Way **NVN 065524** for a power transmission irrigation project, granted to the Western Area Power Administration, its successors or assigns, pursuant to the Act of December 5, 1924 (43 Stat. 672) and the Act of December 5, 1924 (43 Stat. 704);
21. Right of Way **NVN 073706** for a fiber optic line, granted to Nevada Bell, its successors or assigns, by right, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761);
22. Right of Way **NVN 074474** for a water facility, granted to the City of Fernley., its successors or assigns, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761);
23. Right of Way **NVN 075056** for an oil and gas small site, granted to Great Basin Gas, its successors or assigns, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761);
24. Right of Way **NVN 084710** for a gas pipeline, granted to DB Fernley Investments, Ltd., its successors or assigns, pursuant to the Act of February 25, 1920 (41 Stat. 0449; 30 U.S.C. 185);
25. Right of Way **NVN 094624** for a power transmission line, granted to Sierra Pacific Power Company d/b/a NV Energy, its successors or assigns, by right, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761);
26. Right of Way **NVN 096918** for a gas pipeline, granted to Great Basin Gas, its successors or assigns, pursuant to the Act of February 25, 1920 (41 Stat. 0449; 30 U.S.C. 185);

27. Right of Way **NVN 094624** for a power transmission line, granted to ORMAT Nevada, Inc., its successors or assigns, by right, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761);
28. Right of Way **NVN 101807** for a power transmission line, granted to Sierra Pacific Power Company d/b/a NV Energy, its successors or assigns, by right, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761);
29. Unpatented lode and placer mining claims, held by Nevada Cement Co., LLC, its successors or assigns, located pursuant to the General Mining Law of 1872 (17 Stat. 92; 30 U.S.C. sec. 22-42);
30. Unpatented lode mining claims, held by M4 New Fernley, LLC, its successors or assigns, located pursuant to the General Mining Law of 1872 (17 Stat. 92; 30 U.S.C. sec. 22-42);

Detailed Budget

APPENDIX I

Budget

Item Description	OHV Grant Request	Matching Funds	Total Cost
Contracts			
Professional Planning Consultant	85,000.00	0	85,000.00
Contracts Total	85,000.00	0	85,000.00
Labor			
Labor Total			
Equipment and Materials			
Equipment and Materials Total			
Travel			
Travel Total			
Other expenses			
Miscellaneous (publications, printing, online survey)	1,250.00	0	1,250.00
Other Expenses Total	1,250.00	0	1,250.00
Grand Project Total	86,250.00	0	86,250.00

Cost Estimates and Backup

APPENDIX J

Consultant Estimate Justification

The City of Fernley's 2016 Parks Master Plan was originally proposed at \$75,000 for a comprehensive, multi-task planning effort that included community outreach, site inventory and analysis, vision and recommendations, and a final action plan. Applying a standard 3% annual escalation rate, the same methodology used in other City reports, the \$75,000 benchmark escalates to approximately \$87,000–\$98,000 in today's dollars. The requested \$85,000 for the OHV Trail Plan consultant is therefore consistent with, and in fact below, the inflation-adjusted cost of the comparable Parks Master Plan benchmark. Additionally, consultant labor rates in the Reno/Fernley market have increased 4–7% annually in recent years, further supporting the \$85,000 estimate as reasonable and well-grounded.