

RESOLUTION OF THE
RESOURCES AND DEVELOPMENT COMMITTEE
24th Navajo Nation Council --- First Year, 2019

AN ACTION

RELATING TO RESOURCES AND DEVELOPMENT COMMITTEE,
RECERTIFYING JEDDITO CHAPTER COMMUNITY LAND USE PLAN WHICH
HAS REEVALUATED AND READJUSTED JEDDITO CHAPTER'S PREVIOUS
COMMUNITY-BASED LAND USE PLAN

BE IT ENACTED:

SECTION ONE. AUTHORITY

- A. The Resources and Development Committee, pursuant to 26 N.N.C. § 2004(D)(2) shall certify community-based land use plans.
- B. Pursuant to 26 N.N.C. § 2004(D)(2), "Every five years the plan shall be reevaluated and readjusted to meet the needs of the changing community" and such readjustment is subject to the certification of the Resources and Development Committee of the Navajo Nation Council.
- C. Pursuant to 26 N.N.C. § 2004 (B), "Community Based Land Use Plan. The chapter, at a duly-called chapter meeting shall by resolution, vote to implement a community based land use plan, after the CLUPC has educated the community on the concepts, needs, and process for planning and implementing a community based land use plan. The community based land use plan shall project future community land needs, shown by location and extent, of areas identified for residential, commercial, industrial, and public purposes. The land use plan shall be based upon the guiding principles and vision as articulated by the community; along with information revealed in inventories and assessments of the natural, cultural, human resources, and community infrastructure; and, finally with consideration for the land-carrying capacity. Such a plan may also include the following: 1. An open space plan which preserves for the people certain areas to be retained in their natural state or developed for recreational purposes. 2. A thoroughfare plan which provides information about the existing and proposed road network in relation to the land use of the surrounding area. 3. A community facilities plan which shows the location, type, capacity, and area served, of present and projected or required community facilities

including, but not limited to, recreation areas, schools, libraries, and other public buildings. It will also show related public utilities and services and indicate how these services are associated with future land use."

SECTION TWO. FINDINGS

Pursuant to Jeddito Chapter Resolution JEDD-04-14-19-02, attached as **Exhibit B**, the Jeddito Chapter approved the Community Land Use Plan which is attached as **Exhibit A**.

SECTION THREE. CERTIFICATION OF JEDDITO CHAPTER'S REEVALUATED AND READJUSTED COMMUNITY LAND USE PLAN

- A. The Resources and Development Committee of the Navajo Nation Council hereby recertifies the reevaluated and readjusted Jeddito Chapter Community Land Use Plan, attached hereto as **Exhibit A**.
- B. Certification of this Community Land Use Plan shall not delineate adjacent chapter boundaries. Any chapter disputes rest solely with the Courts of the Navajo Nation.

CERTIFICATION

I, hereby, certify that the following resolution was duly considered by the Resources and Development Committee of the 24th Navajo Nation Council at a duly called meeting at the Tsaile/Wheatfields Chapter, Tsaile, Navajo Nation (Arizona), at which a quorum was present and that same was passed by a vote of 3 in favor, and 0 opposed, on this 6th day of May 2019.



Rickie Nez, Chairperson
Resources and Development Committee
of the 24th Navajo Nation Council

Motion: Honorable Mark Freeland
Second: Honorable Kee Allen Begay, Jr.

Chairperson Rickie Nez not voting.

COMMUNITY BASED LAND USE PLAN
JEDDITO CHAPTER, NAVAJO NATION



Photo Source: Brenda Mina

Jeddito Chapter House

Prepared by:

*JEDDITO COMMUNITY-BASED LAND USE PLANNING
COMMITTEE*

*Jeddito CHAPTER OFFICIALS
Jeddito CHAPTER ADMINISTRATION*

*JEDDITO, NAVAJO NATION
2018 TO 2023*

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SPECTRUM 1: INTRODUCTION, AUTHORITY, PURPOSE, PROCESS

1.1 INTRODUCTION

The Jeddito Community based Land Use Planning Committee (CLUPC), Chapter leadership, and the administration began working on revising the manual in 2016. After a series of meetings and work sessions, the work on updating on the Chapter Land Use Plan was completed in December of 2018.

Presented herein is the work product that represents various elements that were formulated into the Jeddito Chapter Land Use Plan manual. This document is to be treated as a general guide and planning tool as the community progresses toward realizing its goals of community and economic development. The document will provide development guidance over the next five years.

1.2 BACKGROUND

Initially, in response to the request for new housing throughout Indian Country by Native American leadership, the United States Congress approved the Native American Housing Assistance and Self Determination Act (NAHASDA). The funds from this initiative provided for the completion of the first CLUP manual.

The opportunity for communities to learn the planning process for new housing, and other elements of community and economic development is a welcome departure from the practice of the central government planning for the communities and thus dictating the manner of development to the communities.

This opportunity is consistent with the principles of Self Determination, Self Sufficiency, Self-Reliance, Decentralization, Local Empowerment, and Local Governance. This opportunity is consistent with the time honored and paramount Navajo edict of TAA HO A JI TEEGO, when roughly translated to the English language means "do for yourself" or on a broader spectrum meaning to "achieve success through your own efforts, with initiative and determination."

1.3 AUTHORITY

The Navajo Nation Council through Resolution CAP-34-98 enacted the Navajo Nation Local Governance Act (LGA). The LGA is codified at Title 26, Navajo Nation Code. The

LGA confers certain authorities upon the Navajo Nation Chapters to engage in a local governance process, including the authority to conduct all manner of local planning for the community.

The Local Governance Act of 1998 contains explicit authorities scheduled to be granted to governance-certified Navajo Chapters to "do for themselves". These provisions include:

Subchapter 1 B. Purpose

1. The purpose of the Local Governance Act is to recognize governance at the local level. Through adoption of this Act, the Navajo Nation Council delegates to Chapters governmental authority with respect to local matters consistent with Navajo law, including custom and tradition.
2. Enactment of the Local Governance Act allows Chapters to make decisions over local matters. This authority, in the long run, will improve community decision making, allow communities to excel and flourish, enable Navajo leaders to lead towards a prosperous future, and improve the strength and sovereignty of the Navajo Nation.

The Local Governance Act provides specific authorities that give governance-certified Chapters the means to exercise decision-making powers on the following elements that pertain to the regulation and planning-in-general of land. The Chapters would enact ordinances via Chapter resolution to affect these authorities.

Subchapter 3, Section 103, Chapter Authority

1. To issue home and business site leases or permits.
2. To amend the land use plan to meet changing needs of the community.
3. To acquire property by eminent domain.
4. To adopt zoning ordinances consistent with the land use plan.

The Local Governance Act further provides the following authorities for governance-certified Chapters to maintain a Comprehensive Land Use Plan.

Subsection 7, Section 2004; Zoning, Comprehensive Land Use Plans, Land Use Variations.

1. Chapters may enact zoning ordinances.
2. Chapters shall enforce zoning ordinances.
3. Chapters can approve land use variations.

The Land Use Plan was developed by the Chapter appointed Chapter Land Use Planning Committee (CLUP) and the CLUP recommends the Plan for consideration and adoption by Chapter resolution.

1.4 PURPOSE

The purpose of developing the Jeddito Chapter Land Use Plan is to have in place a document that describes the community's hopes and aspirations for community and economic development based on the stated vision of the CLUP Committee on behalf of the people. The process for the development of the plan results in several benefits for the community, including:

- 1.4.1** To have the CLUP Committee, the Chapter leadership and the community members learn the community land use planning process. A process that can be applied to other community-based planning efforts.
- 1.4.2** To initiate a community capacity building process by empowering community members.
- 1.4.3** To generate interest, develop community support and participation of community members in the planning process.
- 1.4.4** To prevent haphazard unregulated community growth.
- 1.4.5** To assure availability of infrastructure systems for anticipated community growth.
- 1.4.6** To ensure that future generations have adequate housing and sufficient space to live and grow.
- 1.4.7** To "leverage" the Community Land Use Plan in identifying and securing the resources necessary to accomplish the desired development.

1.5 OVERALL PROJECT PLANNING PROCESS

The process that was used by the CLUP Committee involved a series of meetings including regular monthly meetings with the CLUP Committee and community public meetings. The CLUP-C was re-activated, and members resumed in July of 2013.

Listing of Meetings

<i>Date</i>	Type of Meeting	Discussion
<i>July 08, 2013</i>	Regular	Plan of Operation Approval
<i>August 16, 2013</i>	Regular	Rural Addressing & Plan of Operation
<i>September 11, 2013</i>	Regular	Continue Work on CLUPC Plan of Operation
<i>October 09, 2013</i>	Regular	Strategic Planning
<i>November 13, 2013</i>	Regular	Strategic Planning
<i>December 11, 2013</i>	Regular	Five (5) Year Plan
<i>January 08, 2014</i>	Regular	Five (5) Year Plan
<i>February 12, 2014</i>	Regular	Five (5) Year Plan
<i>March 12, 2014</i>	Regular	Survey Forms
<i>April 09, 2014</i>	Regular	Five (5) Year Plan & Food Sale
<i>May 14, 2014</i>	Regular	Five (5) Year Plan, Survey Forms & Food Sale
<i>June 12, 2014</i>	Regular	Five (5) Year Plan
<i>July 09, 2014</i>	Regular	Five (5) Year Plan
<i>August 06, 2014</i>	Regular	Five (5) Year Plan & LRAC Training
<i>September 02, 2014</i>	Regular	Complete Five (5) Year Plan & Public Hearing
<i>January 04, 2015</i>	Regular	Pending Resolutions
<i>February 01, 2015</i>	Regular	Pending Resolutions
<i>March 01, 2015</i>	Regular	Public Hearing
<i>April 01, 2015</i>	Regular	Master Planning
<i>June 07, 2015</i>	Regular	Master Planning & Russian Olives
<i>July 01, 2015</i>	Regular	Master Planning & Illegal Dumping
<i>July 26, 2015</i>	<i>Special</i>	Plan of Operation for Cemetery Land Withdrawal
<i>August 02, 2015</i>	Regular	Illegal Dumping & Master Planning
<i>September 03, 2015</i>	Regular	Public Hearing
<i>October 01, 2015</i>	Regular	Solid Waste Management, Community Assessments
<i>November 03, 2015</i>	Regular	Illegal Dumping & Community Clean-Up
<i>December 06, 2015</i>	Regular	Illegal Dumping
<i>December 23, 2015</i>	<i>Special</i>	Community Clean-Up, Eco Fluid, & Monkey Eggs

<i>January 03, 2016</i>	Regular	Community Clean-Up & Illegal Dumping
<i>February 02, 2016</i>	Regular	Illegal Dumping, Master Planning & Rural Addressing
<i>March 1, 2016</i>	Regular	Illegal Dumping
<i>April 3, 2016</i>	Regular	Community Clean-Up
<i>May 1, 2016</i>	Regular	Development of Junction Site
<i>June 5, 2016</i>	Regular	Public Hearing
<i>July 5, 2016</i>	Regular	NHA Land Request & Rural Addressing Project
<i>August 07, 2016</i>	Regular	Community Clean-Up, Public Hearing & Rural Addressing
<i>September 01, 2016</i>	Regular	Updating CLUPC Manual & Schedule Public Hearing
<i>October 04, 2016</i>	Regular	Special Meeting Agenda, Red Zone & Tourism
<i>November 06, 2016</i>	Regular	Missing Maps & Reschedule Public Hearing
<i>December 04, 2016</i>	Regular	Public Hearing
<i>January 03, 2017</i>	Regular	Public Hearing
<i>February 12, 2017</i>	Regular	Strategic Work Session
<i>March 05, 2017</i>	Regular	Election of New Officers of Operation
<i>April 02, 2017</i>	Regular	Community Clean-Up & Public Hearing
<i>May 07, 2017</i>	Regular	Junk Food Tax Money & CLUPC Manual Workshop
<i>June 11, 2017</i>	Regular	Community Clean-Up
<i>July 05, 2017</i>	Regular	Community Clean-Up & Public Hearing
<i>August 06, 2017</i>	Regular	Community Clean-Up & LRAC Training
<i>September 01, 2017</i>	Regular	Community Clean-Up & CLUPC Manual Deadline
<i>October 01, 2017</i>	Regular	Community Clean-Up & LRAC Training
<i>November 05, 2017</i>	Regular	Raffle & Strategic Planning
<i>December 03, 2017</i>	Regular	Manual Update & Strategic Planning
<i>January 07, 2018</i>	Regular	CLUPC Manual Update
<i>February 06, 2018</i>	Regular	Illegal Dumping & CLUPC Manual Update
<i>March 06, 2018</i>	Regular	Community Clean-Up & CLUPC Work Session
<i>March 14, 2018</i>	<i>Special</i>	CLUPC Manual Update
<i>March 28, 2018</i>	<i>Special</i>	CLUPC Manual Update
<i>April 11, 2018</i>	Regular	Community Clean-Up, CLUPC Work Session & New Member Selection

<i>May 06, 2018</i>	Regular	CLUPC Manual Update
<i>May 23, 2018</i>	<i>Special</i>	Population, Census Data, & Land Suitability
<i>June 03, 2018</i>	Regular	CLUPC Manual Update
<i>July 01, 2018</i>	Regular	Illegal Dumping, Rural Addressing, Traditional/Cultural Sites
<i>August 05, 2018</i>	Regular	Illegal Dumping, Rural Addressing, & Plan of Operation
<i>August 20-22, 2018</i>	Strategic Session	CLUPC Manual Update & Chapter Priority Listing
<i>September 4, 2018</i>	Regular	Recertification Update
<i>September 11, 2018</i>	Work Session	Organizing and Formatting CLUPC Manual
<i>September 25, 2018</i>	Work Session	CLUPC Manual Update
<i>September 26, 2018</i>	Special	Red Zone Meeting, Low Mountain Mtg (Cemetery), & Mtg with Planner
<i>October 1, 2018</i>	Work Session	Organizing and Formatting CLUPC Manual
<i>October 2, 2018</i>	Regular	Orientation for Hector, Manual Presentation @ Planning Mtg., Schedule Public Hearing
<i>October 26, 2018</i>	Regular	Public Hearing
<i>November 1, 2018</i>	Regular	CLUPC Manual Update, Raffle Christmas Dinner, Door Prizes for Christmas Community Dinner, Toys for Tots Program
<i>November 7, 2018</i>	Regular	Public Hearing
<i>December 2, 2018</i>	Regular	Joint Session w/Chapter Officials @ Planning Mtg., Project Updates, Community Christmas Dinner

These were sessions where community members articulated and defined their goals and aspirations for the Community Land Use Plan. There were other meetings held at different locations with the intent of developing data for assessments and to address specific issues regarding infrastructure systems.

Some of the specific activities included the following:

- 1.5.1** Scoping sessions with the Jeddito CLUP Committee, where the group worked to strategize the specific tasks and overall process of developing the Land Use Plan.

- 1.5.2** Conducted community assessments with CLUP Committee members to determine the state of the community.
- 1.5.3** Provided orientation on the community land use planning process elements as a means of community orientation.
- 1.5.4** Reviewed developed reports and other relevant documents with the CLUP Committee to ensure accuracy and to get concurrence on the substance of the developed documents.
- 1.5.5** Held public meetings to fully inform the community of the planning process.
- 1.5.6** Attended meetings with other agencies to determine the most viable strategies to provide adequate utility infrastructure for the planned development sites.
- 1.5.7** Reviewed the final report with the community.
- 1.5.8** Attended regional meetings with neighboring chapters.

1.6 COMMUNITY PARTICIPATION PROCESS

The following articulates the process that was generally followed in the Jeddito Chapter land Use Planning effort.

1.6.1 Chapter/Community Orientation

Jeddito CLUP Committee scheduled public meetings with the community-at-large to present the updated plan to the Chapter constituency. The Committee took upon themselves the task of explaining to the community membership the purpose of the manual update, its history and the expectations of the chapter leadership.

1.6.2 Identification of Potential Development Sites

The potential development sites were identified by the CLUP Committee members. The CLUP Committee and the Chapter leadership commenced with the manual update. The identification of land sites that were deemed to have potential for the planning of new development.

Of the sites considered, the CLUP Committee and Chapter Leadership prioritized the sites and concentrated the development planning on three priority sites. The other sites may not be available due to the prominent presence of pottery shards and other visible evidence of prior human habitation, and the reissuing of the NPL grazing permits, thus these sites are declared to be culturally significant areas.

1.6.3 Cultural Significance and Traditional Sensitivity

Issues of cultural significance concerns of the proposed development areas were addressed as culturally significant areas. Resultantly, these sites were available for development.

1.6.4 Land Use Plan Concept

The CLUP Committee and chapter leadership deliberated on the basic elements that would be incorporated into the land use planning design that was developed. The design concept was presented on hard copy map to show the proposed development plans.

1.6.5 Comprehensive Report and Implementation Recommendations

The CLUP Committee and Chapter leadership presented the final manual update report to the community members upon completion. The community members were orientated on the project development process and conclusions. They understand the steps they will need to proceed with in order that the desired planning is realized in a timely manner.

1.7 CONCLUSION

The CLUP Committee understand the need for the manual update. This helps the community pursue needed projects. With these ingredients, the potential of the community achieving the desired results becomes practical and achievable.

SPECTRUM 2 – COMMUNITY ASSESSMENT

2.1 VISION & MISSION STATEMENT

VISION STATEMENT

A collective singular vision of all community members requires the ability of the community to collectively established goals and objectives with majority participation in all aspects of community development. The Jeddito Chapter, the Community Land Use Planning Committee, and the Chapter Planning Committee realize that any planning in the community requires a oneness of vision that enables goals and objectives to be set and implemented. And that priority established creates a oneness of minds, thought of development, planning, and actual accomplishment of the plan created.

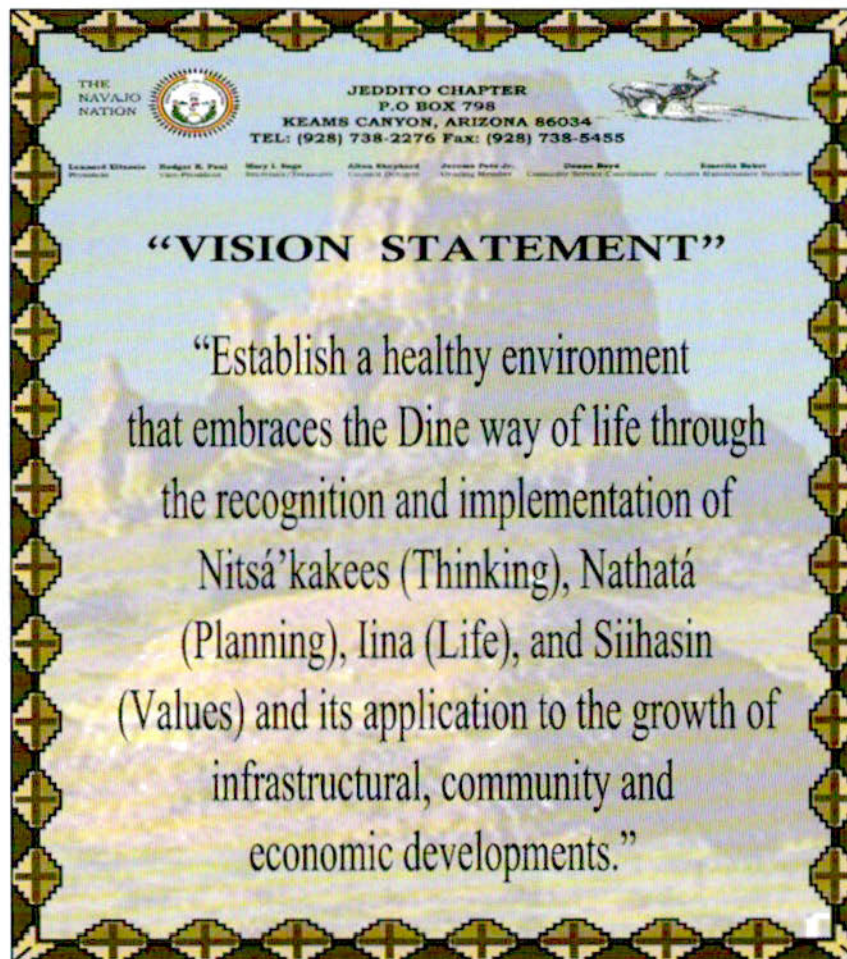


Photo Source: Jeddito Chapter

MISSION STATEMENT

We constantly strive to improve the quality of life for all chapter members through excellence in education, beneficial long term economic and land use developments to aid in providing families and individuals with new opportunities to live, work, learn, and retire in a healthy, safe, constructive, and resourceful community.

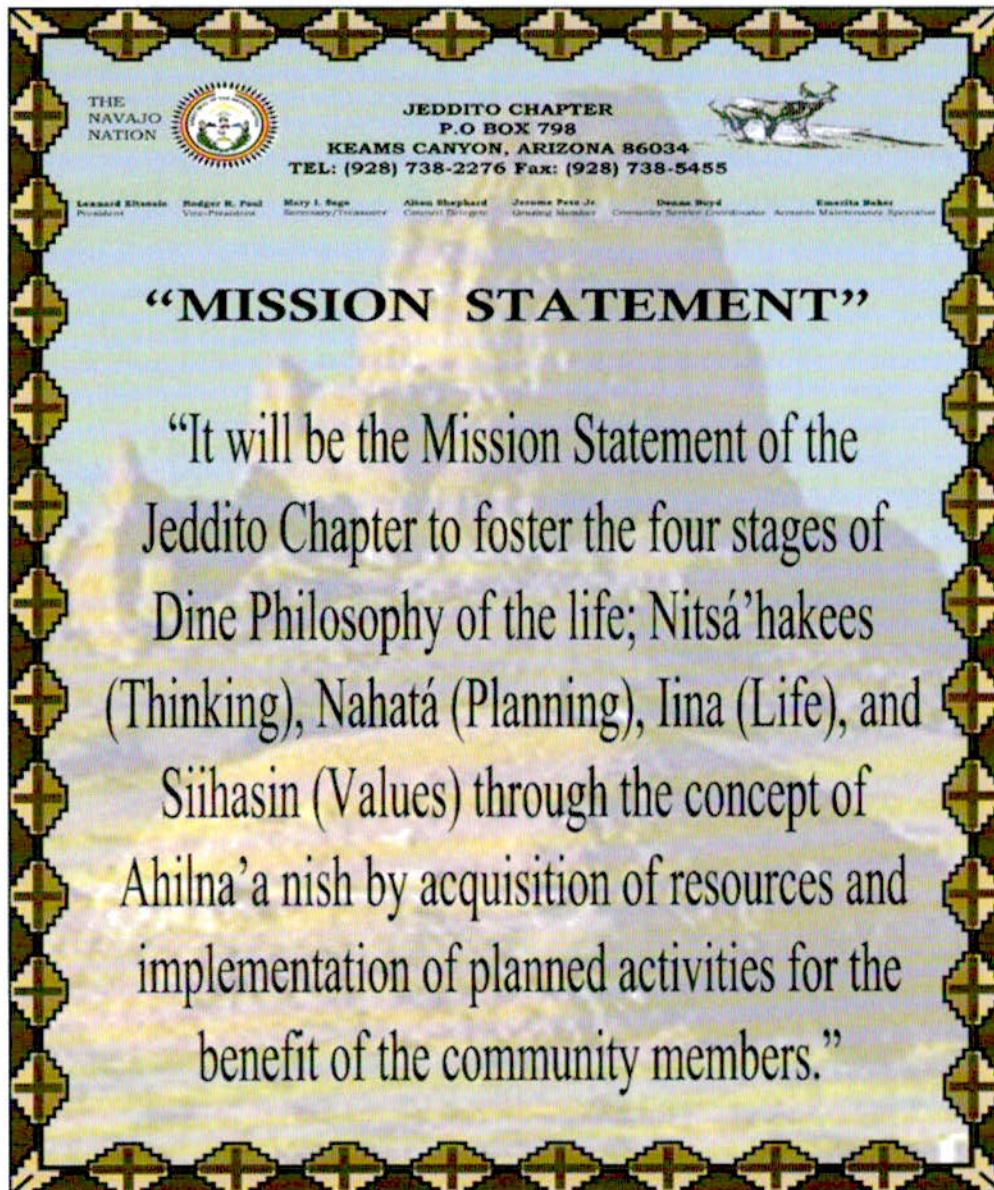
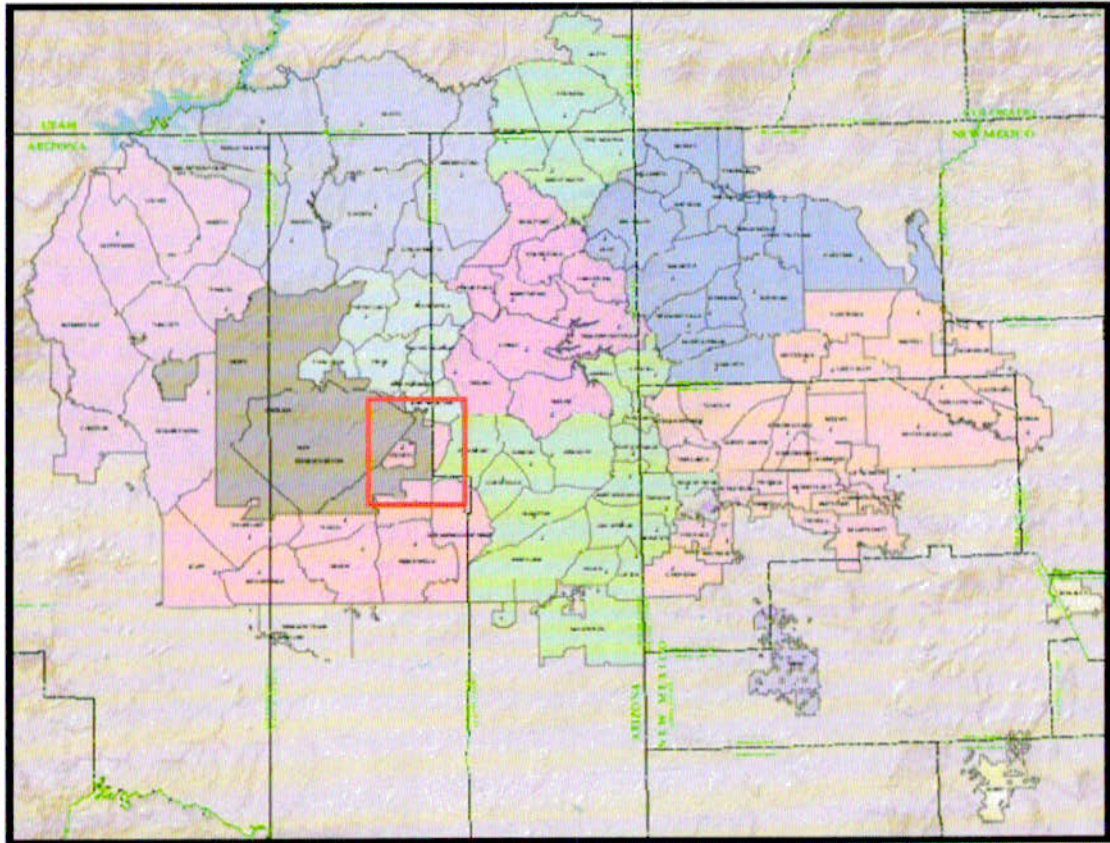


Photo Source: Jeddito Chapter

2.1.1 General Chapter Information

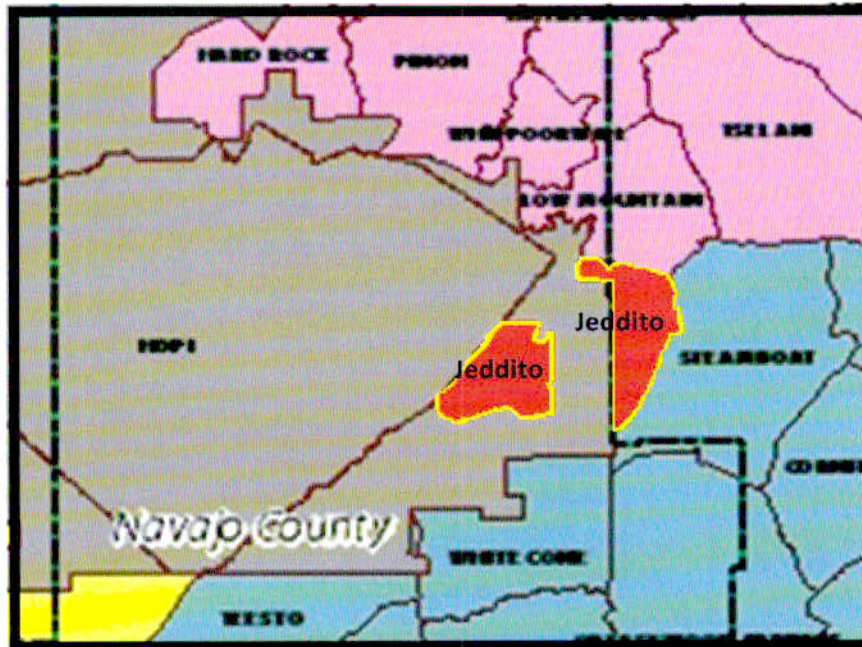
The Jeddito Chapter land area is comprised of a range of different types of land from high desert to plateaus. The Jeddito Chapter area is in a crossroads area that can be the host to significant commercial and community development that could potentially benefit the Chapter as a tourist attraction. The Chapter has access to State Road (SR) 264, SR 77 and Navajo Route (NR) 6.



Map Source: Navajo Nation Land Department

2.2 EXISTING LAND STATUS

The Jeddito Chapter has two land areas that are situated in the northwest portion of the Ft. Defiance Agency, the Jeddito "Island" is surrounded by Hopi Reservation land, and the rest of the Chapter area is bordered by the Low Mountain, Steamboat, and the Hopi Reservation.



Map Source: Navajo Nation Land Department

The Jeddito Chapter has approximately 100,343 acres of land within the boundaries of its two land bases. There are several settlements where the Jeddito Chapter members reside. Principal settlements include the “Island,” Navajo Partitioned Lands (NPL), the Hopi Partitioned Lands (HPL) and the Navajo Tribal Trust Lands.

2.3 COMMUNITY DEMOGRAPHIC DATA

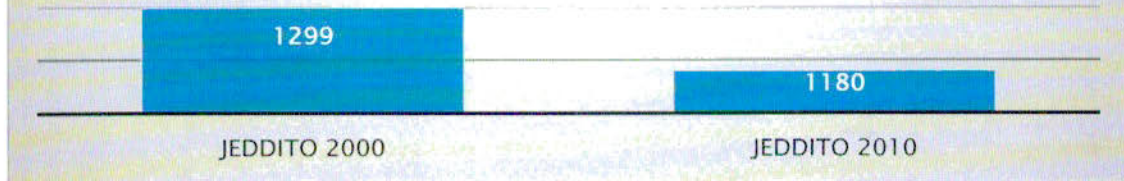
The Jeddito CLUP Committee designed a community survey instrument that was circulated throughout the community by community members and a Chapter official to ascertain data to develop a description of the community demographics. Although there was an option to disregard this acquired data and conduct a new survey, the CLUP Committee elected to utilize portions of the community assessment data gathered through this process.

The completed 76 surveys revealed the following information which is interspersed with Census 2010 data, and the data from the Navajo Nation WIND System, the components are noted accordingly.

2.3.1 Population

The Jeddito chapter/community population for the 2010 Census is 1,180. There were 598 females and 582 males for a gender representation. Updated census is in Exhibit.

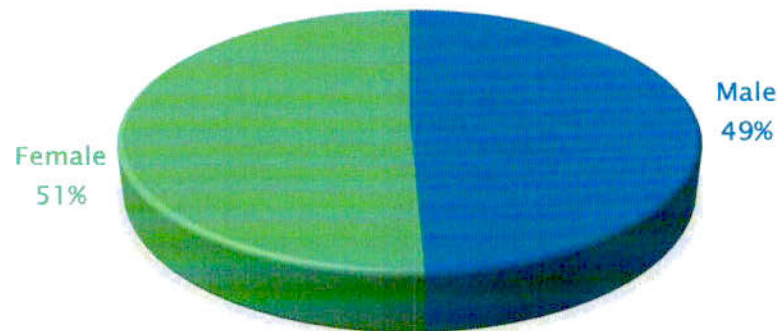
Population Comparison



Source: 2000 & 2010 U.S. Census

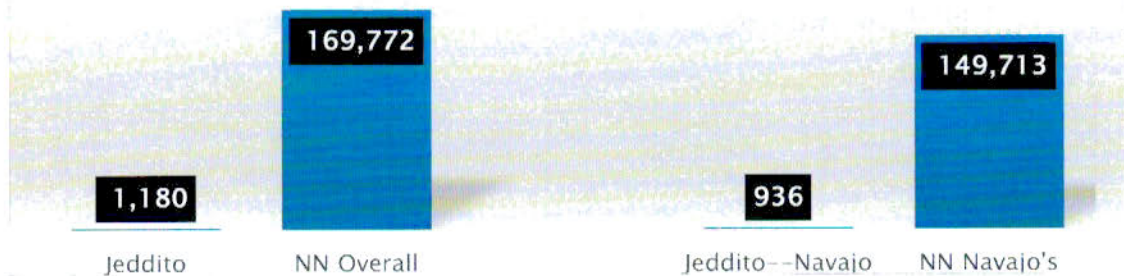
This graph illustrates the declining of population by 119 members.

MALE AND FEMALE RATIO



Source: 2010 U.S. Census

NN WIND General Population



Source: NN WIND SYSTEM

This graph reflects the combined 110 Chapters' population total. Jeddito contributes 1% of the Navajo Nation's population.

2.3.2 Age of Household Members

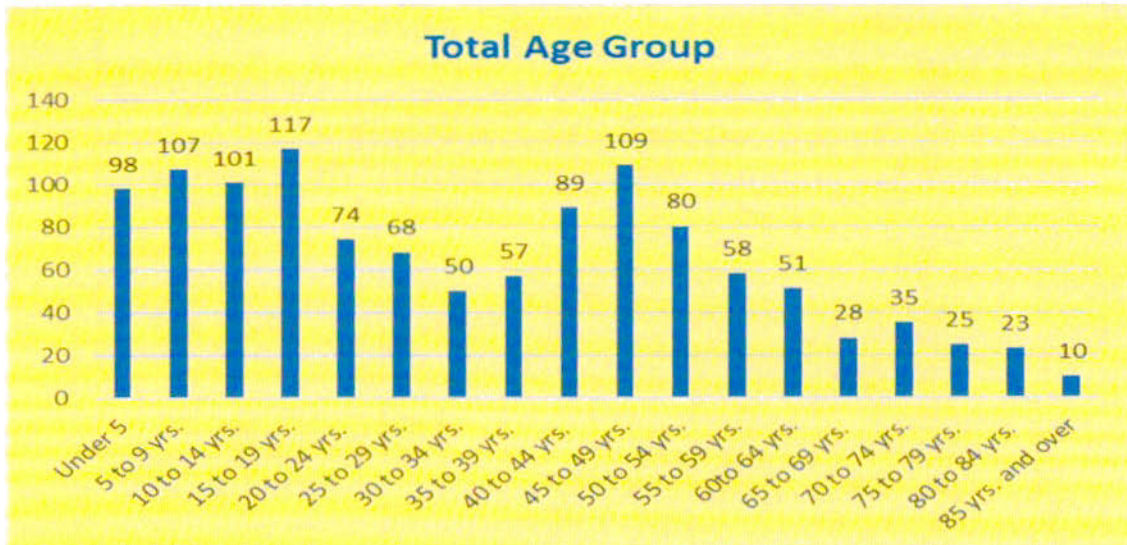
The Census 2010 data on the 1,180 Jeddito Population by Age Group is:
Median age (years) 32.1.

16 years and over 851 or 72.1 %

18 years and over 805 or 68.2 %

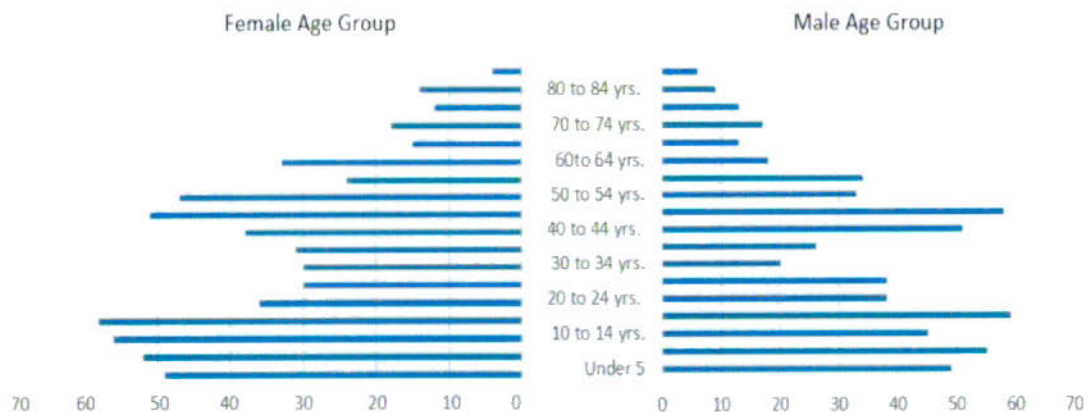
62 years and over 737 or 62.5 %

65 years and over 121 or 10.3 %



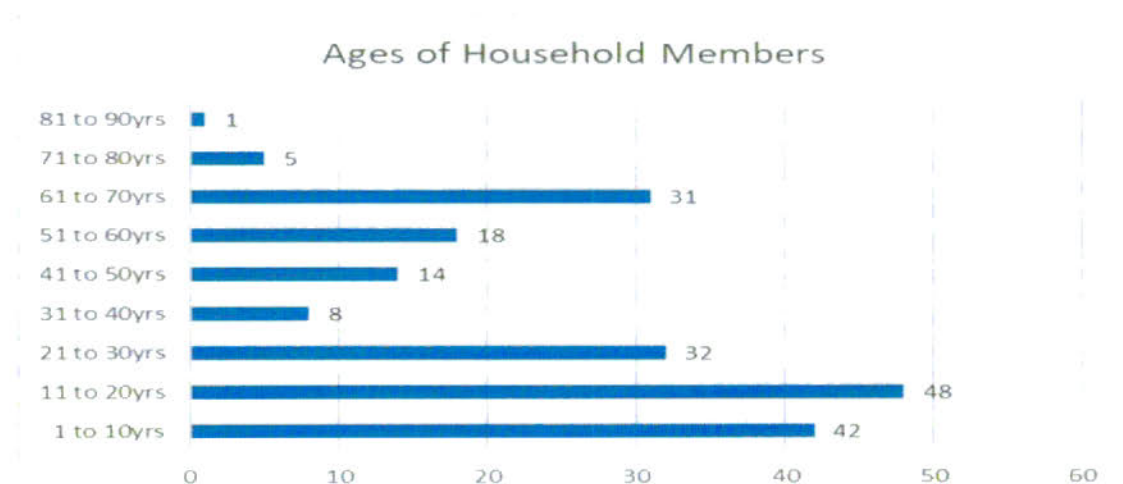
Source: 2010 U.S. Census

Overall Age Group Population



Source: 2010 U.S. Census

The overall age group population was then divided further by gender age groups.



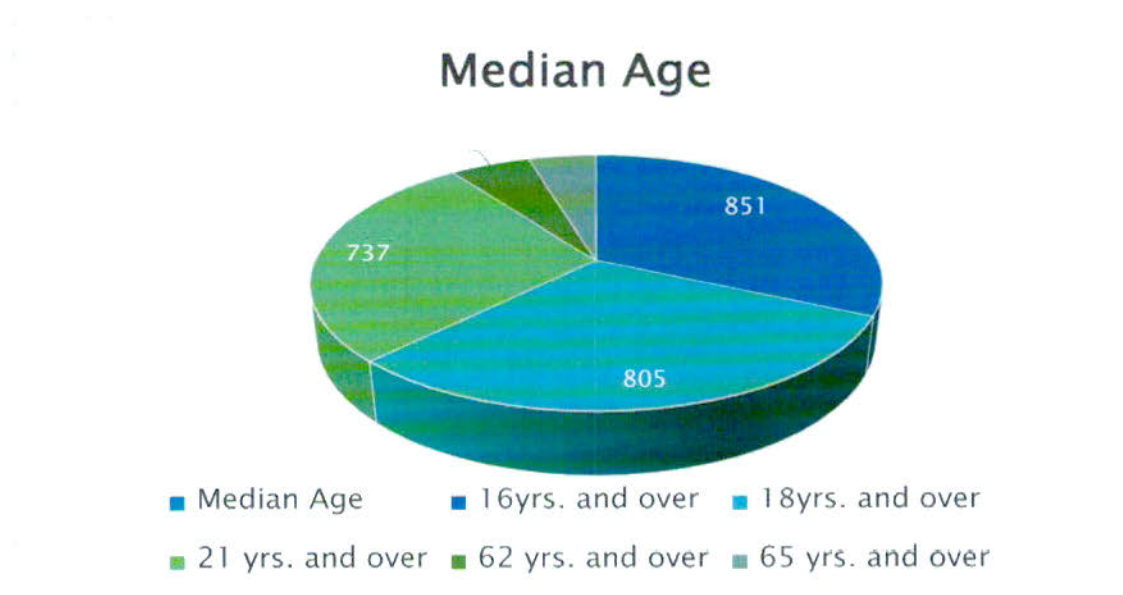
Source: 2014 Community Survey

This graph illustrated the surveyed population divided into age groups.

2.3.3 Median Age

The Census 2010 count reported that the median age of the members of the households surveyed is 32.1 years of age.

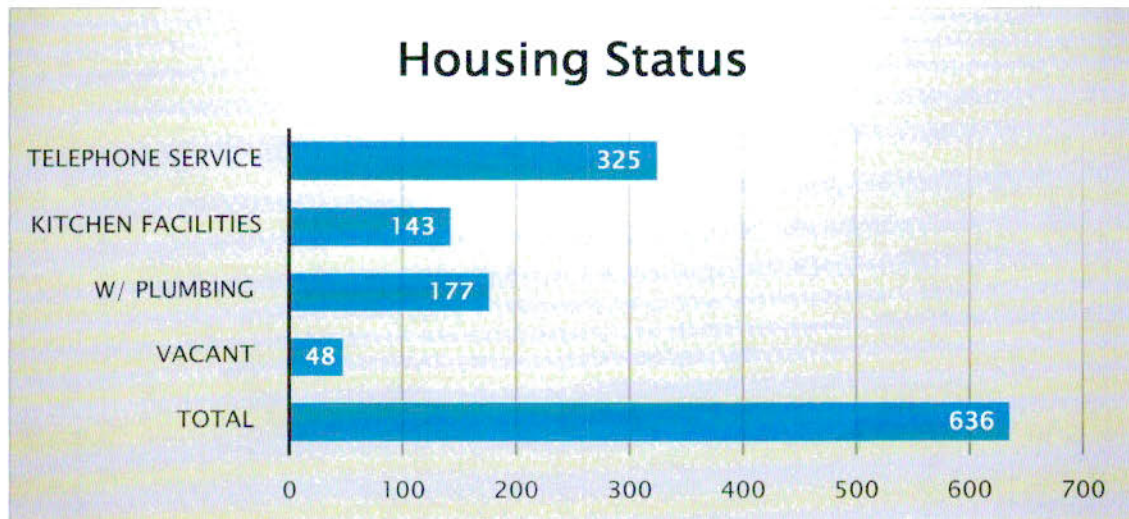
16 years and over 851 or 72.1 %
 18 years and over 805 or 68.2 %
 62 years and over 737 or 62.5 %
 65 years and over 121 or 10.3 %



Source: 2010 U.S. Census

2.3.4 Households

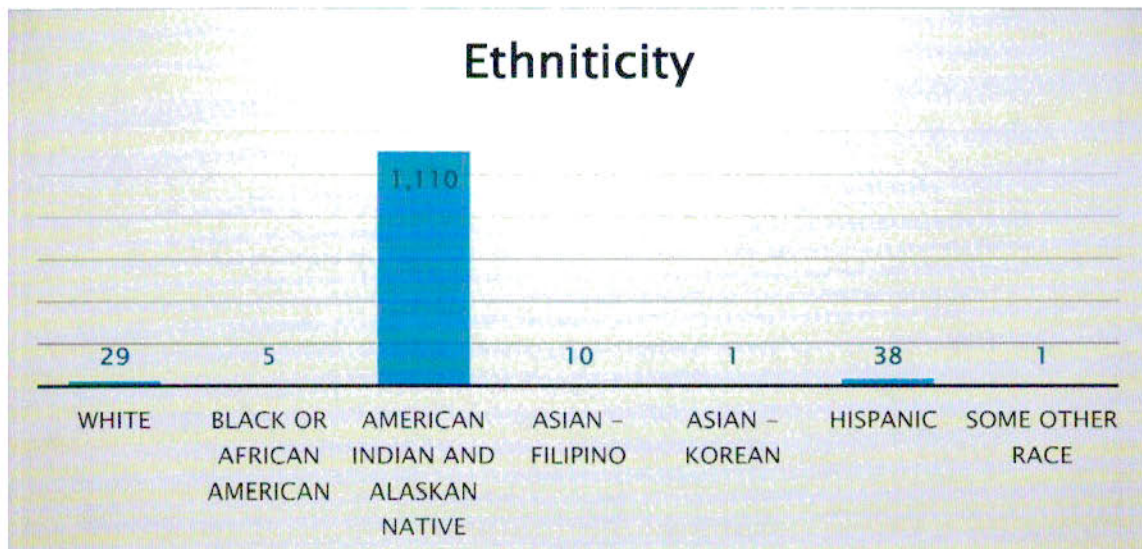
The Census count results show that there are 636 houses with 48 vacant or 39%. There are 388 occupied households or 61% in the community area.



Source: 2010 U.S. Census

2.3.5 Chapter Population by Ethnic Group

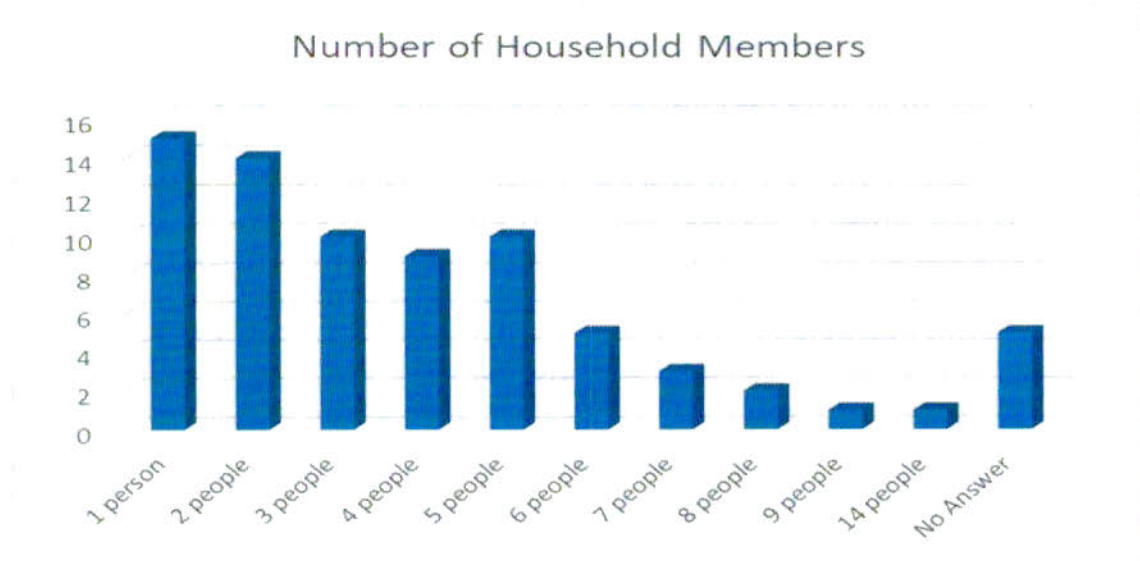
The 2010 Census reports that of the 1,180 counted in the Jeddito Chapter area; 1,110 are Navajo, 4 are of other Native American descent, 29 Anglos, 5 Black/African American, 10 Asian-Filipino, 1 Asian-Korean, 38 Hispanic and 1 in Others category.



Source: 2010 U.S. Census

2.3.6 Household Members

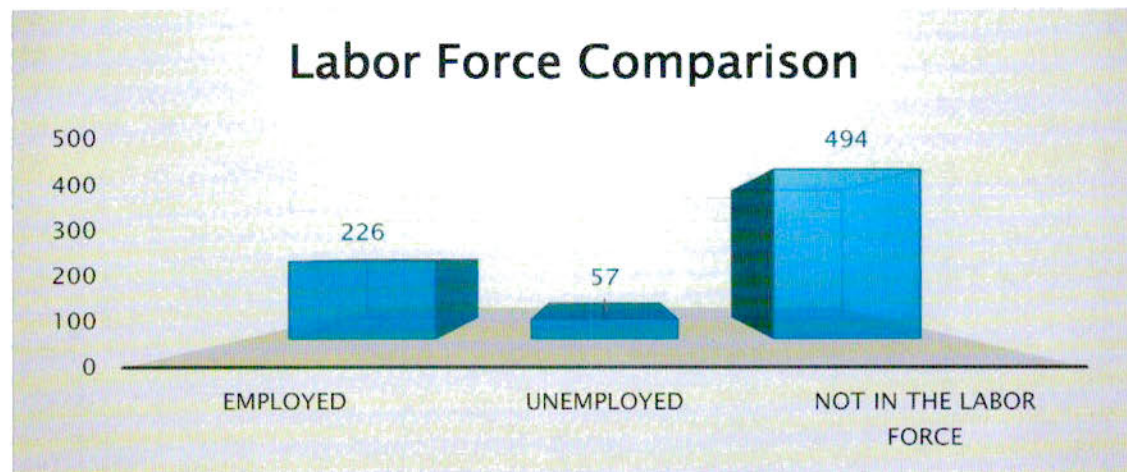
The 2010 U.S. Census count results show that there is an average of 3.35 persons living in the households.



Data Source: 2014 Community Survey

2.3.7 Employment/Unemployed

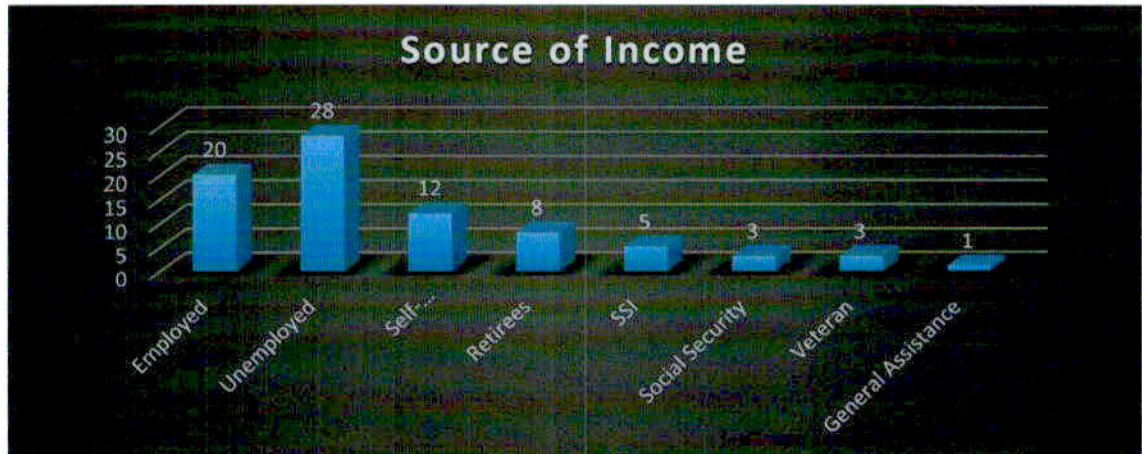
The employable over the age of 16 in the surveyed homes there are 226 that are employed and there are 57 that are unemployed and there were 494 who are not in the labor force. A total of 777 members that actively responded in the 2010 U.S. Census.



Source: 2010 U.S. Census

2.3.8 Sources of Income

The 2010 Census report provides the data on the same Sources of Income category, Employment, SSI, Social Security, Retirement, Self-employment, Public Assistance, and Other Income. The 2014 Community survey also addressed the source of income for

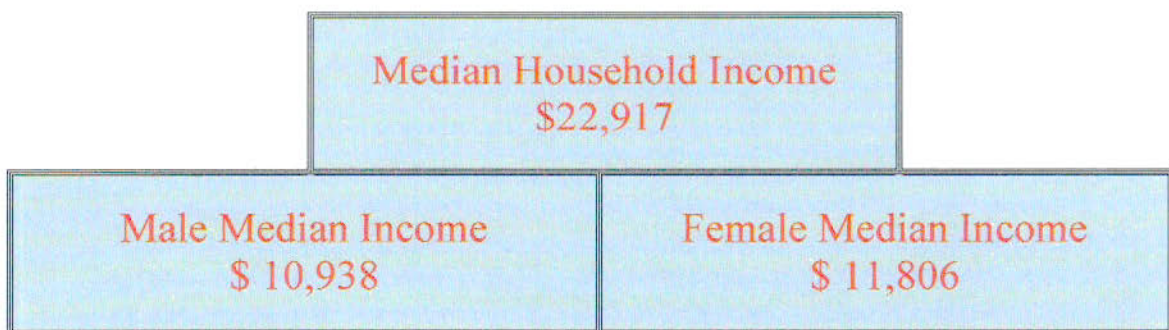


Source: 2014 Community Survey

2.3.9 Household Income

The 2000 Census data on the household income levels of the homes in the Jeddito community is provided as follows. The Male's median income is \$10,938 and a Female's median income is \$11,806. When combined the household median income would be \$22,917 a year. This is the national average for residents in Arizona.

In 2016, the national average of the median household income (both male and female combined income) of Jeddito residents was set at \$17,917. However, 50.3% of Jeddito community residents live in poverty.



Source: 2012-2016 American Community Survey 5-year Estimates

50.3 % of Jeddito Residents Live In POVERTY.

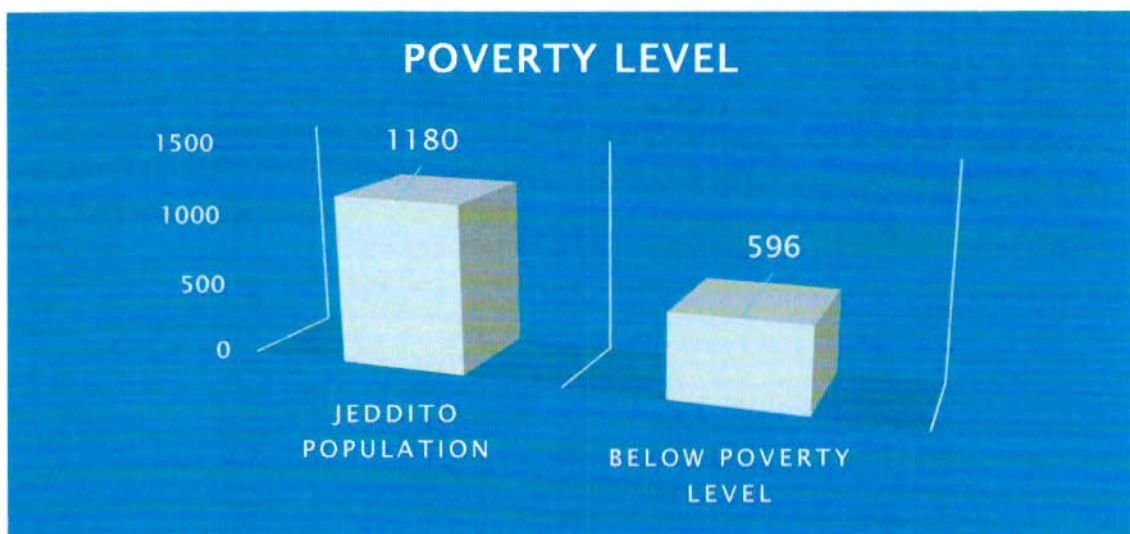
Source: 2010 U.S. Census

2.3.10 Poverty Level

In 2010 the Census data was further analyzed and finding reflected that the Per Capita Income for the Jeddito Chapter area is **\$3,791**. By definition per capita income is the average income earned per person in a given area (city, region, country, etc.) in a specified year. It is calculated by dividing the area's total income by its total population.

The level of poverty in the Jeddito community is that of the 1,180 community members considered, there were 596 individuals or 50.3 % that were determined to be living below the poverty level.

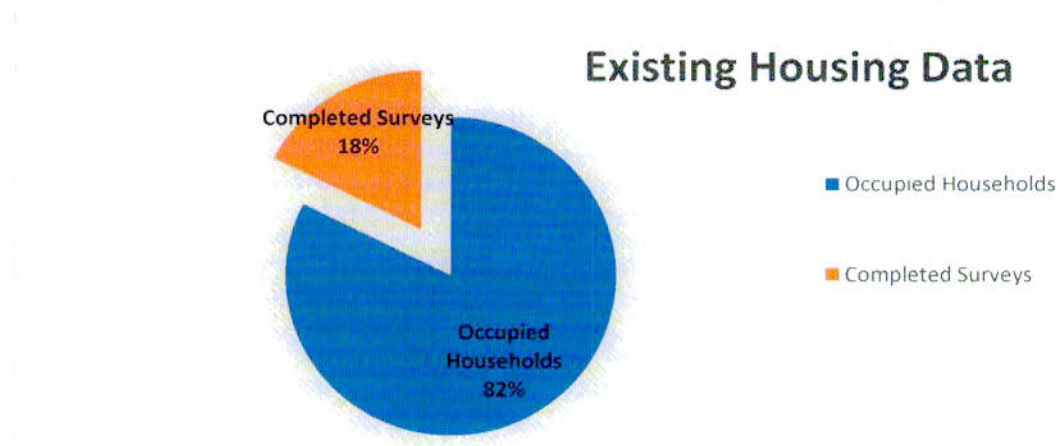
As reported in section **2.3.7 Employed/Unemployed**, 57 individuals stated that they were unemployed. Within that same observation 494 people were also unemployed but listed under the label: Not in the Labor Force. Meaning that these individuals have actively stopped looking for employment through the state's unemployment program.



Source: 2010 U.S. Census

2.4 EXISTING AND FUTURE HOUSING DATA

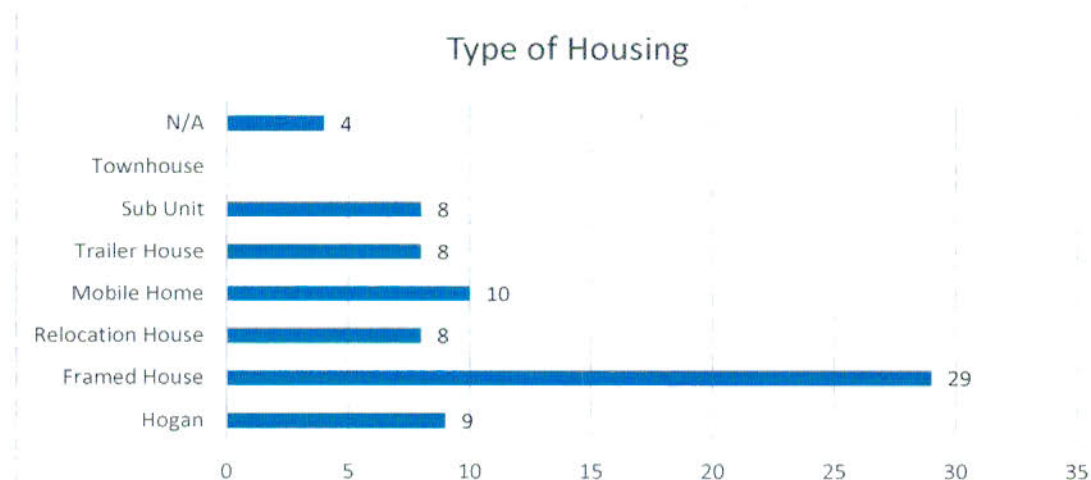
According to the 2010 Census data, the estimated number of households is 358 per households, of which 48 were listed as vacant, thereby suggesting that the number of occupied households is 358. The number of community surveys that were completed is 76, which is approximately 18 % of the total number of occupied households.



Source: 2010 U.S. Census

2.4.1 Kind of Homes

Of the 76 households, 51% of the homes are privately owned, 15% are Navajo Housing Authority housing units, 1% is a house built by the Navajo Housing Services, and 5% did not respond.



Source: 2014 Community Survey

2.4.2 Median Value of Homes

The 2010 Census data states that the median value of the homes in the Jeddito Chapter area is \$15,500.

2.4.3 Number of Rooms per House

The estimated average house size is 200 sq. ft. This is equivalent to a 1 bedroom and 1 bathroom. The building structure could be compared to a garden shed. The image below shows how the living quarters would be structured.



Source: quixote-village-community-tiny-house-plans-002



Source: quixote-village-community-tiny-house-plans-002

Many of these garden shed structures are replacing homes of the past. These housing types are eligible for electrical power and waterline hook-up. There are requirements; such as, the building must be permanently set on a concrete slab and have insulation with up to coding wiring to just name a few.

2.4.4 Homesite Lease

Of the 76 surveyed, 53 are home owners and 39 have homesite leases. During the ONHIR project there was found to be 110 JUA relocation homes within the

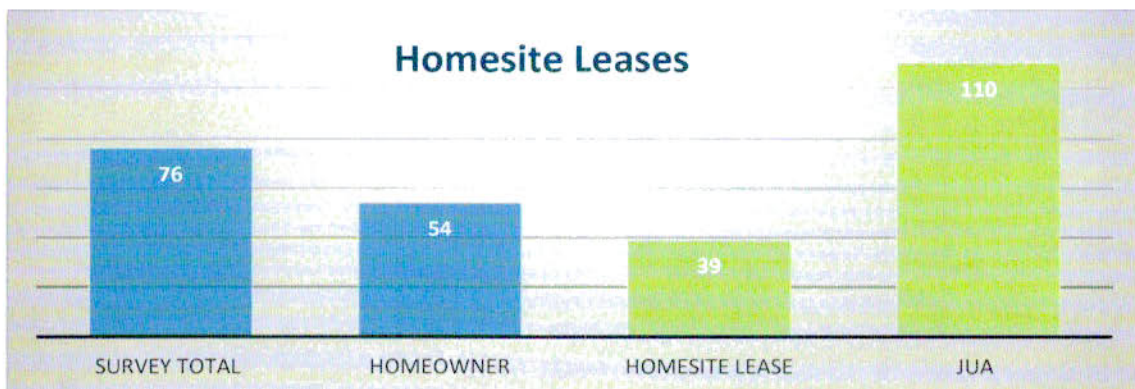
community. One of the requirements before construction was to begin for all JUA homes is that each recipient must have completed and valid homesite lease.

Other entities will contribute to the need for homesite leases, such as the incoming infrastructure of the Waterline and Powerline projects. NTUA now requires homesite leases prior to building/delivering services. According to the Homesite Lease Office many of the Jeddito residents have not completed all the steps necessary to complete the homesite lease process.

Further research will need to be done within the next 5 years to determine how many residents and returning community members have, do not have or are in the process of applying for the homesite leases.



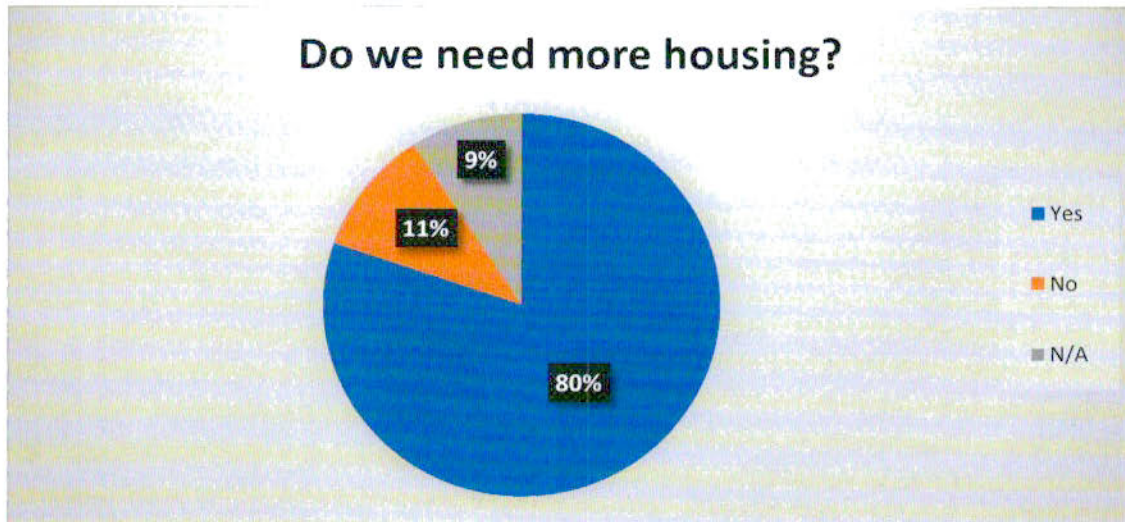
Source: 2014 Community Survey



Source: 2014 Community Survey

2.4.5 Intention to Build Home

A survey conducted asked respondents whether they intended to build a home, the responses received, shows positive intentions. Of the 76 survey results 61 believe we need additional housing, 8 believe we have enough and 7 gave no response to the question. Further planning will be included in the upcoming land use plans.



Source: 2014 Community Survey

2.4.6 Utilities of Dwellings

The immediate community area is served by water that is developed from wells that are maintained and monitored by the Navajo Nation Agriculture and Water Management Department. The domestic water and electrical systems are operated and maintained by the Navajo Tribal Utility Authority.

There are no gas lines installed to service the area. Within the next 5 years the suggestion to further investigate the possibility of installing natural gas lines into the current and future housing developments of the community.

The chapter business area, the school and NHA housing units is served with a telephone system that is operated and maintained by the Hopi Communications. Two established cell towers established by Cellular One provide phone service to the community as well.

2.4.7. Utilities

For the Jeddito community there is only one utility company that services the area and that is NTUA. NTUA also offers additional services such as the telephone services, cell services under the name Choice Wireless, and Wi-Fi or Internet services.



Photo Source: NTUA

2.4.7.1 Electricity

To date it is estimated that eighty-four percent (84%) of the dwellings have electricity. Which leave a sixteen percent (16%) margin of the homes without electricity. We do have a small steady number of returning community members requesting the chapter's assistance in obtaining electricity to their homes.

This is a lengthy process as funding must be acquired, proper paperwork must be completed and often updated/revised and understand that it takes time as in years for each project to be completed.

2.4.7.2 Water

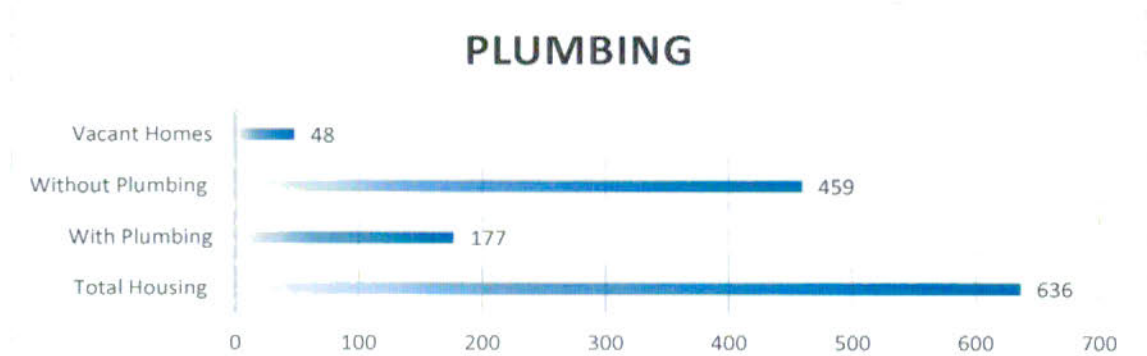
There are 65% of the homes that have domestic running water and 35% without water. The community members are broken down into 3 categories. There are those with access to the NTUA water line, another section that hauls in water periodically and uses a cistern tank to dispense water throughout the home with modern plumbing. The last group has no plumbing fixtures modern or otherwise and must haul in water daily to meet the needs of everyday household activities such as baths, cooking, and washing dishes/clothes. The community utilizes the natural wells and springs to collect water for livestock, and/or farming.

There is a need to provide a fast, and dependable water source at the chapter house. One of the CIP infrastructure projects is to provide a watering point station for the community. In the past, Navajo County would disburse water at certain points for the community to collect. This practice was limited to a first come, first service and has now become unavailable to the community. The community currently obtains its water needs from various reliable sources, such as from neighboring chapters like Steamboat, White Cone, Indian Wells and some residents report traveling as far as Dilkon.

2.4.7.3 Sewer/Septic

Sixty-five percent (65%) of the homes in Jeddito have septic services and 35% are without septic systems according to the 2010 U.S. Census. It is unclear on how the questions were specified. Our community has homes that still utilize the outhouses and some homes that come equipped with cistern tanks. The average life span of a cistern tank is 15 - 20 years,

The 2010 Census data states that 177 of the total 636 households have complete plumbing facilities for 28%, this suggests that 459 homes not have complete plumbing facilities or 72%. This translates to 129 of the occupied 358 houses that have complete plumbing facilities or 30%.

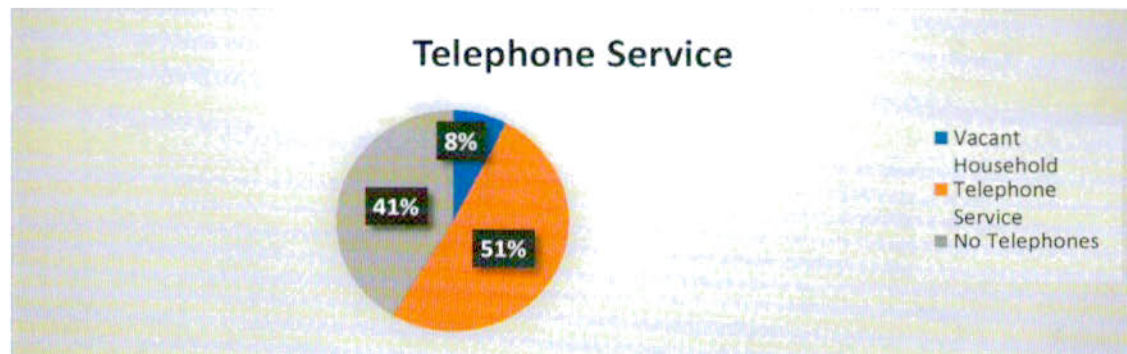


Source: 2010 U.S. Census

2.4.7.4 Telephone



The 2010 Census data states that 325 of the 636 households have telephones or 51% of the population. This suggests that 49% do not have telephones; this number may include cell phones.



Source: 2010 U.S. Census

2.4.8 Demand for Housing

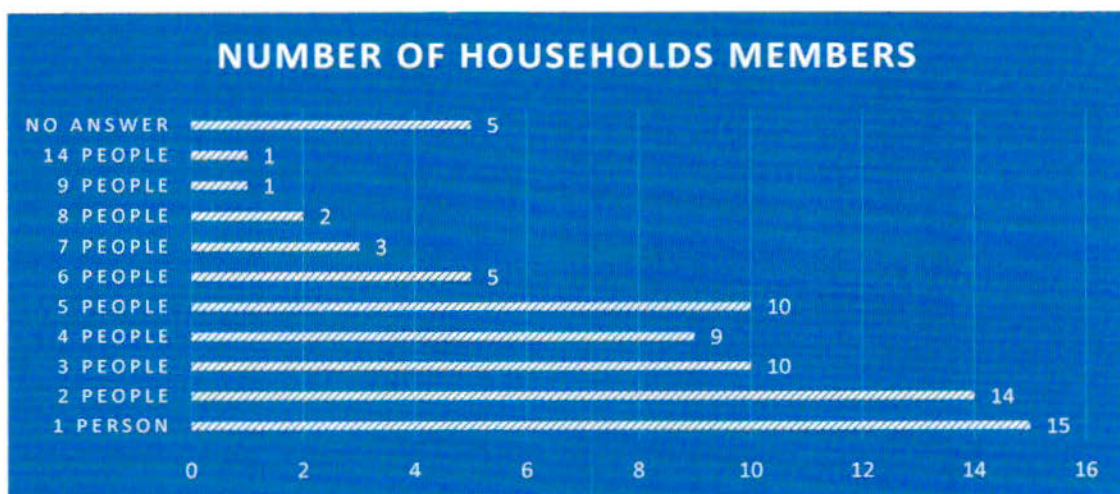
The community survey asked, “What type of housing would you prefer?” The graph below shows the response. The total was accumulated from those that numbered by order of importance or choose 1 to 3 types of housings. The overall total came to 140 selections submitted.



Source: 2014 Community Survey

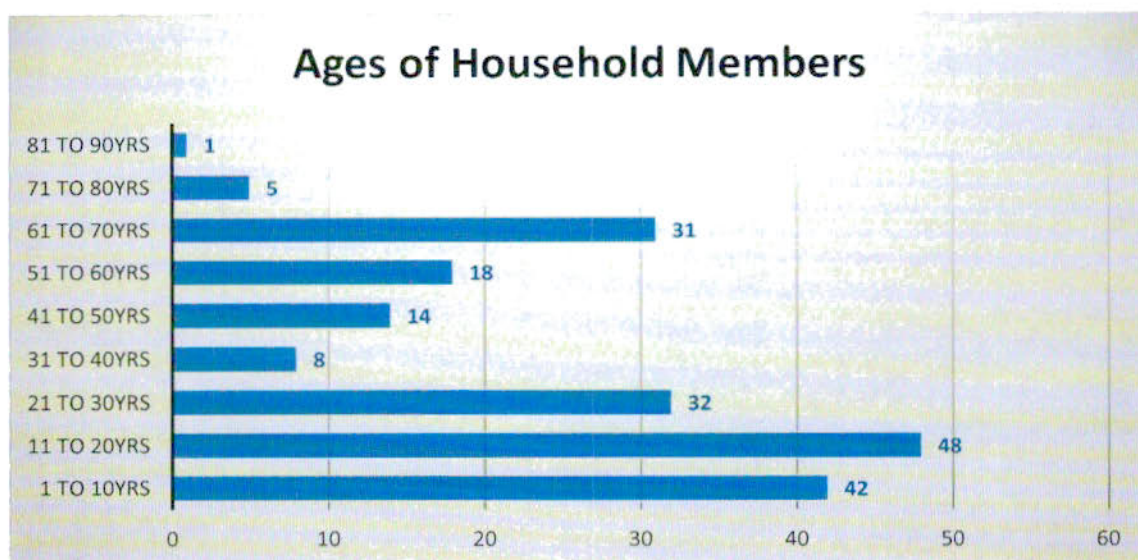
2.4.8.1 Background

The Jeddito Chapter is experiencing a serious housing need; there are too many community families that live in housing with dilapidated and/or overcrowded conditions. The Chapter and pertinent Tribal programs have limited resources that can be employed to build new homes or help the families generate the resources needed to build new homes or to substantially improve their existing housing.



Source: 2014 Community Survey

This graph gives a breakdown as to how many people reside within one home. The relationships can extend to 3 or 4 generations living under one roof.



Source: 2014 Community Survey

This graph depicts the distributed ages into groups for over 189 community members.

2.4.8.2 Consequences

Due in part to these conditions, community members are finding their children and other family members relocating to areas away from the community, where these family members have ready access to more resources, including employment, schools and housing. In the community survey of 76 a question was asked. “How many extended family members do not live in the community?” The answer was 172. This answer does not detail if the surveys were taken from the same related households.

Further research from the ONHIR report show that 110 housing units are located here in Jeddito. Many other community members were forced to relocate to other communities. Family members verbally report that they relocated to Sanders, Winslow, Flagstaff, Phoenix and the surrounding areas, Albuquerque, and some as far as California. A few family members mention that a few recipients lost their homes due to the inability to pay property taxes or for poor decision making of the home. Further data collection within the next 5 years would need to be done to answer this and other questions in full detail.

This is detrimental to the traditionally close-knit Navajo family that is accustomed to living close to each other for family support and the building on, of traditional familial values. This phenomenon of families moving away, in part because of the lack of housing is contributing to a breakdown of the Navajo family unit.

In these “modern” times, it is also a disturbing trend that families who live in overcrowded conditions experience a high incidence of social ills, including exposure to alcoholism, family abuse and violence. Some of the resulting psychological and physical damage is devastatingly permanent. It is essential that families, particularly growing children have adequate living space. They all need their own space.

The families who have to live in houses with dilapidated and overcrowded conditions suffer, in terms of the impact the poor housing has on their self-esteem. The younger school age family members would suffer more, perhaps from ridicule and embarrassment.

2.4.9 The Housing Need

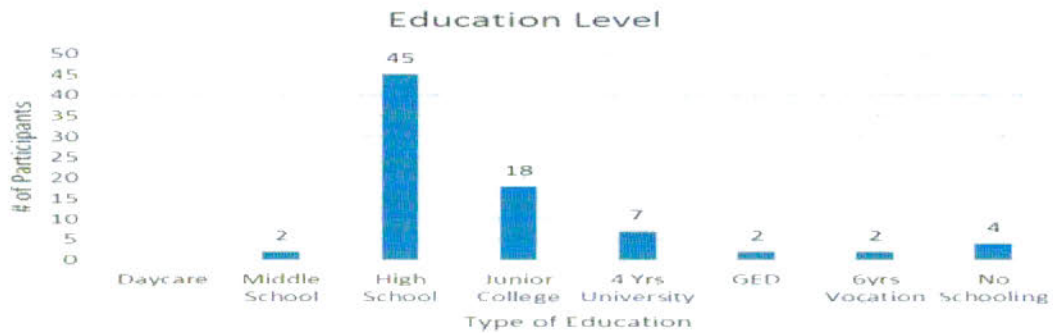
The Jeddito Chapter Officials have a standing needs list that seldom changes, only in the respect of the unfortunate need of adding more names. Of the 76 surveyed households, the Chapter has 61 families who need new houses or who need substantial renovation or addition to their existing homes. For purposes of this assessment the number of 76 of the surveyed homes is used.

This number is extremely high considering that the number of occupied households in the Jeddito Chapter area is 358. The total number of families needing housing assistance in relation to the total number of households shows that nearly 41% or 159 community households are in need of housing.

The estimated number of total households in 10 years or the year 2028 is 789. If the housing needs are not effectively addressed, there could be as many as 207 families in dire need of housing at that time. To address this dire situation the plans regarding the development of the 90.47 acres is to have 30 acres earmarked and dedicated for future housings of the Jeddito community members.

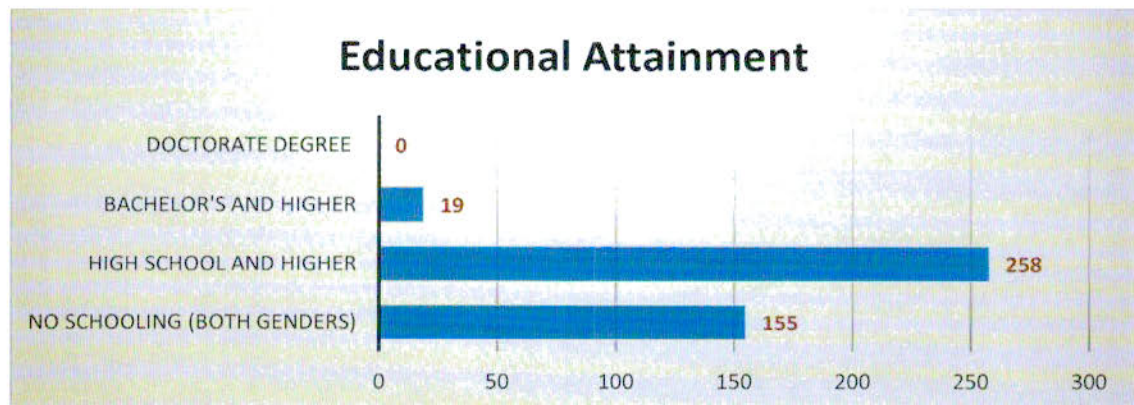
2.5 EDUCATIONAL DATA

From the community survey of 76 homes, the information was obtained concerning the level of education completed by the surveyor and the family members within the household.

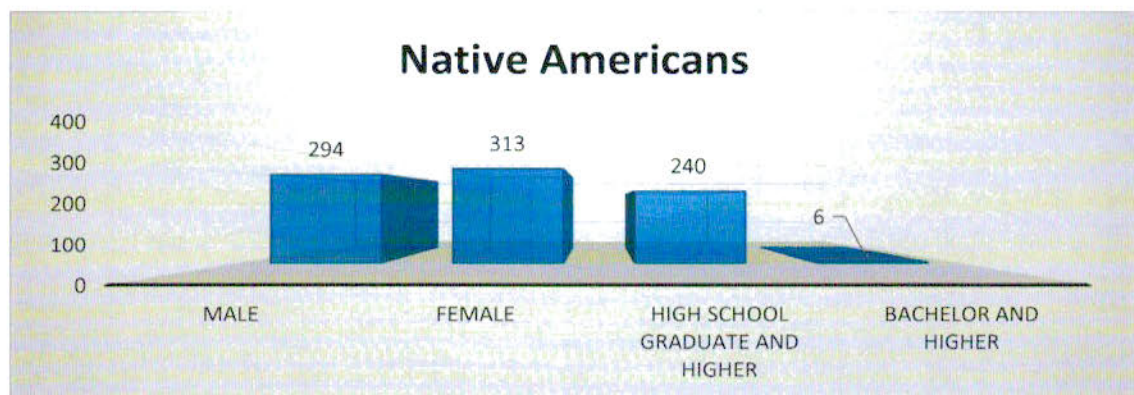


Source: 2014 Community Survey

The 2010 U. S. Census provided the Jeddito Educational Attainment by Chapters for the age group beginning at 25 years of age and over. The total was 625 participants of that 607 were Native American.



Source: 2010 U.S. Census



Source: 2010 U.S. Census

Graph depicts the gender totals and the education level achieved.

The Navajo Nation does offer a scholarship program for all Navajo students that meet the qualification guidelines. Jeddito Chapter also offers assistance to registered Jeddito

community members when scholarship funding is available. College students are encouraged to apply.

2.6 COMMERCIAL INFORMATION DATA

The Jeddito community has withdrawn a commercial business development site within its Chapter area. The development site is parted into 2 units that are separated by Arizona Highway 264. The north area is 7-acres and the south area is 8-acres.

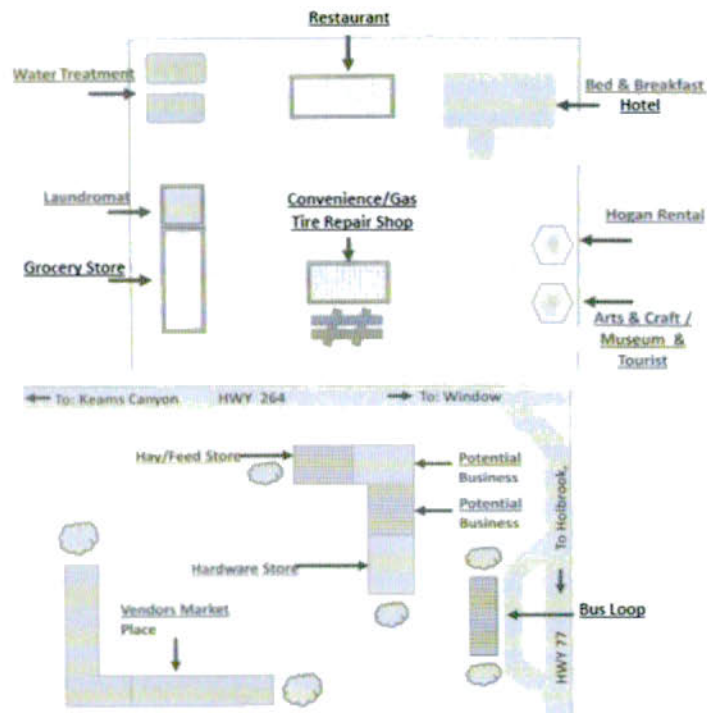
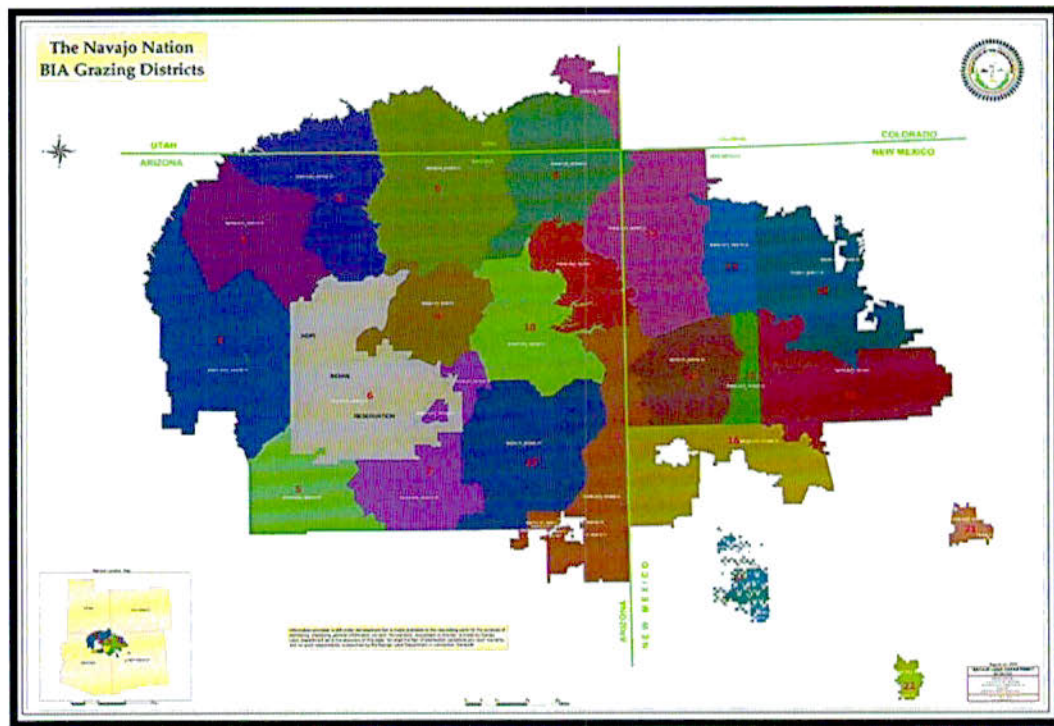


Photo Source: Sheila Manuelito

2.7 GRAZING AND AGRICULTURAL INFORMATION

The grazing permits for Jeddito community is split into two defined areas. One area called “Jeddito Island” has had all its grazing permits suspended until further notice. There are discussions on redistributing the permits within the near foreseeable future. Guidelines pertaining to this area must be put into place and enforced. Other factors include educating the community on the qq23land use.

The other range is the “Big Rez” or Beshbito area and that is attached to the main land of the Navajo Nation. The grazing permits within this area adhere to the same Navajo Nation bylaws and guidelines.

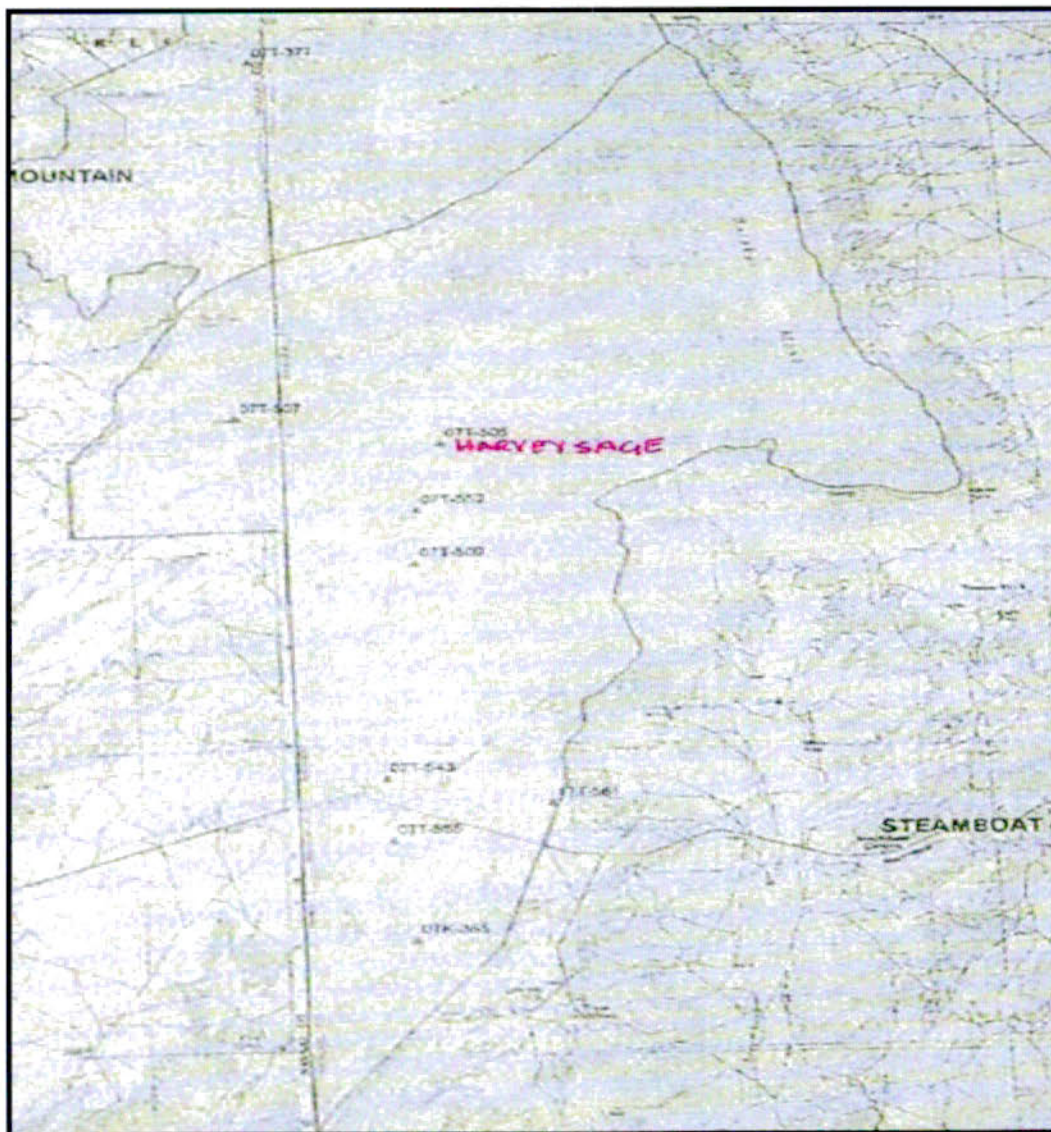


Source: NN Land Department



Source: NN Land Department
Windmills and Earthen Dams

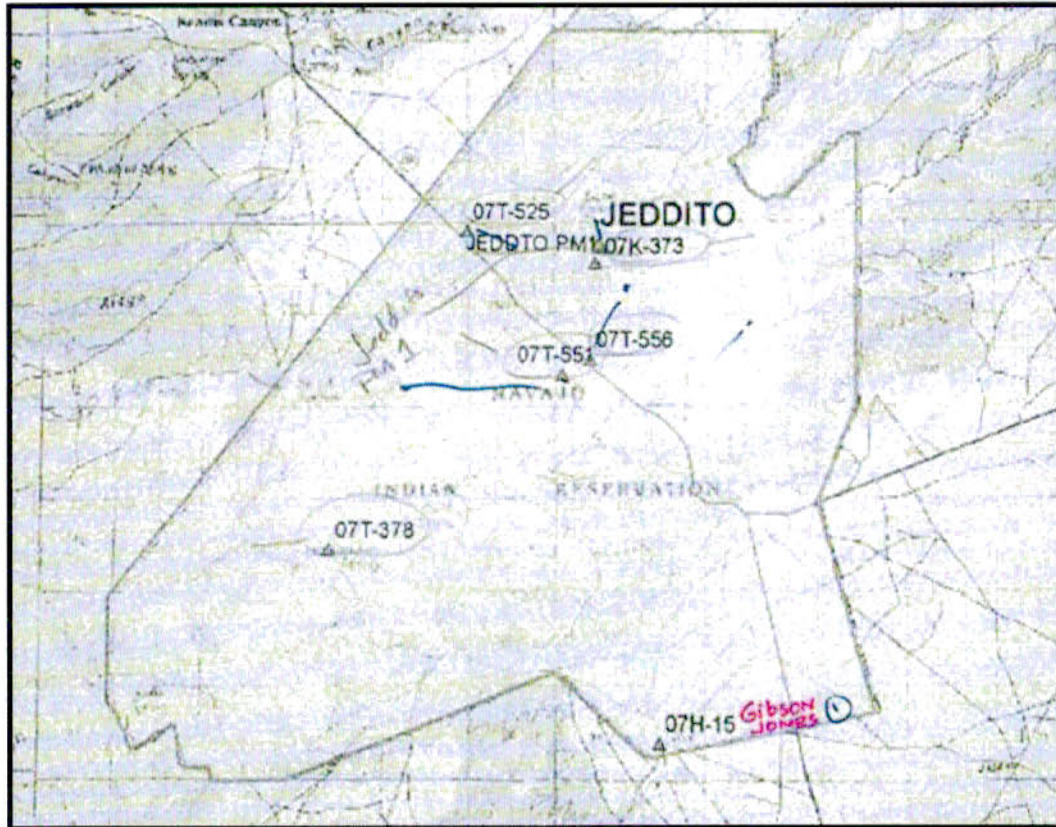
One the Big Rez there are five springs which can be classified as Dug Wells and Wells. Two are considered Hand Pumps, and a 4,000-gallon tank. There are six windmills with water troughs but according to the graph there is only two working motors.



Source: NN Land Department

The map above depicts the "Big Rez" portion of the Jeddito Chapter Grazing Boundary Land. Each dot represents the windmills, the dug wells and wells and lastly the natural springs.

Jeddito Island itself has three natural springs, and four windmills, in addition to the three windmills located on the HPL.



Source: NN Land Department

This map depicts the "Jeddito Island" portion of the Jeddito Chapter Grazing Boundary Land. Each dot represents the windmills, the dug wells and wells and lastly the natural springs.

2.8 MILITARY SERVICES

The Jeddito Veterans Organization is very active. They meet every second Sunday of the Month. The community has 44 veterans, and there are seven additional active military service personnel, plus two Navajo Code Talkers. We also have nine widows and one Gold Star Mother resides in the Beshbito area.

The 2010 U.S. Census survey notes that there are 7 veterans. During the 2014 Community Survey it was discovered that the number had increased to 13 veterans. It should be noted that four of the veterans are disables.



Source: 2014 Community Survey

2.9 FAITH-BASED ORGANIZATIONS

There are 4 churches that provide services year-round to the Jeddito community and one seasonal church program. The Broken Arrow Church is located behind the Jeddito Senior Center. The Pastor is Emery Jackson. This church is associated with the Assembly of God Pentecostal. They offer youth activities, vocational bible study, and summer camp. Regular Services are conducted from 9:30 am to 10:15 am in Navajo and from 10:30 am to 12:30pm in English.

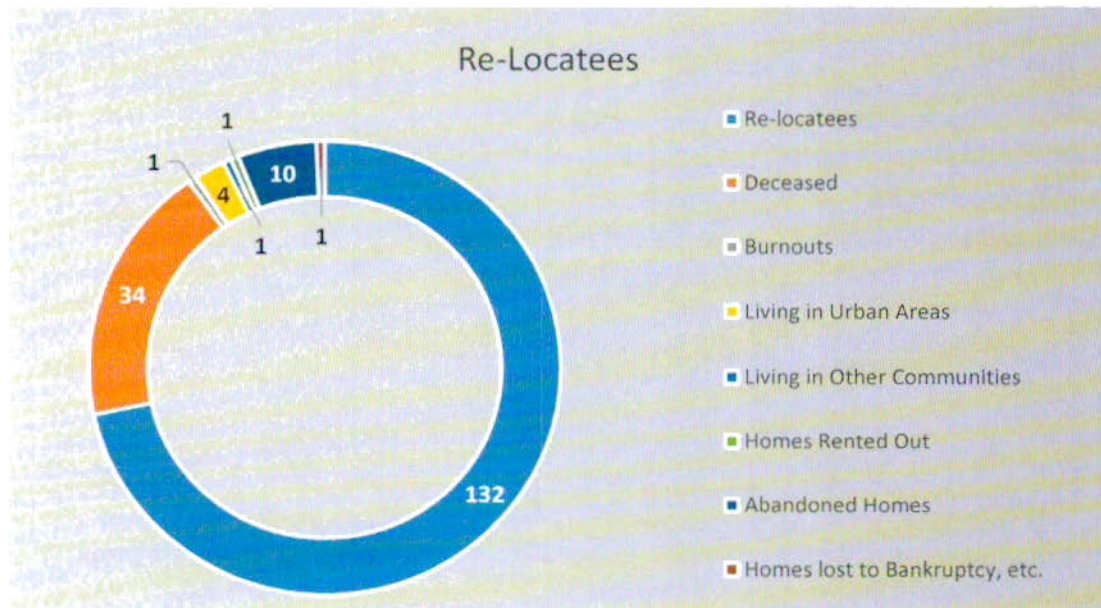
The Wesleyan Church is located on NR 9101 in the 4 Corners Area of Jeddito Island. The Mennonite Vacation Bible School is only available during the summer months. The place of worship location varies among its congregation.

The organization known as Azee Bee Nahagha of Dine Nation (ABN) has two establishments within Jeddito Island and in Beshbito Valley. The Jeddito Island sector is physically located adjacent to Pete Yesslith's residence and is clearly visible from Arizona State Highway 264. Both sectors offer ABN services, is a nonprofit 501 © (3) of the Internal Revenue Code 1976.

2.10 ONHIR

In May of 2017 officials from the Washington, DC office informed the Navajo Chapters of upcoming meetings regarding the closure of the Office of the Navajo and Hopi Indian Relocation (ONHIR) located in Flagstaff, AZ. The Jeddito Housing Committee Members took it upon themselves to accept the responsibility of gathering pertain field data collections. A survey form was created and distributed among the 132 JUA homes within the Jeddito community. The survey was designed based on the questions proposed by the current Office of the Navajo Nation President and Vice-President.

The Jeddito ONHIR survey report sums up the conditions and needs of the housings built for the Navajo/Hopi Relocation program administered from the 1980s to current. The report highlights the building quality, conditions, and assesses the need for renovation, in addition, the survey includes the demographics of the Jeddito Relocation participants. The results have similar themes and it requires similar attention and solutions. A copy of this report can be found in the Exhibits section.



The analysis and assessment of the surveys revealed that **one hundred thirty-two (132)** members are re-locatees and homeowners within the Jeddito community. Thirty (30) homeowners are deceased and these homes are transferred over to their children and/or grandchildren. The survey indicates the homes are overcrowded with adult children, grandchildren, and great grandchildren. The overcrowding has resulted in the deterioration of the homes, particularly, the homes built in the 1980s and the early 1990s.

The survey indicates that these homes were not built with quality in mind from the contractors. The private contractors took advantage of their clients in compromising quality for quantity. It appears the monitoring guideline system of the projects were also sidestepped. The end results delivered to each JUA recipient was poorly structured homes. When the shoddy workmanship became apparent by the clients it was reported.

It was verbally reported to the builders on site, the building inspector, or the representatives from ONHIR who were visiting the work sites. The general response for problematic issues were portrayed as “passing the buck”. Many of the contracting companies failed to make the necessary repairs. The number one over-all complaint from re-locatees was that a main spokesperson or caseworker for the Jeddito

community was never identified. Frustrated re-locatees describe the lack of concern and indifference by the involved parties. Numerous recipients describe the same scenario. Make a complaint, told they can't do anything and were sent to another department. Again, the verbal complaint delivered, they were redirected to another department and often it was to the back to the same people who sent them there. Further discussions revealed that many of the new homeowners either did not understand or were not educated on home ownership protocols nor did they inform them of the limited warranties.

Several community members applied for relocation benefits and were denied. For example, within one family group of six children, four of the siblings received homes but the other 2 were denied. The denials were based on the notion that the applicants could not prove their former homesteads in the disputed lands. Many other applicants were told they did not meet the requirement for employment where an applicant had to demonstrate a work history to showcase their independence, and as a result some of the applicants were deemed ineligible.

When asked many of the denied applicants did not have their denial letters. The general response was they had no reason to hold on to a rejection letter and disposed of them. Meanwhile several other applicants reapplied. More than half reported being denied again and a few others said their application was pending or they did not know what become of their case.

What was not addressed during the survey was those re-locatees that moved to other locations. For instance, one family has the parents and two siblings who settled in Jeddito. The three children settled in the Phoenix metro area, and two other children were denied homes. A survey was not given to the three children who settled in the Phoenix metro area. Further research during the next five years would provide a clearer picture of where many of these families migrated to. It would be interesting to see if a change in environment and/or location was deemed successful and what problems if any did they encounter.

2.11 CONCLUSION

Jeddito community has the necessary and basic resources to formulate and implement plans that are intended to provide the community with a blueprint that will guide the community in all aspects of community and economic development. The Chapter leadership and the Chapter Land Use Plan Committee exhibit good leadership, such that the community should enjoy success in its endeavors.

SPECTRUM 3 – LAND SUITABILITY ANALYSIS

Development Site One: Jeddito Multipurpose Development Area (90.47 acres)

3.1 BACKGROUND

The Jeddito Chapter selected three (3) sites as potential planning sites for new development within the Jeddito Chapter community. The sites will be intended for new development which will include housing, multipurpose use areas, commercial development and other facets of community development. These reports on the biologic-botanical survey were performed and collected on the proposed development sites. The sites were renamed, and all the components were retained for Development Sites 1 & 2. The Development Site 3 is a 5-acre extension to the community's current cemetery.

3.1.1 Location and Legal Description

The proposed Jeddito Community Development Site 1 is located within the central portion of the Reservation on Navajo Tribal Trust Land in Navajo County, Arizona. The proposed projects are located immediately beside Arizona State Highway 264, adjacent to the Navajo Nation/Hopi Indian Reservation boundary line, and approximately 0.1 miles east at the junction of Arizona State Highway 264 and Navajo Route 6. Additionally, it is located approximately 3.25 mile east/southeast of the Jeddito Chapter House.

A legal land survey and its Attachments/Maps can be found within the *Exhibits* under the *Biological Evaluation for the Jeddito Community Development Tract Project*. The legal survey is provided as Attachment B. Photographs of the proposed project locations are provided in Attachment C. Table I provides the land status and acreage of disturbance for the proposed project.

The legal description of the proposed action lies within Section 15, 16, 21 and 22, Township 27 North, Range 21 East, Gila and Salt River Meridian, Navajo County, Arizona (Figure 2, Attachments A).

The protracted legal coordinates of the southwestern corner of the proposed project in Latitudes (Lat.) and Longitude (Long.) units in North America Datum 1983 (NAD 83) as follows.

Lat. 11006'24.23" West, and Long. 3544'00.45" North (NAD 83)

3.2 EXISTING ENVIRONMENT

3.2.1 Climate

The common to all three sites, thus documented once hereafter.

The Jeddito region is situated at approximate 6400 to 6600 feet elevational range. The general region is considered to be in a semiarid climate. Temperatures of 100 degrees (F) are common during the mid-summer months and below zero temperatures are reported occasionally for the region during the winter. The monthly mean annual temperature in the region ranges from 75 to 80 degrees (F).

Precipitation occurs primarily during two periods in the year from July to August and December through February. The summer precipitation occurring as rain generally exceeds that of the winter month's snowfall. The mean annual rainfall is 9 to 10 inches per year. The prevailing winds blow from the southwest.

3.2.2 Geology

Proposed project area is located on weathered Mancos Shale. The formation is covered by windblown sands deposited as a shallow sand sheet. All strati-graphic units exposed in the region, including the massive sandstone capped mesas, are Cretaceous age Mancos Shale Formation and the Toreva Formation. The Mancos Shale occurs mainly in the valley and side slopes of nearby mesas. The shale is exposed as dark gray colored thin bedded shale with siltstone and claystone interbedded unit. The mesas are capped by massive bedded Toreva Sandstone member of the Mancos Formation. The caprock forms ledges of up to 100 feet along the mesa tops.

3.3 SITE ANALYSIS ELEMENTS

3.3.1 Ground and Surface Water - Hydrologic Features

No surface flowing streams are located within the boundaries of the project areas. The Jeddito region is located in the southern edge of the Jeddito Hydrologic basin. Water bearing characteristics of the Mancos Shale Formation is considered fair to poor. The alluvial valley fill yields small amounts of groundwater to wells and springs within the general region. Ground water wells are drilled where drilling depth and pumping levels are economically feasible, providing water for domestic and livestock use. Water wells drilled range from 100 to 500 feet below the surface.

3.3.2 Soils Information

The proposed development site is located on a shallow sand sheet that covers alluvial-deposited valley fill derived from weathered Mancos Shale Formation. Onsite observation of generalized soil types has indicated that medium to coarse - grained sandy soils are prevalent in the entire surveyed area. The soils are of eolian origin, overlying the toe of the talus slope coming off the mesa to the west

3.3.3 Slopes and Topography

Site Development 1 is located southeast of Jeddito Chapter House. The site is characterized by most of the site being nearly level and flat. A sand ridge is located in the northern portion of the surveyed site. The sand ridge is 8-10 feet in height. The site is located at junction with down slope 2 miles.

Jadito (Jeddito) Wash is located approximately 3 miles at a midpoint of the current chapter house and the site development area. The wash is an ephemeral stream that runs during rainfall runoffs and during flash floods. The shallow sand sheet deposit forms a gently south sloping swale that covers most of the survey area.

3.3.4 Vegetation and Wildlife

3.3.4.1 Vegetation

The vegetation community cover types were determined by visual observation of the existing flora throughout the project area. Dominant and/or co-dominant plant species, other associated plant species, and estimated total percent plant cover were all determined during the initial survey.

Vegetative plant community type encountered during the field survey consists of one major cover type, that of Sand Desert Shrub community. There were 21 vascular plant species observed within the project area.

The vegetative plant community consists of a scattered mixture of purple sage, broom snakeweed with sparse Utah juniper. Associate grasses include blue grama, Indian ricegrass, and sandhill muhly. The total vegetation coverage ranges from 30 to 35% of the site. This plant community type is prevalent throughout the proposed development area.

3.3.4.2 Wildlife

Pertinent field data is developed based on field observation of wildlife tracks, droppings, special habitat inventory, animal occurrence and other life forms analysis.

Rodents: One of the most abundant rodent species of the region is the Gunnison prairie dog. However, no active or inactive prairie dog colonies or burrows were observed during the survey. Minor signs of small rodent activity were noted throughout the project area. Potential habitat for Kangaroo rats occurs along the sand ridge, continuing northward where boondocks often have multiple entrance burrows that are found often associated with Kangaroo rats.

Carnivores: No signs of carnivore species were observed during the survey. Historically, carnivores that have been documented include gray wolf, black bear, mountain lion, and bobcat. Good potential habitat for bobcats and mountain lions occur along extensive talus apron and mesa ridge to the west. Coyotes are also in the region; no signs were observed in the surveyed site.

Raptors: Bird species of interest occurring in the study area include burrowing owl, golden eagle, peregrine falcon, ferruginous hawk, and rough legged hawk. No potential habitat exists for burrowing owls and it is believed burrowing owls are not present in the study area. Raptor utility sites are located along the mesa ridge to the west. Raptors are occasionally reported from the general region.

3.3.5 Culturally Significant Areas

Prior to the finalization of any development plans for this area, the entire site was archeologically surveyed to determine if there are cultural resources. The survey is mandatory to comply with pertinent laws and regulations.

3.3.6 Traditionally Sensitive Areas

No traditional ceremonies have been performed in this areas in recent memory or there is no other current significant traditional activity: No traditional sensitive areas or issues that will hinder the proposed Development Site.

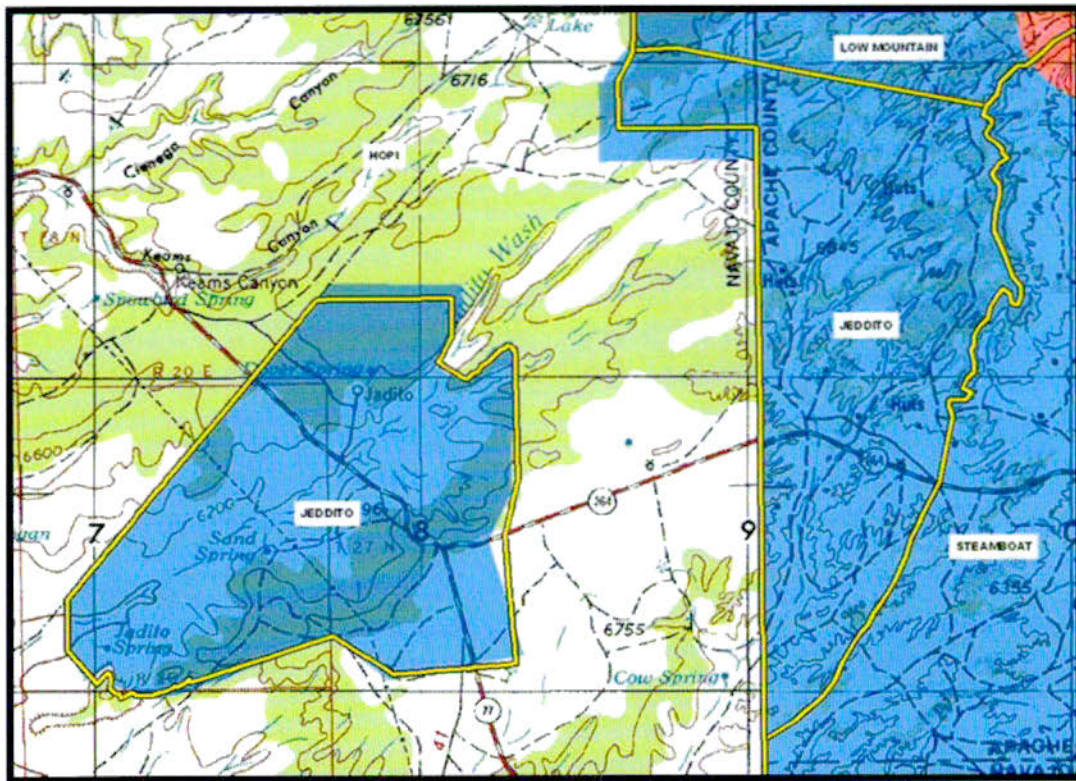
3.3.7 Environmentally Sensitive Areas

(Endangered, Threatened, and Sensitive species)

Federally funded agencies are prohibited from authorizing or carrying out any development projects or activities that may jeopardize the existence of any federal listed species under the Endangered Species Act of 1973 (as amended).

Therefore, it is a prerequisite to inventory potential habitats for any plants and animals that are Endangered, Threatened and/or sensitive before any development activities are proposed.

3.3.7.1 Endangered, Threatened, and Sensitive Flora



Map of the NN Fish & Wildlife restricted area

3.3.8 Summary of Survey Results

Survey results conclude that no plant or animal species of concern grow or reside within the proposed project area. The CLUPC and the chapter leadership has determined the site

is well suited for development. Favorable site conditions include low gentle slopes of less than 2% grade; electrical utility line and an existing waterline are located nearby.

3.4 ACCESSIBILITY

Access to the site is by paved roads along the Arizona Highway 264, north of the junction of AZ 264 and N6, the primary roads are used by the Jeddito community. The site is thus easily accessible. It is in a good location. It has positive attributes in addition to its location, such as, moderate to good soil conditions, utility infrastructure in close proximity, good slope for drainage, no vegetation or animal species of concern, further Site 1 has no culturally or traditionally sensitive areas of concern and there is community support. The site also has excellent aesthetics. With the combined determination of the Jeddito CLUP Committee and the Chapter leadership, the Development Site 1 has the potential to be successful and become an asset to the Jeddito community.

SPECTRUM 3 – LAND SUITABILITY ANALYSIS

Development Site Two: Jeddito Business Corridor (15 acres)

3.5 BACKGROUND

The Jeddito Chapter selected three (3) sites as potential planning sites for new development within the Jeddito Chapter community. The sites will be intended for new development which will include housing, multipurpose use areas, commercial development and other facets of community development. These reports on the biologic-botanical survey were performed and collected on the proposed development sites. The sites were renamed, and all the components were retained for Development Sites 1 & 2. The Development Site 3 is a 5-acre extension to the community's current cemetery.

3.5.1 Location and Legal Description

The proposed Jeddito Community Development Site 2 is located within the central portion of the Reservation on Navajo Tribal Trust Land in Navajo County, Arizona. The proposed projects are located immediately beside Arizona State Highway 264, adjacent to the Navajo Nation/Hopi Indian Reservation boundary line, and approximately north and south at the junction of Arizona State Highway 264 and Navajo Route 6. This site is split into two sections (7 acres and 8 acres) and it is divided through the middle by Arizona State Highway 264.

The proposed Jeddito Development Site 3 is located approximately 3.25 mile east/southeast of Jeddito Chapter House. The area of proposed development is on the Navajo Reservation within the Jeddito Chapter land base boundary. The project area can be located on the Polacca, Arizona, 1:100,000 series, 1982 USGS topographic map. The legal land description of the site is T27N, R21E, S21 NW.

3.6 EXISTING ENVIRONMENT

3.6.1 Climate

The common to all three sites, thus documented once hereafter.

The Jeddito region is situated at approximate 6400 to 6600 feet elevational range. The general region is considered to be in a semiarid climate. Temperatures of 100 degrees (F) are common during the mid-summer months and below zero

temperatures are reported occasionally for the region during the winter. The monthly mean annual temperature in the region ranges from 75 to 80 degrees (F).

Precipitation occurs primarily during two periods in the year from July to August and December through February. The summer precipitation occurring as rain generally exceeds that of the winter month's snowfall. The mean annual rainfall is 9 to 10 inches per year. The prevailing winds blow from the southwest.

3.6.2 Geology

Proposed project area is located on weathered Mancos Shale. The formation is covered by windblown sands deposited as a shallow sand sheet. All strati-graphic units exposed in the region, including the massive sandstone capped mesas, are Cretaceous age Mancos Shale Formation and the Toreva Formation. The Mancos Shale occurs mainly in the valley and side slopes of nearby mesas. The shale is exposed as dark gray colored thin bedded shale with siltstone and claystone interbedded unit. The mesas are capped by massive bedded Toreva Sandstone member of the Mancos Formation. The caprock forms ledges of up to 100 feet along the mesa tops.

3.7 SITE ANALYSIS ELEMENTS

3.7.1 Ground and Surface Water - Hydrologic Features

No surface flowing streams are located within the boundaries of the project areas. The Jeddito region is located in the southern edge of the Jeddito Hydrologic basin. Water bearing characteristics of the Mancos Shale Formation is considered fair to poor. The alluvial valley fill yields small amounts of groundwater to wells and springs within the general region. Ground water wells are drilled where drilling depth and pumping levels are economically feasible, providing water for domestic and livestock use. Water wells drilled range from 100 to 500 feet below the surface.

3.7.2 Soils Information

The proposed development site is located on a shallow sand sheet that covers alluvial-deposited valley fill derived from weathered Mancos Shale Formation. Onsite observation of generalized soil types has indicated that medium to coarse - grained sandy soils are prevalent in the entire surveyed area. The soils are of eolian origin, overlying the toe of the talus slope coming off the mesa to the west.

3.7.3 Slopes and Topography

Site Development 2 is located southeast of Jeddito Chapter House. The site is characterized by most of the site being nearly level and flat. A sand ridge is located in the northern portion of the surveyed site. The sand ridge is 8-10 feet in height. The site is located at junction with down slope 2 miles.

Jadito (Jeddito) Wash is located approximately 3 miles at a midpoint of the current chapter house and the site development area. The wash is an ephemeral stream that runs during rainfall runoffs and during flash floods. The shallow sand sheet deposit forms a gently south sloping swale that covers most of the survey area.

3.7.4 Vegetation and Wildlife

3.7.4.1 Vegetation

The vegetation community cover types were determined by visual observation of the existing flora throughout the project area. Dominant and/or co-dominant plant species, other associated plant species, and estimated total percent plant cover were all determined during the initial survey.

Vegetative plant community type encountered during the field survey consists of one major cover type, that of Sand Desert Shrub community. There were 21 vascular plant species observed within the project area.

The vegetative plant community consists of a scattered mixture of purple sage, broom snakeweed with sparse Utah juniper. Associate grasses include blue grama, Indian ricegrass, and sandhill muhly. The total vegetation coverage ranges from 30 to 35% of the site. This plant community type is prevalent throughout the proposed development area.

3.7.4.2 Wildlife

Pertinent field data is developed based on field observation of wildlife tracks, droppings, special habitat inventory, animal occurrence and other life forms analysis.

Rodents: One of the most abundant rodent species of the region is the Gunnison prairie dog. However, no active or inactive prairie dog colonies or burrows were observed during the survey. Minor signs of small rodent activity were noted throughout the project area. Potential habitat for Kangaroo rats occurs along the sand ridge, continuing northward where

boondocks often have multiple entrance burrows that are found often associated with Kangaroo rats.

Carnivores: No signs of carnivore species were observed during the survey. Historically, carnivores that have been documented include gray wolf, black bear, mountain lion, and bobcat. Good potential habitat for bobcats and mountain lions occur along extensive talus apron and mesa ridge to the west. Coyotes are also in the region; no signs were observed in the surveyed site.

Raptors: Bird species of interest occurring in the study area include burrowing owl, golden eagle, peregrine falcon, ferruginous hawk, and rough legged hawk. No potential habitat exists for burrowing owls and it is believed burrowing owls are not present in the study area. Raptor utility sites are located along the mesa ridge to the west. Raptors are occasionally reported from the general region.

3.7.5 Culturally Significant Areas

Prior to the finalization of any development plans for this area, the entire site was archeologically surveyed to determine if there are cultural resources. The survey is mandatory to comply with pertinent laws and regulations.

3.7.6 Traditionally Sensitive Areas

No traditional ceremonies have been performed in this areas in recent memory or there is no other current significant traditional activity: No traditional sensitive areas or issues that will hinder the proposed Development Site.

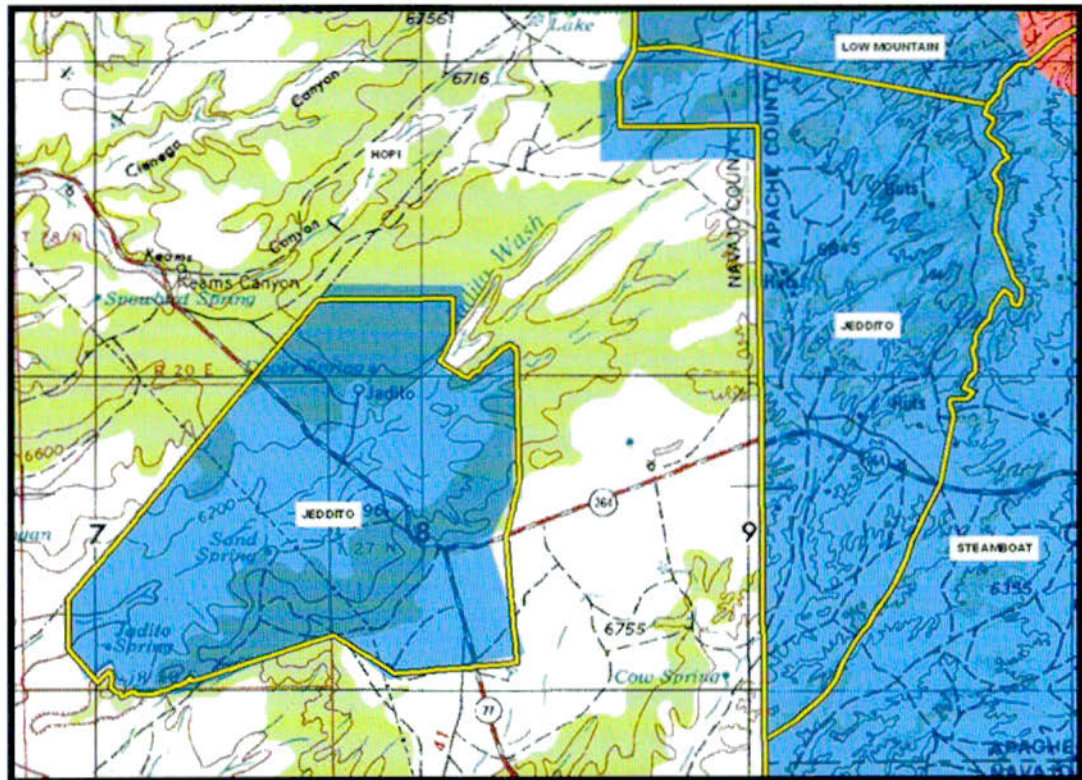
3.7.7 Environmentally Sensitive Areas

(Endangered, Threatened, and Sensitive species)

Federally funded agencies are prohibited from authorizing or carrying out any development projects or activities that may jeopardize the existence of any federal listed species under the Endangered Species Act of 1973 (as amended).

Therefore, it is a prerequisite to inventory potential habitats for any plants and animals that are Endangered, Threatened and/or sensitive before any development activities are proposed.

3.7.7.1 Endangered, Threatened, and Sensitive Flora



Map of the NN Fish & Wildlife restricted area

3.7.8 Summary of Survey Results

Survey results conclude that no plant or animal species of concern grow or reside within the proposed project area. The CLUPC and the chapter leadership has determined the site is well suited for development. Favorable site conditions include low gentle slopes of less than 2% grade; electrical utility line and an existing waterline are located nearby.

3.8 ACCESSIBILITY

Access to the site is by paved roads along the Arizona Highway 264, north of the junction of AZ 264 and N6, the primary roads are used by the Jeddito community. The site is thus easily accessible. It is in a good location. It has positive attributes in addition to its location, such as, moderate to good soil conditions, utility infrastructure in close proximity, good slope for drainage, no vegetation or animal species of concern, further Site 1 has no culturally or traditionally sensitive areas of concern and there is community support. The site also has excellent aesthetics. With the combined determination of the Jeddito CLUP Committee and the Chapter

leadership, the Development Site 2 has the potential to be successful and become an asset to the Jeddito community.

Development Site Three: Community Cemetery Extension (5 acres)

3.9 BACKGROUND

The Jeddito Chapter selected three (3) sites as potential planning sites for new development within the Jeddito Chapter community. Development Site 3 is five (5) acres and will extent the community's current cemetery area. The cemetery is devoted to the burial of the dead. Jeddito Chapter will strictly adhere to the provisions and penalties of the Navajo Nation, the State of Arizona and the Federal Laws, regulations and statutes. All shall observe the general practices of an organized cemetery.

There are private burial plots, unmarked grave sites, Anasazi and Hopi burial sites scattered throughout the Chapter region. The local community members are aware of these locations and believe that they should respectively remain undisturbed.

The development details for the five (05) acres, more or less of NPL for the Jeddito Chapter Cemetery (**3 ½ ac.** for Community Cemetery and **1 ½ ac.** for Veterans Cemetery) with an access road which will be used for ingress and egress.

The Jeddito Community/Veterans Cemetery is located on the Navajo Partitioned Lands (NPL) within the Southeast Quarter (SE ¼) of Section 35, Township 28 North, Range 20 East, Gila and Salt River Meridian, Jeddito, Navajo County, Arizona, it consists of five acres, (**3 ½ ac. for Community and 1 ½ ac.**) for Veterans will be constructed to meet the current Federal, State, Navajo Nation and local regulations applicable to the cemetery. It will be operated in accordance with Federal, State and Navajo Nation Regulations, laws and /or statutes.

3.10 EXISTING ENVIRONMENT

3.10.1 Climate

The common to all three sites, thus documented once hereafter.

The Jeddito region is situated at approximate 6400 to 6600 feet elevational range. The general region is considered to be in a semiarid climate. Temperatures of 100 degrees (F) are common during the mid-summer months and below zero

temperatures are reported occasionally for the region during the winter. The monthly mean annual temperature in the region ranges from 75 to 80 degrees (F).

Precipitation occurs primarily during two periods in the year from July to August and December through February. The summer precipitation occurring as rain generally exceeds that of the winter month's snowfall. The mean annual rainfall is 9 to 10 inches per year. The prevailing winds blow from the southwest.

3.10.2 Geology

Proposed project area is located on weathered Mancos Shale. The formation is covered by windblown sands deposited as a shallow sand sheet. All strati-graphic units exposed in the region, including the massive sandstone capped mesas, are Cretaceous age Mancos Shale Formation and the Toreva Formation. The Mancos Shale occurs mainly in the valley and side slopes of nearby mesas. The shale is exposed as dark gray colored thin bedded shale with siltstone and claystone interbedded unit. The mesas are capped by massive bedded Toreva Sandstone member of the Mancos Formation. The caprock forms ledges of up to 100 feet along the mesa tops.

3.11 SITE ANALYSIS ELEMENTS

3.11.1 Ground and Surface Water - Hydrologic Features

No surface flowing streams are located within the boundaries of the project areas. The Jeddito region is located in the southern edge of the Jeddito Hydrologic basin. Water bearing characteristics of the Mancos Shale Formation is considered fair to poor. The alluvial valley fill yields small amounts of groundwater to wells and springs within the general region. Ground water wells are drilled where drilling depth and pumping levels are economically feasible, providing water for domestic and livestock use. Water wells drilled range from 100 to 500 feet below the surface.

3.11.2 Soils Information

The proposed development site is located on a shallow sand sheet that covers alluvial-deposited valley fill derived from weathered Mancos Shale Formation. Onsite observation of generalized soil types has indicated that medium to coarse - grained sandy soils are prevalent in the entire surveyed area. The soils are of eolian origin, overlying the toe of the talus slope coming off the mesa to the west.

3.11.3 Slopes and Topography

Site Development 3 is located northwest of Jeddito Chapter House. The site is characterized by most of the site being nearly level and flat. The Hopi Reservation boundary fencing is located in close proximity to the northern portion of the surveyed.

3.11.4 Vegetation and Wildlife

3.11.4.1 Vegetation

The vegetation community cover types were determined by visual observation of the existing flora throughout the project area. Dominant and/or co-dominant plant species, other associated plant species, and estimated total percent plant cover were all determined during the initial survey.

Vegetative plant community type encountered during the field survey consists of one major cover type, that of Sand Desert Shrub community. There were 21 vascular plant species observed within the project area.

The vegetative plant community consists of a scattered mixture of purple sage, broom snakeweed with sparse Utah juniper. Associate grasses include blue grama, Indian ricegrass, and sandhill muhly. The total vegetation coverage ranges from 30 to 35% of the site. This plant community type is prevalent throughout the proposed development area.

3.11.4.2 Wildlife

Pertinent field data is developed based on field observation of wildlife tracks, droppings, special habitat inventory, animal occurrence and other life forms analysis.

Rodents: One of the most abundant rodent species of the region is the Gunnison prairie dog. However, no active or inactive prairie dog colonies or burrows were observed during the survey. Minor signs of small rodent activity were noted throughout the project area. Potential habitat for Kangaroo rats occurs along the sand ridge, continuing northward where boondocks often have multiple entrance burrows that are found often associated with Kangaroo rats.

Carnivores: No signs of carnivore species were observed during the survey. Historically, carnivores that have been documented include gray wolf, black bear, mountain lion, and bobcat. Good potential habitat for bobcats and

mountain lions occur along extensive talus apron and mesa ridge to the west. Coyotes are also in the region; no signs were observed in the surveyed site.

Raptors: Bird species of interest occurring in the study area include burrowing owl, golden eagle, peregrine falcon, ferruginous hawk, and rough legged hawk. No potential habitat exists for burrowing owls and it is believed burrowing owls are not present in the study area. Raptor utility sites are located along the mesa ridge to the west. Raptors are occasionally reported from the general region.

3.11.5 Culturally Significant Areas

Prior to the finalization of any development plans for this area, the entire site was archeologically surveyed to determine if there are cultural resources. The survey is mandatory to comply with pertinent laws and regulations.

3.11.6 Traditionally Sensitive Areas

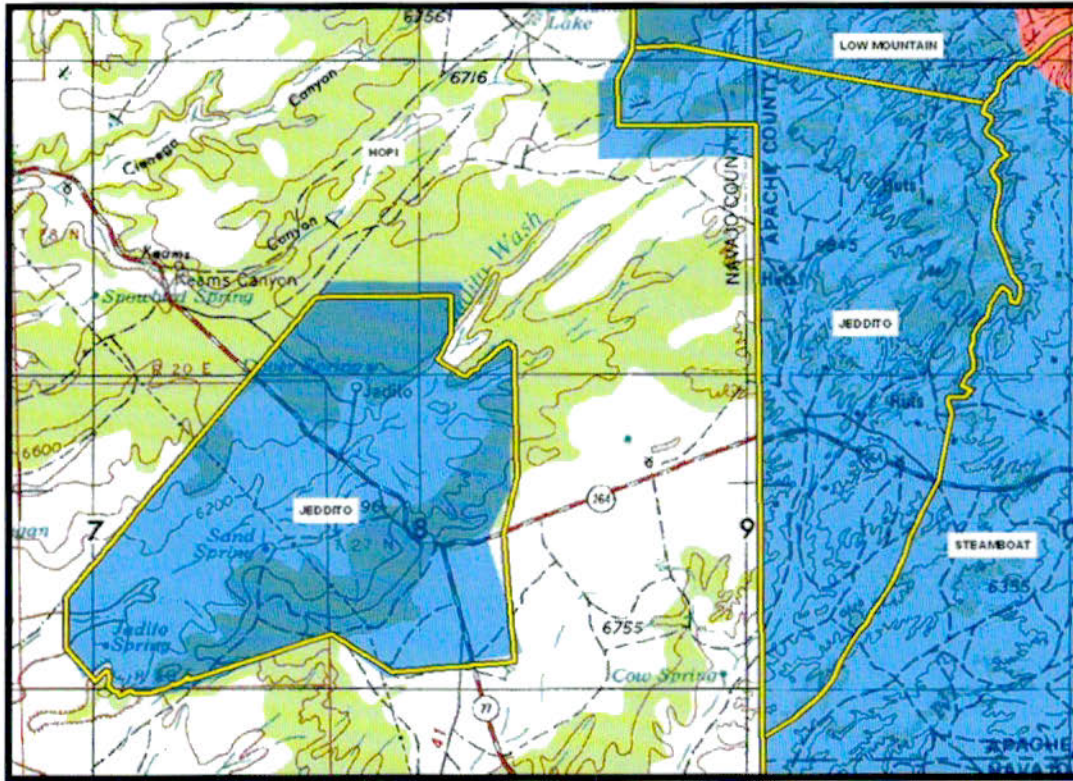
No traditional ceremonies have been performed in this areas in recent memory or there is no other current significant traditional activity: No traditional sensitive areas or issues that will hinder the proposed Development Site.

3.11.7 Environmentally Sensitive Areas (Endangered, Threatened, and Sensitive species)

Federally funded agencies are prohibited from authorizing or carrying out any development projects or activities that may jeopardize the existence of any federal listed species under the Endangered Species Act of 1973 (as amended).

Therefore, it is a prerequisite to inventory potential habitats for any plants and animals that are Endangered, Threatened and/or sensitive before any development activities are proposed.

3.11.7.1 Endangered, Threatened, and Sensitive Flora



Map of the NN Fish & Wildlife restricted area

3.11.8 Summary of Survey Results

Survey results conclude that no plant or animal species of concern grow or reside within the proposed development area. The CLUPC and the chapter leadership has determined site is well suited for development. Favorable site conditions include low gentle slopes of up to 2% grade; electrical utility line and waterline are located nearby.

3.12 ACCESSIBILITY

Access to the site begins from a paved road; SR 264 and then continues one quarter mile on a rural residential road. These are the primary roads used by the Jeddito community.

3.13 CONCLUSION

Development Site 3 selected by the CLUP Committee and the Chapter leadership is in a good location. It is isolated enough to serve its purpose. It also has the potential to increase in size without encroaching onto residential areas. There are no vegetation or animal species of concern. Further Site 3 has no culturally or traditionally sensitive areas.

SPECTRUM 4 - INFRASTRUCTURE ANALYSIS

4.1 BACKGROUND

The Jeddito Chapter selected three locations that are intended for development sites for the Jeddito community. Included in the proposed development is housing, commercial/business, administrative office complexes and other community and economic development. The Land Suitability Analysis' of the three sites including infrastructure analysis has been done and reported on herein.

4.2 INFRASTRUCTURE ANALYSIS ELEMENTS

4.2.1 Electric

Development Site One:

Jeddito Multi-Purpose Development Area (90.47 acres)

Site 1 – This development site is in close proximity (3 miles) to a single-phase and a three-phase electric power line. It is located north on HWY 264.

Development Site Two:

Jeddito Business Corridor (15 acres)

Site 2 – This site is in close proximity (3 miles) to a single-phase and a three-phase electric power line. This business development is split into 2 parts, seven (7) and eight (8) acres and intersects at the junction. Part one is located on the northside of HWY 264. Part two is located at southside of HWY 264 and the westside of Navajo Route 6 or commonly referred to as HWY 77.

Development Site Three:

Jeddito Community Cemetery Extension (5 acres)

Site 3 – This site is an expansion to the current cemetery. This site will enlarge to 10 acres. No electricity is needed at this site.

Based on prior meetings with NTUA the company will only provide calculations when a project is proposed, and current numbers and estimations are needed. Based on previous chapter projects we can cautiously calculate the cost to extend a powerline as \$3,000.00 per pole and the standard distance between power poles is 350 feet. The conclusion is that the source for adequate electrical power is

accessible to the development sites and the cost to obtain electrical power is reasonable.

4.2.2 Water

Development Site One:

Jeddito Multi-Purpose Development Area (90.47 acres)

Site 1 – This development site is located next to the community water system. The site is located north on HWY 264.

Development Site Two:

Jeddito Business Corridor (15 acres)

Site 2 – This site is located next to the community water system. This business development is split into 2 parts, seven (7) and eight (8) acres and intersects at the junction. Part one is located on the northside of HWY 264. Part two is located at southside of HWY 264 and the westside of Navajo Route 6 or commonly referred to as HWY 77.

Development Site Three:

Jeddito Community Cemetery Extension (5 acres)

Site 3 – This site is an expansion to the current cemetery. This site will enlarge to 10 acres. No waterline is necessary.



Photo Source: NTUA Water Service Map

Again, based on prior meetings with NTUA and the IHS Office of Environmental Health the companies will only provide calculations when a project is proposed, and current numbers and estimations are needed. Based on previous chapter projects calculated for residential home we do not know the cost involved to extend a waterline. The conclusion is that the source for water is accessible to the development sites.

4.2.3 Waste Water

Development Site One:

Jeddito Multi-Purpose Development Area (90.47 acres)

Site 1 – There is no community wastewater system from the proposed development site. A feasibility study is needed to determine location and the overall cost involved.

Development Site Two:

Jeddito Business Corridor (15 acres)

Site 2 – There is no community wastewater system from the proposed development site. A feasibility study is needed to determine location and the overall cost involved.

Development Site Three:

Jeddito Community Cemetery Extension (5 acres)

Site 3 – This site is an expansion to the current cemetery. We do not foresee a need for a community wastewater system currently nor in the future. It is not necessary.

4.2.4 Gas

There is no commercially available gas line in the immediate Jeddito community area and there are projected plans to access and extend the natural gasolines from Toyei. Thus, the community will eventually have the use of natural gas to provide the necessary utility for heating and cooking in the facilities that are planned for the development site 1 and 2.



Photo Source: NTUA Gas Service Map

4.2.5 Telecommunications

The telephone and fiber optics are available for upgrades in Site development 1 and 2. This is easily accessible. NTUA and Hopi Telecommunications (primary) are the service providers. Research has shown that there is a need for Cell towers to service the Beshbitoh and Sitting Rock areas.

4.2.6 Solid Waste

The community has an organized solid waste disposal system. Trash pickup is on a monthly basis by Navajo Sanitation. The closest certified landfill is in Winslow. Other available settings are in Holbrook, Flagstaff, Gallup and Show Low. The community currently deposits its solid waste in the trash bin located at the Chapter House for a low fee of \$0.50/bag for the small white kitchen bags. The large bags are priced at \$1.00/bag. Due to community requests residents have the option of paying by the truckload. Seven dollars (\$7.00) for half a bed or twelve dollars (\$12.00) for a full bed.

The community needs to create a more in-depth plan geared towards the development of a recycling waste disposal system and solid waste station. There are considerable future enhancements that the community is contemplating. This is also necessary to prevent the illegal dumping of trash in ravines and other community areas. A well-organized solid waste station would also curtail the open burning of trash. Further enquiries had CLUP-C examining other communities on the Navajo Nation and the possibility of involving several surround chapters to band together forming a co-op. This would benefit the growing demand for future

sanitation needs and initiate a recycling center within Jeddito and the neighboring areas.

4.3 CONCLUSION

The conclusion is that the development of infrastructure to serve the three sites is feasible. Infrastructure maps are in the Exhibit section as follows:

- Exhibit: Jeddito Island Chapter Infrastructure Map
- Exhibit: Jeddito Island Portion Chapter Infrastructure Map
- Exhibit: Jeddito Chapter Community Utility Infrastructure Map

SPECTRUM 5: DEVELOPMENT SITE LAND USE PLANS

5.1 BACKGROUND

A Land Suitability and Infrastructure Analysis' was performed for the three Jeddito development sites as identified by the Jeddito community and now herein presents the Development Site Land Use Plans.

Site 1 is 90.47+ acres, Site 2 is 15+ acres, Site 3 is 5+ acres. Land Use Site Plans are located in Exhibits.

The Land Suitability and the Infrastructure Analysis' conclusions support the viability of the potential development sites and thus substantiate the formulation of this Land Use Plan for the development sites.

5.2 SITE RELATED ELEMENTS

5.2.1 Manmade improvement Structures

All three sites are relatively level all with a slope of less than 2%. The sites are all undisturbed rangeland and therefore do not have any manmade structures except for border fences and adjacent paved and dirt roads.

5.2.2 Utilities

The Development Sites 1 and 2 have electrical powerlines, telecommunications, and water systems infrastructure located in close proximity. These utility infrastructures are close enough that the further development of the sites is reasonable. There will be a need to develop the waste water systems for Development Sites 1 and 2. Site 3 there will be no need for any infrastructure.

5.2.3 Contamination

As there has been limited development on these sites and their peripheral areas that would lend to contamination, there is no potential of any type of contamination.

5.2.4 The Environmental Assessment

An archaeological survey was conducted in September and November of 2012 on the 90.47 acres. Th survey included a buffer zone of 50 feet around the perimeter of the project area. One historic habitation site was discovered and recorded.

Reference Site #AZ-0-24-17 in the Community & Industrial Development of 90 Acres report. This is a possible habitation site dated to the 1950s and consists of living quarters, cook area, possible sweatlodge, and unknown pile of rocks. This site measures approximately 125.78 meters (400ft) (E-W) and 220.1 meters (700 ft) (N-S), totaling 27,686,069 square meters. The location is along the northern boundary line and southwest of a stake located at UTM 3955022N, 581145E. There are no other cultural resources findings for the remaining sites.

The Jeddito Chapter is advised that prior to the finalization of any proposed development plans for these areas, the sites must be archeologically surveyed to determine if there are any significant cultural resources. The surveys are mandatory to be in compliance with pertinent laws and regulations.

5.3 Description of Land Use Plans: Development Site 1

Jeddito Multipurpose Development Area (90.47 Acres)

This area is designated for community facilities. The area would be ideal for the new Chapter house with administration building, veterans building, senior center, post office, head start program, child daycare facility, and housing facilities and to accommodate the migrating fowl a small aesthetically pleasing pond centrally located in the middle of the structure. The location provides a centralized area that is highly visible and easily accessible off the junction of HWY 77 and Hwy 264.

5.3.1 Current Community Facilities

The existing community facilities are located along Route 9102. The area consists of facilities that provide services to the greater Chapter; they include the following:

- Chapter house/administration building – which is comprised of 5 acres.
- Senior citizen center – is allocated on 1 acre of land;
- Jeddito Public School – servicing students ranging from head start to eight (8) grade, they also have housing for the school administration and teachers;
- Jeddito Townhouses; and,
- Navajo Housing Authority – Jeddito

5.3.2 Chapter Administration Building

The Jeddito Chapter local government anticipates a growth in population and with it the amenities are necessary to sustain the community. This would involve new

locations for adequate and suitable office spaces, conference centers, training facilities and other activity that is performed by the government.

Community members have expressed a need to provide for a larger Chapter house /administration building that observes all Navajo Nation, State and Federal regulations/compliances. This building must accommodate large public gatherings comfortably, in addition to housing reliable indoor plumbing for multiple shower stalls and bathroom facilities. The needs of the administration building would be for more storage space for supplies, a plea for adequate air conditioning and heating for all offices.

Likewise, an updated kitchen area to service the public at-large sufficiently, and an area for a health and fitness center. The community wishes to install offices for an activity director for the children and youth of our community and a smaller meeting rooms to ensure client confidentiality and privacy for other monthly scheduling programs servicing the community on a periodic basis.

5.3.3 Veterans Building

The Jeddito Veterans Organization has requested for a building. Presently, they do not have an area to conduct regular business hours/duties and are currently utilizing the chapter house conference room for their meeting needs. With the office space provided, the ability to aid veterans with paperwork, provide valuable resources and consulting for fellow veterans in a stress-free environment possible.

Two building structures were purchased in the summer of 2018. They are by no means new and the expectant life-span of the building is considered short-term (10 years). At the moment the structure stands empty until the infrastructure is attached to the building. The expected goal for completion is by the end of year 2019. This is to be considered a temporary solution until a more permanent structure can be constructed.

5.3.4 Senior Center

The elders from The Jeddito Senior Center have stressed a need for a new building. The existing building which they occupy had once served as the community chapter house. The building has age considerably since and is deteriorating. The flooring is disintegrating and beginning to sink in. Insufficient storage rooms and kitchen space is limited. Complications arise during many of the senior community functions. They are hindered due to inadequate space. Plumbing issues have now

become the norm. A new building is proposed on the Development Site 1: *Jeddito Multipurpose Development Area (90.47 Acres)*.

5.3.5 Post Office

The Chapter leadership realizes that there is a significant need for the establishment of a Post Office that is more centrally located to meet the needs of the community in this regard, there is 1 acre reserved. Presently the community members must travel to Keams Canyon, Ganado, White Cone, Indian Wells and as far as Holbrook, Arizona to retrieve their residential mail. The request is for a full-service post office housed in its own building.

5.3.6 Child Daycare/Head Start Buildings

The Navajo Head Start (NHS) Program is currently housed at the Jeddito Public School building. They are renting classroom spaces and paying for lunch services. The NHS need to find a permanent structure in the future. Unfortunately, this program is plagued by financial problems stemming from the Navajo Nation's Financial Office--Billing Department. This has greatly concerned the community. The proposed idea is to place the Head Start building next to the Child Daycare facility and to utilize the one playground for both programs.

The Child Daycare facility would be very beneficial to the working parents of the community. This would offer working parents the opportunity to enroll infants to Head start students in a safe and professional setting that is well-organized, adequately staffed, and at an accredited child day care facility and program.

5.3.7 Park and Recreation Area

A present there is no recreational facilities within the Chapter. The community members have conveyed a need to create hiking and walking trails, and even a horseback riding trail among the surrounding cliffs and hillsides. Suggestions for trails would be located throughout Jeddito at specified points of interests to attract tourists and local visitors. Historical sites, scenic views along the rim and at the proposed rest area on the Development Sites 1& 2.

Another suggestion would be to provide the community with a recreation center. An outdoor facility that would provide a basketball court, a baseball/softball field, a skateboard area and a playground. Basketball is a major past time for all age groups, whether involvement is as a spectator or as a participant. Large crowds can be seen attending a game during the basketball tournaments.

During the summer months people gather at makeshift baseball fields or travel to First Mesa's simply constructed field which is in a flood zone.

A playground is extremely coveted by our little ones. The school playgrounds are not accessible to the community after school hours or on weekends. So, an area for playground equipment complete with shading would be highly favorable. There would also be picnic areas complete with gazebos, bar-be-que grills and tables. There could also be a ramada (shade house) for meetings and other family functions. A small pedestrian pathway encircling the park area and a small aesthetically pleasing pond centrally located to accommodate the migrating fowl complete with benches to rest upon.

5.3.8 Housing

The community would also benefit from additional housing facilities. Thirty (30) acres were set aside to accommodate the need for housing. The housing is grouped into four (4) housing structures. The group homes geared towards the elderly and physically challenged. The Veterans housing areas, the duplex/condo style homes and the standard NHA housing.

The proposed housing area will be a good location for housing as it is away from the main traffic of the area, it has potential to be a quiet neighborhood, and it has excellent aesthetics. The new houses planned for at this site will alleviate the housing need that the community is experiencing. The proposed lots will vary in size. Arranging from approximately .50 acre each to larger than the 2.5 housing units per acre formula that is used by the Navajo Housing Authority.

5.4 Description of Land Use Plans: Development Site 2

Jeddito Business Corridor (15 Acres)

The Jeddito Business Corridor is divided into two sections. The eight (8) and seven (7) acres are located at the junction of AZ SR 264 and NR 6. The northern portion of the property is adjacent to the Jeddito Multipurpose Development Area (90.47 acres). There is a significant amount of tourist traffic that could easily capitalize on the potential tourist trade. A prime effort will be made to develop businesses that will accommodate the needs of not only the local residents, but to capitalize on the potential tourist trade.

This location is a centralized area which is highly visible and easily accessible off the junction of NR6 and SR 264. The community members envisioned a bed & breakfast/hotel, a restaurant, a grocery store, a gas station/tire repair shop and a laundromat on the seven acres. The eight acres would lodge the hardware store and a feed/tack store, a Vendors/Indian market, and a bus stop.

5.4.1 Bed & Breakfast/Hotel (7 acres)

The bed & breakfast/hotel would be for passing motorist exploring Navajo Land. A hogan theme-style home would be available to tour and operated as a gift shop and demonstration area. Livestock corralled outside in a pen, such as a sheep, goats and a horses would complete the setting and depiction of the average Navajo household. Two (2) hogans simply structured as sleeping accommodation would be available for rental. A modern hotel with all the amenities would meet the needs for tourist and guests alike These amenities would include, Wi-Fi, a Navajo cuisine breakfast (blue mush, coffee, tortillas), cable television, a business center, and fitness center.

5.4.1.1 Rest Stop Area (7 acres)

With the types of businesses that are proposed for this site, it has potential as a prime location for a Rest Stop for the local folks and the many travelers on SR 264. The Bed & Breakfast / Hotel could be a base operation for guided tours of local attractions and horseback riding.

5.4.2 Restaurant (7 acres)

The vision of the community is to have a restaurant offering several native cuisines and the standard American diner fare. The clientele would not only include the tourist visiting our area but those in our local and surrounding communities. Benefits the restaurant would offer is stable employment for our community members and as a community gathering facility.

5.4.3 Grocery Store (7 acres)

The community requires a full-service grocery store. Keams Canyon does have a trading post-style grocery store. The selection is very limited, the produce is often old and wilted. Goods here are pricey. The nearest towns to offer a grocery store is in Window Rock, Tuba City, Gallup, Holbrook, Winslow and Flagstaff. The

Jeddito community and neighboring chapters will greatly benefit from a grocery store.

5.4.4 Convenience/Gas Station and Tire Repair Shop (7 acres)

Jeddito community requires the service for a convenience gas station and tire repair shop. Presently, the Jeddito community must travel to Keams Canyon, White Cone, Steamboat or Burnside just gas. Keams Canyon is the only tire repair shop in the vicinity. The nearest towns to offer these types of public amenities is in Window Rock, Tuba City, Holbrook, Winslow and Flagstaff. The community will greatly benefit from a complete service gas station with tire repair shop.

5.4.5 Laundromat (7 acres)

The laundry facility in Keams Canyon is very old and is predicted to close in the near future. There are laundry facilities offered at White Cone, Steamboat and just recently added is Burnside. Due to the mass breakage of machines, and the high demand of washing machine usage, which translates to long wait times, the community members are obligated to travel long distances to border towns for these services.

5.4.6 Hardware/Feed Store (8 acres)

The hardware/feed store mimicking those of an Ace Hardware and the Corner Feed and Tack of Winslow. Accommodating the need for an automotive equipment, construction hardware, hay, grain and paraphernalia associated with medicinal animal husbandry additionally seasonal items.

5.4.7 Indian Vendors' Marketplace (8 acres)

The community desires to provide an area that would benefit the craftspeople, artisans, food vendors and for those interested in retailing various items to the general public. The proposed Indian Market would welcome individuals who grow different kinds of vegetables and other products including alfalfa. An open concept of wooden and metal structures would ensure versatility in all weather conditions. The market area will have utilities to provide electricity and restrooms.

5.4.8 Bus Loop (8 acres)

For the concern and safety of our school children and the community members a bus stop/loop would be ideal for schools and public transportation. At this current site an empty dirt area, with no adequate lighting or proper building structure, serves as a make-shift bus stop terminal. The community feels that this is an unsafe

area. A solar-powered streetlight is recommended until the proposed infrastructure is in place.

Parents come to this area to pick up their children and a few are left to wait for transportation in this deserted area. We have several schools that routinely service the Jeddito community. The Holbrook Jr./Sr. High School, Indian Wells Elementary, Holbrook Dormitory, Keams Canyon Elementary School, Jeddito Public School, Hopi Jr./Sr. School, and Ganado High School. The Navajo Nation Transit had designated a bus stops here. No sign or structure was posted offering this service. As of January 2018, the Jeddito area's designated bus stops were removed due to safety concerns for both pedestrian and motorist.

5.5 Description of Land Use Plans: Development Site 3

Jeddito Community Cemetery (5 Acres)

A five-acre community cemetery had already been established and set aside for the Jeddito community. An additional 5-acres (**3 ½ ac.** for Community Cemetery and **1 ½ ac.** for Veterans Cemetery) has been withdrawn to provide a safe and secure burial ground that permits a healthy environment for both present and future generation. The landscape of the cemetery shall closely maintain its original biological appearance of the environment. Remnants of native vegetation will be retained whenever possible. The Chapter has forthcoming plans to enclose the area with fencing. Suggestions of employing or outsourcing the cemetery caretaker position was recommended. This will be done to maintain the appearance of the cemetery and creating a safe environment for the general public.

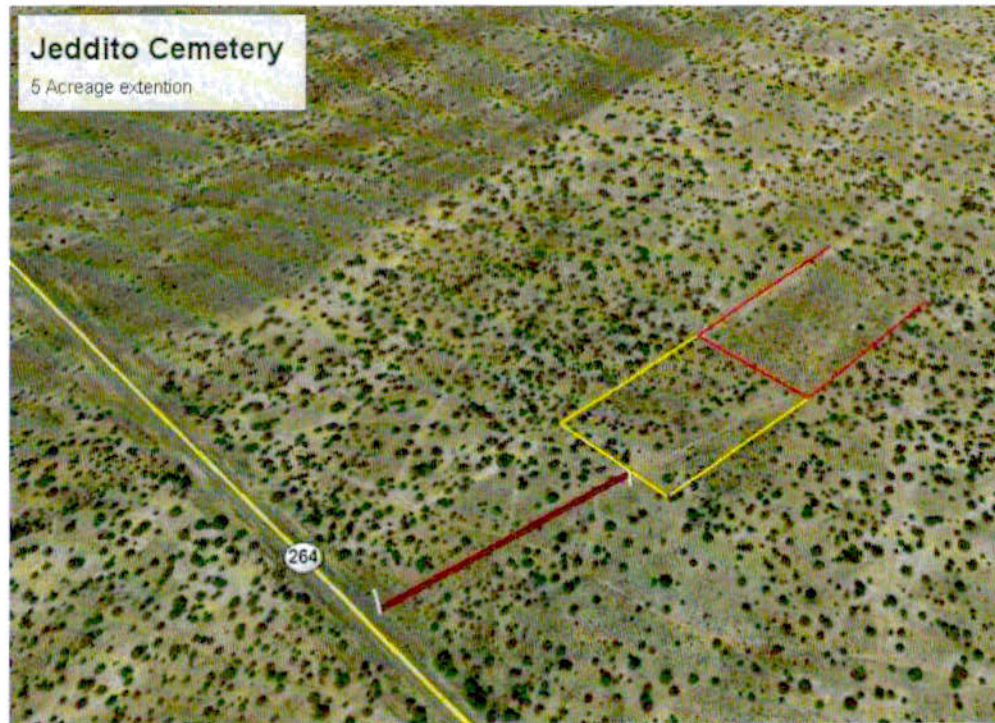


Photo Source: Paul Manuelito

5.6 Access to Development Sites

All development sites are off Arizona State Route 264. Site 1 & 2 are all immediately adjacent to the junction of Arizona State Route 267 and Navajo Route 6. Site 3 is northeast of the junction Arizona State Route 264 and N9101.

5.7 Conclusion

The three development sites proposed for the different components of community development are good sites. With the advent of bringing all necessary utility infrastructure systems to the Development Sites 1 & 2. Combined with the aggressive advocacy for development by the community leadership, united with support from the Navajo Nation, the Indian Health Services and the Bureau of Indian Affairs, the Jeddito community can have and experience the positive attributes of development into the future that it deserves.

SPECTRUM 6 – IMPLEMENTATION AND POLICIES

6.1 JEDDITO CHAPTER USE POLICIES

PREFACE:

These internal policies provide a general direction for the Jeddito Chapter in the development of utilizing this Community Land Use Plan. These policies are to provide guidance in the most general terms. Specific issues addressed by these policies shall be governed by pertinent existing Navajo Nation laws and regulations. Local issues not provided for herein and not specifically provided for in Navajo law or regulations, shall be subject to the recommendations of the Jeddito Chapter leadership for deliberation and decision of the Chapter leadership and community membership.

6.1.1 Chapter Boundary Policy

The Jeddito Chapter has two land areas that are situated in the northwest portion of the Ft. Defiance Agency, the Jeddito “Island” is surrounded by Hopi Reservation land, and the east Chapter area is bordered by the Low Mountain, Steamboat, and Tselani Chapters, and the Hopi Reservation. The Jeddito Chapter has approximately 100,343 acres of land within the boundaries of its two land bases.

The policy of the Jeddito Chapter will be to protect the integrity of the boundary recognized by the Jeddito Chapter and to diligently engage in discussions and negotiation with other jurisdictions to conclusively resolve any boundary discrepancies.

6.1.2 Cultural and Traditional Resources Preservation Policy

A prerequisite in the process of community and economic development is the assessing of the cultural and traditional resources located on and adjacent to proposed development sites.

The Chapter leadership will assure that the community knowledge of such resources is considered in the predevelopment assessment processes. Cultural resources include areas where there was previous human habitation, including burial locations, and sacred sites. Traditional resources include areas currently used for traditional ceremonial activities. The CLUP committee has taken the responsibility to collectively gather information of all potential sites of cultural and

traditional significant. This information will be kept as an undisclosed source of knowledge for future reference for the chapter community.

In addition to this responsibility, the Chapter will assure that all relevant laws and regulations are complied with, including but not limited to the Navajo Nation Cultural Resources Preservation Act, the National Historic Preservation Act, Archeological Protection Act and the National American Graves Protection and Repatriation Act.

6.1.3 Environmentally Sensitive Areas Policy

Another prerequisite in the process of community and economic development is the assessing of the environmental conditions and resources located on and adjacent to proposed development sites. The Chapter leadership will assure that in the assessment of proposed development areas, all relevant laws and regulations are complied with, including but not limited to the Navajo Nation Environmental Protection Act, the Federal Environmental Protection Act, Endangered Species Act and the Clean Water Act.

6.1.4 Grazing and Agricultural Land Management Policy

The Jeddito community members understand that prudent practices of land use for grazing and agricultural activities are time-honored activities. The regard for the land and the proper care thereof, has been central to traditional livelihood throughout the history of the people and is a sacred trust and birthright.

The Chapter leadership shall advocate the continuance of the proper caring of the land and natural resources by advancing appropriate land management practices. The policy of the Jeddito Chapter shall be to continue traditionally learned land management practices, in addition to utilizing the dictates of the Navajo Nation Grazing Regulations and other pertinent laws and regulations.

6.1.5 Land Use Approval Policy

The Chapter Land Use Plan as approved by the Chapter membership shall dictate the manner and process of the various land use proposals. The Chapter Land Use Plan is subject to periodic review and amendment by the Chapter membership.

All requests for Chapter land development shall be first presented to the Jeddito CLUP Committee for initial review. The CLUP Committee shall submit their recommendations to the Chapter Planning Committee prior to the presentation of the proposed land use to the Chapter membership.

The Chapter leadership shall insure that all appropriate information is secured before the land use proposal is forwarded to the Chapter membership for their consideration and approval. This information shall include verification of land availability, regulatory clearances, proposed development plans, and conformance with the Chapter Land Use Plan. The Chapter shall comply with Appropriate Tribal and other laws and regulations.

6.1.6 Master Land Leasing Policy

To expedite the planning and development of land, the policy of the Jeddito Chapter shall be to make concerted effort to withdraw large contiguous tracts of land for comprehensive planning for housing, commercial, industrial, and other development. These large withdrawn tracts of Chapter lands shall be surveyed, and field cleared in a comprehensive manner to secure all required regulatory clearances.

6.1.7 Identification of New Areas for Development Policy

The Jeddito Chapter leadership and the Chapter CLUP Committee shall continually assess the need to identify new development areas to meet the anticipated growth of population and community. Areas that are considered for new development shall be assessed for land suitability, including all appropriate surveys and regulatory clearances. Areas that are determined to be available and suitable for future development shall be dedicated as such, with inclusion to the Chapter Land Use Plan.

6.1.8 Infrastructure Needs Policy

The consideration for and identification of new development areas will require that the infrastructure necessary to serve the new areas is also analyzed and planned. In addition to the future planning for infrastructure, the Chapter leadership must be cognizant of the condition of existing infrastructure systems with the intent and the purpose of assuring the long-term viability of the utility and infrastructure systems. This function is necessary to determine the portions or components of the systems that need replacement or upgrade to ensure that the infrastructure needs of the community membership are met.

6.1.9 Chapter Housing Development Policy

With the general housing needs of the community delineated, the Chapter leadership in conjunction with various housing providers shall determine a strategy to address the housing need.

The basic considerations in the formulation of the housing development strategy shall include the land areas identified for housing development, required infrastructure systems, funding sources, types of housing development and building materials, housing designs, and long-term maintenance and operation of the housing projects.

6.1.10 Commercial and Industrial Development Policy

The policy of the Jeddito Chapter and community will be to encourage local community members and other interested parties to develop commercial/business development. The community would also encourage the establishment of light industrial development to provide employment opportunities. The development of such commercial and industrial interests shall be provided for within the established Chapter Land Use Plan. The community leadership shall do all things necessary to assist the prospective entrepreneurs to establish their business concerns in the community.

6.2 ADDITIONAL IMPLEMENTATION AND POLICIES

6.2.1 Learning and Working with Existing Laws and Regulations

The Jeddito Chapter leadership and CLUP Committee shall gain familiarity with the intent and enabling authorities of pertinent Navajo Nation laws and Bureau of Indian Affairs regulations as they relate to the Jeddito development process. Albeit the Local Governance Act of 1998 grants certain authorities to the Chapter government for the planning and regulation of local affairs and issues, there will remain continued oversight of community local governance and development activities by the central Navajo government and the BIA.

It is therefore incumbent upon the community leadership to understand these pertinent laws and regulations to be able to exercise the greatest measure of local governance autonomy that is feasible. By understanding and working within the parameters of the oversight laws and regulations, the community will be enabled to better achieve its goals and objectives.

6.2.2 Establishment of Chapter Land Development Code

As the Chapter leadership and community membership understand their position in relation to existing laws and regulations and further understanding the mechanisms in developing and maintaining the Land Use Plan, there will be the need to develop appropriate Land Development Codes to provide additional guidance in the orderly development of the Jeddito Chapter and community.

6.2.3 Enforcement of Land Use Development Code

Even the most well-developed and well-intentioned Development Code is not practical, if they lack enforcement procedures. The Jeddito Chapter will establish appropriate enforcement processes to assure the viable and successful exercise of the Jeddito Land Use Development Code.

6.2.4 Zoning

To ensure that the various components of community and economic development occur in a prescribed and orderly fashion, specific sites for these components will be described using appropriate zoning mechanisms and delineating them in the Chapter Land Use Plan.

The Chapter Leadership and CLUP Committee will require that all development occur in conformity with the zoning policies, except where the community membership makes formal exceptions to the zoning policies. Such exceptions shall be accomplished through Chapter resolution and with appropriate amendments to the Jeddito Chapter Land Use Plan.

6.2.5 Regulatory Clearances

With the provision of land for the proposed development pursuant to the Chapter Land Use Plan and attendant zoning requirements, the Chapter leadership shall assure that there is compliance with all pertinent legal and regulatory clearance requirements.

These include, but are not limited to legal survey, cultural resources survey and appropriate environmental assessments with the Finding Of No Significant Impact (FONSI) statement.

6.2.6 Building Code

The Chapter leadership will consider the development of a set of Building Codes to provide guidance on the manner of acceptable construction of public facilities and housing. A set of Building Codes would ensure quality construction and would thus assure the protection of the safety and health of the citizens in this respect.

6.2.7 Community Education

It is incumbent on the Chapter leadership and the CLUP Committee to ensure that the community membership understands the purpose and intent of the Jeddito Chapter Land Use Plan.

The Chapter leadership and the CLUP Committee shall continue an orientation process on the Land Use Plan to establish ownership and acceptance of the Plan as a guiding tool for the orderly future growth and development of the community.

6.2.8 Review and Update of the Land Use Plan

The Chapter leadership and the CLUP Committee shall continually assess the Chapter Land Use Plan and present recommendations to the Chapter membership on any elements of adjustment and updating that are appropriate and necessary.

The Land Use Plan document will provide reasonable guidance for the community through the year 2023. The Plan will undergo critical review and updating according to the Title 26.

6.3 SPECIAL SITE DEVELOPMENT REQUIREMENTS

6.3.1 Utility Infrastructure Development

The areas reserved for development can be served with all manner of utility infrastructure including adequate electrical power, water, wastewater, and telecommunications. The chapter officials will continue a close collaborative relationship with the Office of Environmental Health, the Navajo Tribal Utility Authority, the Navajo Telecommunications and other appropriate agencies in order that the utility infrastructure systems are secured.

6.4 LEGAL CONSIDERATIONS

6.4.1 Development Site Land Withdrawal

The land withdrawal of the planned development areas will be processed through the Navajo Nation and Bureau of Indian Affairs land withdrawal processes.

6.4.2 Cultural Resources Survey and Environmental Assessment

The Cultural Resources Survey and Environmental Assessment are outstanding issues that will be completed with the Finding Of No Significant Impact (FONSI) statement. The Chapter leadership may request the appropriate Departments of the Navajo Nation, the Bureau of Indian Affairs or services from private firms may be solicited to complete these surveys and assessments.

6.5 CONCLUSION

The development sites proposed for housing and the different components of community and economic development are good sites. The much-needed development planned herein requires the advent of bringing adequate utility infrastructure to the site. With the support of the Navajo Nation, as well as the Indian Health Service and Bureau of Indian Affairs, the Jeddito community can enjoy the positive attributes of development on this site into the future.

SPECTRUM 7: THOROUGH FARE PLAN

7.1 BACKGROUND

Roads are a priority in the community and as such any future land use related improvements anticipated for the community must be addressed. Navajo Division of Transportation (NDOT) an executive branch of the Navajo Nation oversees transportation. NDOT develops plans and maintains roads, bridges, and airports on the Navajo Nation. The Chapter identifies 15 miles of road maintenance to be done by NDOT every quarter, primarily school bus routes.

Navajo Nation Long Range Transportation Plan (NNLRTP) is done every five years. The NNL RTP provides comprehensive analysis to address roads and other transportation needs to meet development needs of the communities. Jeddito is located both in Apache and Navajo counties. Navajo and Apache County provides some road maintenance. (MAP **)

It is the goal of Jeddito Chapter to improve the road system within the community to provide access, public safety, school transportation, community health, emergencies, and community and economic development opportunities.

The Chapter leadership and the CLUPC will identify priority road projects. In order to get on the road priority lists, necessary environmental review requirements must be met and will be successfully completed. This is to ensure the community of Jeddito will continue to move forward and expand in future developments.

7.2 LONG RANGE TRANSPORTATION PLANS

An outline on Long Range Transportation Plans from NDOT was provided to help the Chapter leadership and the CLUPC organize the community's needs. Based on this outline issues of concern were prioritized into seven (7) goals to be address.

7.2.1 GOAL 1 -- Highest Priority of Dirt Roads

7.2.2

Under Goal 1 three areas earmarked for improvement were identified. The first question was what are the highest priority dirt roads that should be bladed/graded and potentially up graded to gravel, chip seal or pavement in the future. Fifteen miles are done by NDOT every quarter. The selected routes were then divided into groups. Overall these unmaintained roads can debilitate vehicles or displace residents when routes home become impassable. Medical emergencies can arise, and this too can affect a person's well-being when timing is crucial.

Route 9056: 4.3 miles – Beshbito Road

This is classified as a regional route and currently receives quarterly blading services. Regional routes are selected by a chapter resolution and submitted to NDOT. In March of 2018 the Fuel Excise Tax was approved and allocated to aid in the reconstruction of the route, insert culverts, provide much needed gravel, and stabilizers. Route 9056 is scheduled on the RADC-4th year. Currently listed as an extended project to allow for project completion in September 30, 2020.

Route 9102: 5.0 miles – Skunk Springs Road

This is a regional route and currently receives quarterly blading services by NDOT. The Fuel Excise Tax funded the graveling of 8.14 miles which was completed in 2006. The allocated funds are to assist in the repair and reconstruction of the road. Route 9102 is scheduled on the RADC-4th year. Currently listed as an extended project to allow for project completion in September 30, 2020.

Route 9101: 16.3 miles – Jeddito Chapter house to 4 Corners Area

This road is a regional route and was graveled in 2017. This route currently receives quarterly blading services by NDOT.

Route 9103: 2.5 miles - Cliff Rose/Buck Bush Road

The area commonly known as Pete's Wash need to either be rerouted or have the current road extended by 10 to 15 yards. Any widening or extension of the routes under the Regional Routes Program will require all compliances to be redone and/or updated. To-date all the compliances and environmental assessments have been completed for blading service. In general, widening of a roadway is considered an improvement and must align with the Navajo Nation Long Range Transportation Plan.

In question 2 we were asked to list and identify any paved or gravel roads that need additional maintenance. Using the same format, the routes were then isolated into groups.

Route 9102: 5.0 miles – Skunk Springs Road

The entire 7 miles of this route needs to be reconstructed. Residents along this route complain constantly to the chapter about the washboard road littered with a large potholes and numerous small ruts. Another challenging area is located at the base of the mesa. The right of way needs to be vastly improved. Recommendation of a bridge placed on this site would solve many issues here. Clearances have been completed.

Route 9101: 16.3 miles – Jeddito Chapter house to 4 Corners Area

This road can often be defined as a checkerboard. The route begins at HWY 264 to the HPL and then on to Navajo and Apache Counties. The contractor for this area is Recon. Certain pinpoints of the areas develop mud bog pits during inclement weather and residents including school buses become trapped. This road is in dire need of gravel.

Route 9: Sand Springs Road

A critical position that needs to be tackled is where the road loops to Gap Road. Reports of horrible washouts during inclement weather can be verified by residents residing along this course. The road contains a very narrow passage. During rain/snow season this becomes an alarming low water crossing due to flooding in thereby causing temporary road closures. Residents in this area become isolated or stranded when they could not reach their homesteads.

Johnson Road

Reports of repetitive washouts during inclement weather can be confirmed by residents dwelling along this avenue. The rain/snow season subsequently causes temporary road closures. Residents become secluded or marooned and many are cut off from their homesteads.

Route 9744: Upper Highland Road

This route belongs to BIA and consequently may fall within the LRTP AND TIIP process. Inconveniencies Obstructions

Access Road: Community Cemetery

An access road is desired by the community. Currently the entrance can only be accessed on a residential dirt road located on Route 9101. The usual pitfalls of inaccessibility due to inclement weather can be associated with this pathway. On a few occasions the funeral directors from border towns became lost and had to redirect the procession to the chapter house before continuing onto the community cemetery. At this time there are no signage posted to direct traffic to the cemetery area.

The third question was to provide a list of any sidewalk (if there are any) that needs additional maintenance. In conjunction with the sidewalks we also included the cattle guards.

The path from the Jeddito Public School to the Chapter house is recommended of an overhaul. In several spots the sidewalk is buckling from an undergrowth of plants. Runoffs of water are creating dangerous

sinkholes near walkways/sidewalks as sand is being eroded away from underneath. The pathway from the Chapter towards the NHA housing area is in better condition. Large plant life does obstruct the motorist view and with children, NHA housing residents and elders utilizing these walkway can become a safety issue.

The cattle guard is placed in strategically located areas to prevent the livestock from encroaching onto busy roadways. When the cattle guard become full of debris the livestock now has the ability to cross and wonder the streets. Motorist are caught unaware which usually results in damaged vehicles and irrevocably the loss of livestock. This is the case by the entrance way to the community's Broken Arrow Church and Jeddito Senior Center. A new cattle guard is needed at that position.

Over time the cattle guard becomes damaged and are in need of repairs. The metal grooves bend and/or breaks leading to gaping holes, jagged edges can form and cause punctured tires. The side rails, due to careless driver bent or twisted in such a way that allow the livestock to bypass the cattle guard. The community is asking if quarterly repairs and maintenance could be provided to the cattle guard concerns.

7.2.3 GOAL 2 -- Future Improvement Projects on New Roads or Sidewalks

Identify any proposed new roads or sidewalks that should be examined as part of future improvement projects. We took into consideration the current chapter house and the new proposed development sites 1 & 2.

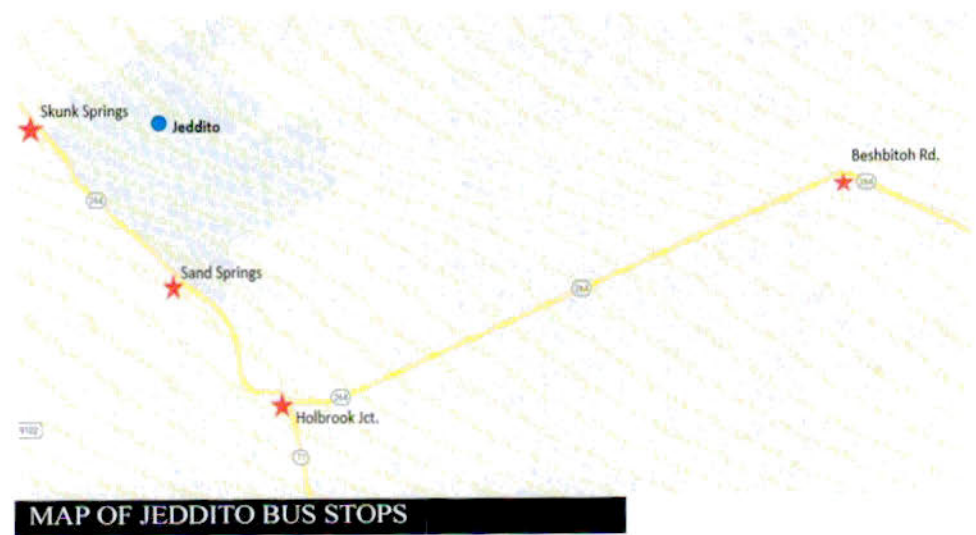
The whole compound apart from the designated parking area located on the eastside is just a dirt lot. The paved parking lot on the eastside that needs to be reconstructed to meet the American Disability Act requirements. The sidewalk and paved parking lot are not flush. A large gap and rugged bump are very noticeable. Assistance with a wheelchair is required to navigate thru this area. No handicap signage is visible nor is an area specified as handicap parking available.

The chapter has acquired two new building structures, a Veterans Center and Headstart preschool. A new sidewalk to either facility is essential. Markings of sidewalks would help identify traffic boundaries to motorist and pedestrians alike. Another new sidewalk would be for the Senior Center. The current ramp leading from the building stops abruptly at the dirt parking area. Due to natural erosion by wind and rain and natural pedestrian traffic the foot of the sidewalk has become a springboard. A mud pit forms at the base. A bid from the elders to extend the sidewalk into another walkway or platform would solve this drawback.

7.2.4 GOAL 3 -- Areas Pinpointed for Enhancements

In Goal 3 there are three areas pinpointed for enhancement. We begin with any proposed enhancements for transit. The process to identify and develop a plan to provide ample turn outs for our school buses and for the Navajo Transit System has begun. The goal is to implement this by the end of 2019. Our children and community members depend upon the transportation for commuting purposes.

Schools that service the Jeddito Chapter area are the Cedar Unified School District, the Hopi School District, the Holbrook School District, the Holbrook Dormitory, the Ganado School District and the Navajo Transit System. The map below reveals the most common bus stop sites that are utilized as a pick-up and drop off points for students of various school districts and community members.



Over the years the community at large has raised several concerns regarding the safety of the temporary bus stops located at specific locations. The Navajo Transit System has elected to cancel or transfer many of their bus stops to other locations along its route due to the concerned safety and dangers it poses to its passengers. The Navajo Transit System currently has only one stop and that is located at the Jeddito Chapter house.

Expanding problems, the community would like to find solutions within the next 5 to 10 years.

- ❖ On two known separate occasions the Holbrook School buses had encountered a situation during severe weather conditions. The school bus had become stuck in the dirt/mud as it was parking on the dirt clearing to enable the school children to board the vehicle.
- ❖ Community members have reported that during extreme winter weather the school bus must turn the bus around on the highway at the Skunk

Springs Rd. This is extremely dangerous as vehicles are not visible on the ridge/slope as they travel towards Keams Canyon.

- ❖ Holbrook Dormitory-- On Friday evenings they will drop off students and on Sundays they will re-collect students returning to the dormitory. There is no street lighting or building erected for the safety of the students awaiting parents/relatives.
- ❖ Holbrook School District – will drop off the students at the Holbrook Junction after school. Parents or relatives are expected to drop off and/or collect their children at this location during winter weather conditions when the road becomes slick with black ice and the road down to Jeddito are deemed unsafe for bus travel.
- ❖ The chapter operates on Daylight Savings Time part of the year. The schools and Navajo Transit normally use the chapter as a bus station. When the chapter compound is closed after business hours the schools and Navajo Transit must find another area to serve as a temporary bus station and turn around the vehicle.

The second question is to identify any proposed enhancements for walking and bicycling. Within the proposed development site of the 90.47 acres a walking and running trail is to be created alongside with a biking trail for the community and any potential tourist visiting Jeddito. A suggestion was made to include cultural pinpoints of interests that visitors and tourist could hike to. Lookout points would be intentionally placed where one could observe remnants of Anasazi habitations and picturesque scenes of Navajo life.

The third question covers any proposed airport/aviation enhancements. With the construction of elderly group homes, a helicopter pad, or Helipad is a must in the foreseeable future. We must plan for any medical emergency not only for the elders but for our community members as well.

The Jeddito community member are located within the Winslow Indian Health Care Center's (WIHCC) service area. They do search for services at the Hopi Health Care Center which is must closer but often they are rerouted back to WIHCC. The Sage Memorial Hospital in Ganado and the Chinle Indian Hospital can provide medical and pharmacy services. In addition, other medical centers that provide services to the Jeddito Community, when necessary, are Tuba City Hospital, Flagstaff Medical Center, and the Phoenix and Tucson area hospitals.

Jeddito Community members often travel from twenty (20) to over three hundred (300) miles for medical services even when there is an emergency. The closest emergency medical facility would have to be the Hopi Health Care Center (HHCC) which is approximately 21 miles from the Jeddito Chapter house. The HHCC has a

functioning helipad as do the Hopi Police Station. The police station is 12 miles from the chapter house. There is also an airstrip located 17 miles away in Polacca.

There are concerns that the Jeddito community is an isolated area. We have our high-risk community members consistently checked upon by the community health representative. We also provide these high-risk clients and other residents with a geographical longitude and latitude location to enable the law-enforcements or medical personnel the ability to find them fast and efficiently. This procedure in the past has saved a community member during a heart attack incident.

7.2.4 GOAL 4 -- Proposed Transportation Enhancements

We are instructed to find any proposed transportation enhancements that will promote economic development identified in the CLUPC Plan. A rest area intentionally placed near a scenic area with a visitors/tourist center nearby. This would be placed on an easily accessible parking lot area on the proposed 90.47 acres or the 15 acres sites.

7.2.5 GOAL 5 – Safety Issues and Concerns on Roads

We were directed to detect any roads that we believed have motorist, bicycle and/or pedestrians safety issues. Highway 264 and highway 77 are glaringly obvious for several reasons.

On HWY 264 within the Jeddito community the subject is the speed limit, which is set at 55mph. Many motorist traveled through here at excessive speeds ranging between 65mph to 80 mph. There is no speed limit posted on Jeddito Island, nor is there adequate patrol cars to constantly surveil the area.

Another concern is at the apex of junction 264 and Hwy 77. A warning sign notifying the motorist of an upcoming Stop is recommended. It has now become a standard occurrence for motorists to drive straight into the posted road sign and often vehicles are traveling so fast that many vehicles are going thru the barb-wire fencing.

7.2.6 GOAL 6 – Necessary Cost for Proposed Developments

On Goal 6 we are to describe how the proposed developments in the CLUP-C Plan would require spending money on roads and sidewalks to connect to the new development.

To meet the ADA guidelines and requirements we must by law provide adequate sidewalks and a designated handicapped parking area. The sidewalks would benefit the overall community. Concerns rise when inclement weather creates unsafe conditions for our aging community members and elders. Slippery and muddy walkways inherently lead to injuries for fragile bodies.

At the junction of HWY 264 and HWY 77 a traffic assessment would be needed to address the reckless speeding and to address the inability of a few motorists not stopping at the intersection. In addition to warning signs being posted, a recommendation of flashing lights would be helpful and as would installing a round-about to slow down the flow of traffic.

The proposed development sites 1 & 2 are located on a main road, HWY 264 & HWY 77. The proposed development site 3 is in need of an access road and conveniently located right off HWY 264. To further develop this area monies must be spent, but cost sharing whenever possible is always strongly recommended. Jeddito must work closely with three entities to make road projects a success. They are ADOT, NDOT and BIA. The current road traffic is routinely used by heavy trucks and the heavy loads are producing grooves and indentions in certain parts of the highway. With vehicles passing at excessive speeds the invariably bounces and the motorists are at risk of losing control of their vehicles.

7.3 THOROUGHFARE CONCERNS

The Chapter Officials and CLUPC members have compiled several concerns that must be focused upon in the upcoming years.

- ❖ Through a gravel project, segments of secondary roads are to be identified and will be maintained on a quarterly basis. Residents and various schools use the roads for access and commuting purposes.
- ❖ We capable of doing a field study to identify and prioritize the placement of much needed culverts or low crossing bridges within the community with the aid of pictures during all weather conditions. At this time five known low water crossing areas have been brought up as a starting point for this project.
- ❖ A group collaboration is to be conducted with neighboring communities. This is to increased road safety awareness.
- ❖ In the event of an emergency, such as a chemical spill or a road closure on HWY 264 an alternative entrance and exit routes must be identified for all. We are in mid-process of completing this project. The finalized results will be posted on Google Maps. This will also be done for HWY 77.
- ❖ Upon completion of the Navajo Nation Rural Addressing or LRAC the collected data will determine the actual number of roads and residents within The Jeddito community. With this information roads that are no longer being used will be identified and closed. These roads can then be reclaimed for environmental protection and used for grazing and agricultural purposes. By working in

partnership with the Grazing Official the outcomes will hopefully reduce environmental impacts of unnecessary roads.

- ❖ The overall objective is to provide a safe community for pedestrians and other modes of transportation. With this in mind sidewalks are needed for pedestrian traffic. Public facilities within the Chapter tract must be connected by sidewalks for easier access to the public buildings. This also fulfills the requirements of the American with Disability Act (ADA).
- ❖ A loop or a bus barn/station is necessary to meet the transportation needs of college students and those traveling for employment and services. As described in 7.2.2 Goal 3, the Navajo Transit runs services from Tuba City through Jeddito and on to Window Rock where it transfers passengers to all connections and beyond. Having an area designated exclusively for buses with a solar-powered street lamp would aid in consistent reliable service. Especially when the Chapter compound closure affects drop-off and pick up services for all throughout the year.
- ❖ To protect the privacy of our community members, we must compile and identify the non-publicized hiking trails. Restricted signs and warning are to be posted within the vicinity to aid in the safeguard of our residents.
- ❖ It is more cost efficient if solar-powered street lights were provided in certain designated areas. This would promote and aid in the general safety for vehicles and pedestrian traffic alike.

7.4 CONCLUSION

The Jeddito Chapter seeks to form a working relationship with the Navajo and Apache County in addition to other entities such as the Hopi Tribe, BIA, ADOT and NDOT to improve the road system within the community. This is to benefit and to provide access, public safety, school transportation, community health, emergencies, and community and economic development opportunities.

SPECTRUM 8: SUMMARY

The Jeddito Chapter and community has the unique opportunity to self-reflect in a process of updating the CLUP manual. This self-assessment by the community has enhanced the ability of the community and the Chapter leadership to plan the development of the community and to forge the beginning to a successful future.

The updating of the CLUP manual has increased the community capacity in community planning. The Chapter leadership, the CLUP Committee and the community recognize that despite the lack of development, that there is potential for the eventual development.

Jeddito Chapter Land Use Plan document is to be regarded as a tool in the planning and development process of the community. It is understood that the CLUP manual is intended to provide general guidance in the planning process. It is accepted that the manual is a living document, such that it should not be stagnant, but ever changing and growing as the community continues to refine the document by working with it. It is further accepted that the manual is intended to provide general community planning and development guidance through the year 2023, at which time there needs to be a critical review and updating of the Plan.

The Jeddito CLUP Committee, the Chapter leadership and community membership appreciate that the developed Land Use Plan represents a crucial element in the satisfaction of the requirements to attain Chapter governance certification under the Local Governance Act. The Jeddito Chapter leadership and community membership believe that their aspirations and hopes for development and progress has been enhanced through the community capacity building and community empowerment that is made evident through participation in the updating of the Chapter Land Use Plan manual.

PLAN AMENDMENT AND UPDATE PROCESS

Plan may be amended by the Jeddito Community Land Use Planning Committee as needed with an approved Jeddito Chapter resolution. The Manual is updated and recertified every five years.



EUGENE HASGOOD
President

RODGER R. PAUL
Vice President

TONI MINA
Secretary-Treasurer

ALTON SHEPHERD
Council Delegate

JEROME PETE, JR.
Grazing Member

VACANT
Community Service Coordinator

VACANT
Accounts Maintenance Specialist

VACANT
Community Health Representative

**RESOLUTION OF THE JEDDITO CHAPTER
JEDD-10-07-18-02**

**APPROVING AND SUPPORTING THE RECERTIFICATION OF JEDDITO
CHAPTER'S COMMUNITY LAND USE PLANNING MANUAL AND COMMITTEE.**

WHEREAS:

1. The Jeddito Chapter is a duly certified chapter under the Navajo Nation Government pursuant to the 26 NNC, Section 33 and is recognized as one of the 100 Navajo Nation Chapters certified and enumerated in 11 NNC Section 10; and
2. Pursuant to the Navajo Nation Code, Section 1 (B) the Jeddito Chapter is delegated the governmental authority to make decisions over local matter with Navajo Law, Customs, and Traditions; and
3. The Jeddito Chapter Community Land Use Planning committee was re-established on August 13, 2013 by Resolution JEDD-08-18-13-003; and
4. Pursuant to Resolution No. CAP-34-98, the Navajo Nation adopted the Navajo Nation Local Governance Act "LGA", Title 26 of the Navajo Nation Code; and
5. To accommodate the short and long-term basic needs of the Chapter relating to community, economic, and infrastructure development and to preserve grazing and culturally significant areas, the Jeddito Chapter determined that in the best interest of the community the recertification of the CLUPC manual is necessary to continue the planning process of Jeddito.

NOW THEREFOR BE IT RESOLVED THAT:

1. The Jeddito Chapter's Administration, Chapter Official and its membership approve and support the recertification of the Community Land Use Planning Committee and its Manual.
2. Jeddito Chapter's CLUP-C is comprised of five local individuals that advocate for economic and infrastructure development as well the preservation of the community's cultural area, land use, and grazing comprised of the following:
 1. Sheilah Manuelito
 2. Yvonne Hernandez
 3. Eddie Kaibetoney
 4. Brenda Mina
 5. Hector Begaye

THE
NAVAJO
NATION



JEDDITO CHAPTER
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CERTIFICATION

I hereby certify that the foregoing resolution was considered at a duly called Chapter meeting at Jeddito Chapter, Navajo Nation, Arizona at which a quorum was present and the same passed by a vote of 16 in favor 0 opposed and 2 abstained this 7th day of October 2018.

Motion by: Rhonda Mina Second by: Laverne Yazzie



Rodger Paul, Presiding Chapter President

**THE JEDDITO CHAPTER
COMPREHENSIVE LAND USE PLANNING COMMITTEE (CLUPC)
PLAN OF OPERATION**

SECTION I. ESTABLISHMENT

There is hereby established the Jeddito Chapter Comprehensive Land Use Planning Committee (CLUPC) as approved by community membership through Resolution No. JEDD-07-21-13-003.

SECTION II. PURPOSE

The purpose of the CLUPC is to develop and approve the process for local land use planning, oversee land use planning activities, and after thorough review and analysis, present Master Plan on continuous five-year update. The Jeddito Chapter membership will consider and approve the Jeddito Master Comprehensive Land Use Plan.

SECTION III COMMITTEE SELECTION AND MEMBERSHIP

The CLUPC shall exercise the following duties and responsibilities consistent with the Navajo Nation Local Governance Act, Navajo Nation Code Title 26, Section 2004.

- A. The selection of members of the CLUPC shall be by the membership at a duly called Chapter Meeting at which a quorum is present. The selection of the members shall be set forth in a certified chapter resolution.
- B. The members of the CLUPC shall be comprised of five (5) voting members and the Community Services Coordinator (CSC) serve as liaison to conduct an official meeting to provide valuable contribution to the overall land use planning process. In the absence of the Community Services Coordinator, the Accounts Maintenance Specialist and Community Involvement Specialist of the Local Governance Support Center (LGSC)/ Fort Defiance Agency will assume the duties.
- C. The members shall elect new officers every two years or when a vacancy occurs.

SECTION IV MEETING, COMPENSATION AND REMOVAL

- A. The Jeddito Chapter CLUPC shall hold one monthly meeting or a special meeting to accomplish the overall purposes of the committee.
- B. Contingent upon the availability of funds within the annual Chapter budget each member of the CLUPC may receive \$125.00 per meeting as stipend.

- C. The CLUPC shall hold twelve (12) meetings a year and may hold special meetings should the need exist.
- D. Any member of CLUPC shall be absent three (3) consecutive meetings, and is justified for removal.
- E. Each member must attend the full duration of meeting to receive full stipend. The committee will consider and decide on justified absence.
- F. The CLUPC shall hold their monthly meetings on the second Wednesday of each month at the Jeddito Chapter House commencing at 10:00 a.m.
- G. Three members of the CLUPC will constitute a quorum to conduct official business.

SECTION V COMMITTEE OFFICERS DUTIES AND RESPONSIBILITIES

- A. The members of CLUPC shall, at a duly called meeting, elect a Chairperson, Vice Chairperson and Secretary of the committee.
- B. The CLUPC Chairperson will preside over all duly called meetings and verify documents on behalf of the Jeddito CLUPC.
- C. In the absence of the CLUPC Chairperson, the Vice Chairperson shall assume the duties and responsibilities of the Chair, for meeting purposes only, or as may be duly assigned (i.e. signatures on claim forms, resolutions and correspondences).
- D. The CLUPC Secretary will:
 - take roll call at every meeting
 - record, transcribe and finalize all minutes of committee meetings and maintain all accurate records and documentation of the CLUPC.
 - Post meeting agenda a week before the second Wednesday of each month for public notification.
 - Submit request for public announcement via radio a week before the meeting date.
- E. The Secretary will submit meeting minutes to the chapter within five (5) working days after adjournment.

SECTION VI PLANNER'S DUTIES AND RESPONSIBILITIES

- A. The Jeddito Chapter Community Services Coordinator (CSC) and CLUPC shall hire a Planner to serve under supervision of the CSC/CLUPC for coordination of planning activities of CLUPC. The Planner will:
 - Coordinate all land use planning activities and make monthly CLUPC report to the community membership at regular chapter meeting.
 - Develop a community education and participation plan describing methods that will foster public education, participation through public hearings, newspaper and radio ads.
 - Develop and implement, in coordination with the CLUPC, a community assessment by ascertaining the goals, priorities, and vision for the future of the community.

- Inventory and assess pertinent 2010 Census data. The planner shall request data and seek technical assistance when necessary for compilation of all available data from Navajo Nation, federal and state agencies for inventorying and assessing natural, cultural, and human resources, and community infrastructure.
- Provide a five-year update to include community assessment, suitability analysis and infrastructure development on a Master Plan template.
- Consult with The Hopi Tribe to gather information on HPL residents and Hopi employees and residents within the Jeddito community.
- Conduct road assessment on geographical map and complete Rural Addressing system for community roads and implement consistent road signage.
- Consult with Cedar Unified School District to gather information on school data and assessment.

SECTION VII TECHNICAL ASSISTANCE

The CLUPC shall seek technical assistance from the Jeddito Chapter Staff and Officials, Navajo Nation, Federal, State and County Governments, or other agencies, as needed.

SECTION VIII CODE OF ETHICAL CONDUCT

ALL Members of the CLUPC are required to comply with the Navajo Nation Ethics in Government Law.

SECTION IX AMENDMENTS

The CLUPC Plan of Operation may be amended from time to time, as needed, by the Jeddito Chapter CLUPC and approved by chapter membership at a duly called chapter meeting with a simple Majority vote.

Jeddito CLUP Manual

Definitions

- **Clustered housing:** housing units developed in a "small" subdivision.
- **Chapter Boundary:** the physical geographic outer boundary of the Chapter area as interpreted by the community.
- **Chapter Membership:** for voting purposes and participation in the Chapter government, all members who are registered to vote. Those members who comprise the quorum at Chapter meetings. For purposes of services and benefits, all Tribal members, young and old, who either reside within or are registered with the Chapter.
- **Chapter Officials:** means the following public officials elected by the Chapter membership; Chapter President, Vice President and Secretary/ Treasurer.
- **Chapter Land Use Planning (CLUP) Committee:** the committee appointed by the Chapter membership in accordance with the LGA to develop the Chapter land use plan.
- **Clan Pod:**
- **Comprehensive Land Use Plan:** a document developed by the CLUP Committee and approved by the Chapter Membership that describes the current and the future land use of lands within the Chapter area. The document should have provisions for community and economic development, infrastructure, open space, zoning and ordinances, illustrating such uses by map or plat.
- **Cultural and/or Traditional Significance:** elements of cultural and/or traditional Dine' value associated with certain potential development sites, such elements must be considered in view of various Tribal and Federal laws/regulations intended for historic and cultural preservation.
- **Eminent Domain:** the taking of land used by an individual, or legal person or entity, in which an individual, or legal entity has an interest for a governmental purpose. "Just compensation" must be paid to the land user for taking of such land as prescribed by Navajo law.
- **Environmentally Sensitive Areas:** areas that have wetlands, fragile ecosystems or the presence and potential presence of "species of concern" as described by the Federal Endangered Species Act.
- **Future Land Use Map:** the maps included in the Land Use Plan that describes the proposed future uses of land in the Chapter area.

- **Ground Water:** the water contained in underground aquifers or various geologic formations.
- **Infrastructure:** utilities (water, sewer, gas, electric, solid waste facilities, telecommunications), drainage systems, streets and roads.
- **Land Use Plan:** the document that identifies the current conditions and needs and the proposed future land use goals, priorities, and vision for the community. The Plan serves as a guide for the orderly growth and development of the community, illustrated by map or plat. The Plan should also contain recommendations for the implementation of the plan. The Land Use Plan must be adopted by Chapter resolution.
- **Land Use Policies:** a set of policies that forms the basis of pertinent Chapter ordinances that prescribe the Chapter's "rules and regulations" governing the process and disposition of land use issues and concerns.
- **LGA:** the Navajo Nation Local Governance Act of 1998. This law grants authority to governance-certified Chapters over local issues. LGA is codified as Title 26 of the Navajo Nation Code.
- **JUA:** Joint Use Area, term used for lands that were formerly jointly used by the Navajo and Hopi Peoples prior to the "settlement" of the Navajo and Hopi Land Dispute.
- **NAHASDA:** the Native American Housing Assistance and Self Determination Act of 1996 recognized the right of Indian Nations to self-determination and tribal self-governance by providing the opportunity for Indian (Dine') communities to determine for themselves all aspects of planning for housing and the development, thereof.
- **Navajo Nation Law:** means Navajo statutes, administrative regulations and Navajo common law.
- **NPL/HPL:** lands reserved for Navajo/Hopi People as Partitioned Lands as a result of the "settlement" of the Navajo and Hopi Land Dispute.
- **Open Space:** sectors of community land use planning areas that are left in their natural state, free of any development, thus preserving the aesthetic value of these particular land areas.

- **Ordinance:** a local law, rule or regulation enacted by a Chapter pursuant to the LGA.
- **Participation Process:** the process developed by the CLUP committee and the land use planning Consultant to ensure there is community participation and education during the land use plan preparation process.
- **Planning Process:** the steps involved in preparation of the community land use plan, including
 - **Community Assessment** - the gathering/assessment of community demographics, inventory of facilities and the defining of community needs for housing, economic development and community facilities.
 - **Land Suitability Analysis** – an evaluation of potential development sites to determine if there exist natural, cultural resources and/or environmental constraints to the development process.
 - **Infrastructure Analysis** - the assessment and evaluation of data on the transportation and utilities infrastructure, particularly the infrastructure needed for the planned development.
 - **Chapter Land Use Plan** – the land use plan concepts designed by the CLUP, the community leadership and the Consultant. The plans are presented to the Chapter membership in a public hearing process to ascertain their comments, recommendations and approval.
- **Scattered Housing:** housing units that are built usually on family land.
- **Service Area:** the planning/service delivery area of a chapter; members living outside of Chapter area may still be eligible for chapter services.
- **Subdivisions:** a contiguous section of a planned housing area that would contain any number of housing units and supportive amenities.
- **Surface Water:** the waters that are openly on the surface of the Earth.
- **TAA HO A JI TEEGO** – paramount Dine’ edict meaning to “do for oneself” or “achieve success through your own efforts, with initiative and determination”, equating the concepts of Self-Determination, Self-Reliance, Self-Sufficiency, Local Empowerment and Local Governance.
- **Withdrawn Land:** land area sites which are withdrawn for specific development purpose and which need to have surveys/clearances such as the legal survey, archeological and environmental assessments.
- **Zoning:** the land use planning element that describes areas of planned land use areas for specific uses and purposes. Such zoned lands would have Chapter

ordinances that prescribe the intended uses, placement and dimensions of the sites and acceptable buildings, thereon.

Community Assessment 2013

In 2010, U.S. Census data, (Navajo Nation Chapter by Chapter's) reveals that, Jeddito Chapter population is 1,180 and the year 2000 Census data is 1,299. The Chapter's community population is 10.8% lesser within a decade census count.

However, the Navajo Nation Economic Data and Housing Data, Table 14 (2007, p.101) presumed that, Jeddito's population will project to 1,863 by year 2020.

The sex gender of 2010 Census Data is nearly equal (582 male and 598 female). The overall age group under 19 is 423, the age group within 20 to 49 is 447 and 50 to over 85 is 310.

In the beginning of 21st Century, Jeddito community has foreseen the community's home town services in the field of Socio-economic and Housing developments.

The economic factors of the proposed township would improve services to the community and lessen the travel time/cost to avert desert markets.

Keams Canyon trading post located 5 miles west of Jeddito Chapter has been in existence since, the late 19th century and has been operated by consecutive traders.

Presently, operated by McGee Trading Company of Scottsdale, Az. has been in operation for the past 3-4 decades.

West of Jeddito Chapter is the Hopi Traders Polacca Circle M Convenience Store, Steamboat C-Store with Gasoline and White Cone C- store, Giant 24/7 are situated about 15+ miles of Jeddito.

The regional restaurants are Keams Canyon Cafe and Second Mesa Cultural Center Restaurant.

However, the economical outlooks are attracting the potential customers the community, travelers, truckers and tourism within the natural wonders of the Southwest scenic areas.

Other potential customers are the employees of Cedar Unified School with a total annual salary of \$4,452,603 (Economic and Housing Data, Table 31).

Also, the Hopi's living surrounding Jeddito Island within the Hopi Partitioned Land and nearby Hopi mesas which, we interact trading with.

The proposed PJCS business ventures will consist of a Gas station, Laundromat/Mini Mart, Lease spaces, Restaurant, Ranch Supplies plus, other Public facilities.

The Suitability Studies of the Land Surveyed, the Environmental, Archaeological and Biological impact's are of minimal disturbance for commercial developments that, consists of 15 acres and an additional 90.47 acreage of land for Housings.

The infrastructures for the proposed business site at Jeddito junction's is fairly close to the utilities services such as, the domestic waterlines, electric power line and accessible by State highway.

Further feasible study would evaluate PJCS businesses scenario that, will reveal more details toward a self-sustainable business venture.

However, the Bond Finance was discontinued in Navajo Nation Fiscal Year 2013 and Jeddito Chapter infrastructural plans are in process of implementing a startup project.

September 10, 2013, a Public Hearing was held at Jeddito Chapter regarding, the proposed 15 acres optimize for a 100% Commercial site.

Mr. Micheal D. Peacock, President/CEO Southwest Business Development Consultants (SWBDC) and Debbie Stanley, Strategic Partner Stanley Consulting also, Mr. Tony Little, Regional Business Economic Development (REBO) of Navajo Nation Division Economic Development and the community were present.

A socioeconomic development within a rural area is challenging and a hard opportunity to come by. Further, analysis of potential customers within 30 miles radius of the proposed site is a challenge for an economic development.

The PJCS is a living document that's amendable toward developing a self-sustainable township with many opportunities from persevering the artistry of cultural and other cooperative on going creativities.

As a start up project within the 15 acres, Navajo Nation suggested tourism-related endeavors while, the operators for the commercial site are sought for.

The Navajo Nation's tourism is looking forward to develop the following types of authentic entrepreneurial businesses:

Tour Guide – Step on: Local Historic Areas, Horseback rides, Hiking trails, Traditional/contemporary Dance performances, Storytelling in Hohan circle, Demonstrations/mentorship of Rug weaving, Silversmithing and Pottery making plus, the Traditional Foods etc.

Displays of local artists and crafters at Gallery, Restaurant/Cafe' with Catering, Private Campground Facilities and an RV Park.

Other speciality stores are Outdoor Outfitters, Photography, RV Supplies as, a one-stop shop.

The revised and finalized version of the collected informations will be processed through with a Chapter resolution to seek capital finance.

In FY2013, the Navajo Nation Bond Financing identified PJCS as Jeddito #10 project and it's in it 2nd stage of it's procedural process however, NNBF is still in limbo.

A further outlook of the Navajo Tribal Operation will provide the technical assistance in approving loans and leases, orientations and trainings.

In overtime, the lease rentals, 5% sale tax and other investments will be collected by Navajo Nation and the business lease serve for 25 years, before the buy out.

The Engineering and Designing for potential operator of PJCS are ...

Navajo Tribal Council Delegate, Alan Shepard / 5 Chapter's Regional Division

On August 02, 2013 at Ganado Chapter House, the Comprehensive Land Use Planning Committee (CLUPC) members from Ganado, Cornfield, Kindahlichee, Steamboat, Jeddito (Chapters) and the Navajo Housing Authority (NHA) met to discuss the 2014 Indian Housing Plan (IHP) and housing developments.

The Regional Chapter's CLUPC was informed that Navajo Tribal Council's President, Ben Shelly endorsed the 2014 IHP.

The Governmental Funds for NHA is \$89,000,000 and in total Navajo Nation is in need of 34,000 housings. NHA recommends that, the Funds be released and put it to use for the next generation plus, other purposes.

To meet 2015 IHP proposed time line, it's a 8 steps process to meet the Funding Criteria that prioritizes housing, public facilities and possibly for group homes.

NHA and Tribally Designated Housing Entity (TDHE) has a Community Master Plans for the 34,000 housing needs.

The 2010 Census (Chapter by Chapter) data indicates the followings; Jeddito Chapter's total population is 1,180 and a total estimate of 516 housings.

Where as, 358 units (69.4%) are occupied and 158 (30.6%) unoccupied.

The 358 occupied housing tenure, 259 are owner-occupied and 99 renters-occupied housings units.

The total 1,180 population, the owned-occupancy is 848 with an average household of 3.27% and 332 renter-occupancy at an average household of 3.35%.

The family households is 260 at 72.6% of 358 householders at an average household of 4.02%.

In 2005, the Navajo Nation's Economic Data and Housing Data extrapolates 2020's census population projections from year 2000 (1,299), year 2010 (1,180) and in year 2020 as 1,863. (N.N. Economic/Housing Data, 2007)

The sex gender of 2010 Census Data is nearly equal (582 male and 598 female).

The overall age group under 19 is 423, the age group within 20 to 49 is 447 and 50 to over 85 is 310.

Jeddito's educational attainment of 25 years and over is a total of 625.

Male and female of 155 (24.4%) are without schooling. 258 (M/F) 41.28% are High School graduate or, Higher education with no degree. Plus 19 with Bachelor's or, Higher and no Doctoral degree.

The attendees CLUPC were encouraged to present their regional housing needs and recommend the sites by mapping the designated areas upon a distributed maps.

The NN Land Department map out the Chapter's boundary with physical surface and high lighted the water drainage light blue.

Map out the Chapter's housing plans and return the map with the designated land withdrawal for housing developments.

An aerial image of the Sub- Division housing site will be enlarged to 15-20 miles radius.

The Emergency Management will identify the fire hazard areas, soil conditions and woodlands by overlapping a transparent image of colors over the map.

August 23rd, return these maps at the next regional meeting at Steamboat Chapter house, 9:00 AM.

The Navajo Housing Authority, the Division Service Co-ordinator, Planning Manager and the Branch Management elaborated on "How to Plan Community Development" at Chapter level.

In the process of updating and mapping an approachable developments was introduced a NHA's Legislative booklet which, included a disc with Grants Management, Construction and Technical Assistance.

NHA's Planning Manager will help identify the land of where to build within the core area of the Chapter, roadsides and everybody is eligible regardless, of income.

The Construction Division certifies, conduct a feasible study, survey the land withdrawn and plan the utilities services.

On Aug. 23, the regional strategic housing plans was held at Steamboat Chapter House, Navajo Housing Authority, Navajo Tribal Utility Authority and NN Division of Community Development's Capital Improvement Office met and discussed the followings.

It's a challenging task for the land use planners to development an initiative pilot housings project within the Chapter's eminent domain.

In a process of identifying the natural surroundings of the proposed housing development site, a strategic cost effective plans and the infrastructural needs are considered in the assessment. In reference to 2014 Indian House Plan, Navajo Nation is laying its future plans of utilizing natural resources with NHA and NTUA.

NTUA distributed some illustrations that, map out Navajo Nation's services of electric, water and natural gas, throughout the Nations boundary.

The water issues is over laid with the housing plans throughout Navajo Nation. Jeddito Chapter water is pumped from a shallow well with long range backup plans of Ganado's water supply,

Another plan is the Lake Powell water settlement which, would corridor waterlines from Tuba City through Hopi country and on to Jeddito as it'll produces revenue for the tribe.

Natural gas is cheaper than the usage of propane gas. NTUA serves Ganado/Toyey areas with natural gas and if, possible could extend its' services to Jeddito.

The Navajo Nation's bond issue is in process of establishing its right of way to provide the services. The Technical Assistance Group (TAG) is pooling the momentum of water, electric and land in their preliminary engineering studies.

RDCMA-31-18

A Sub-Divisions housing of 70 units needs additional land space for a sewer lagoons, waste water discharge for treatment plant has an efficient cost were some topics that, needs to be taken into considerations for housing developments.

On Sept. 19 at Cornfield Chapter House, addressing the housing shortages, by specifying how many land are withdrawn for what type of housing developments, sub-Units Housing and 5-10 Family clustered housings.

The challenges of the potential home site are the timelines the Chapter and NHA responsibilities the estimate cost for planning, from designing and constructions by the end of this year along with a Chapter resolution.

Jeddito Chapter has specified 2 Sub-Unit Housings, both locations are along side of AZ 264.

The first unit north of Jeddito Junction, 90.47 acres of land withdrawn for housing development has been approved and the second proposed area located about 12 miles east of Jeddito Chapter is to be further discussed with the Beshbito community. See exhibit Housing sample resolution.

The (5 or 10) Family Clustered Housings for rural areas are being considered for Jeddito Chapter. The mainlines of the utilities capacity, fire hazards and floodways are the primary concerns of the potential sites for home building.

The reviewed feasibility of the utilities such as, electric power line, waterlines/sewer lagoon, LP gas or, natural gas has to be within the proximity of 1500 feet from the site and a foot above the floodways.

NHA and Chapters pre-feasibility studies of the planning development. Time schedules are presently, being seek for Site Review and Inspection possibly, the 1st week of Oct.

At next 5 Regional Chapters (now 8 Chapters)/NHA meeting, Oct. 15/16th at Jeddito Chapter House the proposed sites are to be determined if, the utilities are available or needed.



DP-1

Profile of General Population and Housing Characteristics: 2010

2010 Census Summary File 1

NOTE: For information on confidentiality protection, nonsampling error, and definitions, see <http://www.census.gov/prod/cen2010/doc/sf1.pdf>.

Geography: Jeddito Chapter; Navajo Nation Reservation and Off-Reservation Trust Land, AZ--NM--UT (part); Arizona

Subject	Number	Percent
SEX AND AGE		
Total population	1,180	100.0
Under 5 years	98	8.3
5 to 9 years	107	9.1
10 to 14 years	101	8.6
15 to 19 years	117	9.9
20 to 24 years	74	6.3
25 to 29 years	68	5.8
30 to 34 years	50	4.2
35 to 39 years	57	4.8
40 to 44 years	89	7.5
45 to 49 years	109	9.2
50 to 54 years	80	6.8
55 to 59 years	58	4.9
60 to 64 years	51	4.3
65 to 69 years	28	2.4
70 to 74 years	35	3.0
75 to 79 years	25	2.1
80 to 84 years	23	1.9
85 years and over	10	0.8
Median age (years)	32.1	(X)
16 years and over	851	72.1
18 years and over	805	68.2
21 years and over	737	62.5
62 years and over	144	12.2
65 years and over	121	10.3
Male population	582	49.3
Under 5 years	49	4.2
5 to 9 years	55	4.7
10 to 14 years	45	3.8
15 to 19 years	59	5.0
20 to 24 years	38	3.2
25 to 29 years	38	3.2
30 to 34 years	20	1.7
35 to 39 years	26	2.2
40 to 44 years	51	4.3
45 to 49 years	58	4.9
50 to 54 years	33	2.8
55 to 59 years	34	2.9
60 to 64 years	18	1.5
65 to 69 years	13	1.1
70 to 74 years	17	1.4
75 to 79 years	13	1.1
80 to 84 years	9	0.8
85 years and over	6	0.5

Subject	Number	Percent
Median age (years)	31.8	(X)
16 years and over	423	35.8
18 years and over	399	33.8
21 years and over	362	30.7
62 years and over	64	5.4
65 years and over	58	4.9
Female population	598	50.7
Under 5 years	49	4.2
5 to 9 years	52	4.4
10 to 14 years	56	4.7
15 to 19 years	58	4.9
20 to 24 years	36	3.1
25 to 29 years	30	2.5
30 to 34 years	30	2.5
35 to 39 years	31	2.6
40 to 44 years	38	3.2
45 to 49 years	51	4.3
50 to 54 years	47	4.0
55 to 59 years	24	2.0
60 to 64 years	33	2.8
65 to 69 years	15	1.3
70 to 74 years	18	1.5
75 to 79 years	12	1.0
80 to 84 years	14	1.2
85 years and over	4	0.3
Median age (years)	32.4	(X)
16 years and over	428	36.3
18 years and over	406	34.4
21 years and over	375	31.8
62 years and over	80	6.8
65 years and over	63	5.3
CE		
Total population	1,180	100.0
One Race	1,156	98.0
White	29	2.5
Black or African American	5	0.4
American Indian and Alaska Native	1,110	94.1
Asian	11	0.9
Asian Indian	0	0.0
Chinese	0	0.0
Filipino	10	0.8
Japanese	0	0.0
Korean	1	0.1
Vietnamese	0	0.0
Other Asian [1]	0	0.0
Native Hawaiian and Other Pacific Islander	0	0.0
Native Hawaiian	0	0.0
Guamanian or Chamorro	0	0.0
Samoan	0	0.0
Other Pacific Islander [2]	0	0.0
Some Other Race	1	0.1
Two or More Races	24	2.0
White; American Indian and Alaska Native [3]	12	1.0
White; Asian [3]	0	0.0
White; Black or African American [3]	0	0.0
White; Some Other Race [3]	0	0.0
Race alone or in combination with one or more other es: [4]		
White	41	3.5
Black or African American	11	0.9
American Indian and Alaska Native	1,134	96.1

Subject	Number	Percent
Asian	12	1.0
Native Hawaiian and Other Pacific Islander	0	0.0
Some Other Race	6	0.5
HISPANIC OR LATINO		
Total population	1,180	100.0
Hispanic or Latino (of any race)	38	3.2
Mexican	38	3.2
Puerto Rican	0	0.0
Cuban	0	0.0
Other Hispanic or Latino [5]	0	0.0
Not Hispanic or Latino	1,142	96.8
HISPANIC OR LATINO AND RACE		
Total population	1,180	100.0
Hispanic or Latino	38	3.2
White alone	5	0.4
Black or African American alone	0	0.0
American Indian and Alaska Native alone	28	2.4
Asian alone	0	0.0
Native Hawaiian and Other Pacific Islander alone	0	0.0
Some Other Race alone	1	0.1
Two or More Races	4	0.3
Not Hispanic or Latino	1,142	96.8
White alone	24	2.0
Black or African American alone	5	0.4
American Indian and Alaska Native alone	1,082	91.7
Asian alone	11	0.9
Native Hawaiian and Other Pacific Islander alone	0	0.0
Some Other Race alone	0	0.0
Two or More Races	20	1.7
RELATIONSHIP		
Total population	1,180	100.0
1 households	1,180	100.0
Householder	358	30.3
Spouse [6]	147	12.5
Child	437	37.0
Own child under 18 years	248	21.0
Other relatives	202	17.1
Under 18 years	126	10.7
65 years and over	12	1.0
Nonrelatives	36	3.1
Under 18 years	0	0.0
65 years and over	0	0.0
Unmarried partner	34	2.9
In group quarters	0	0.0
Institutionalized population	0	0.0
Male	0	0.0
Female	0	0.0
Noninstitutionalized population	0	0.0
Male	0	0.0
Female	0	0.0
HOUSEHOLDS BY TYPE		
Total households	358	100.0
Family households (families) [7]	260	72.6
With own children under 18 years	121	33.8
Husband-wife family	147	41.1
With own children under 18 years	67	18.7
Male householder, no wife present	32	8.9
With own children under 18 years	13	3.6
Female householder, no husband present	81	22.6
With own children under 18 years	41	11.5

Subject	Number	Percent
Nonfamily households [7]	98	27.4
Householder living alone	90	25.1
Male	50	14.0
65 years and over	11	3.1
Female	40	11.2
65 years and over	15	4.2
Households with individuals under 18 years	172	48.0
Households with individuals 65 years and over	97	27.1
Average household size	3.30	(X)
Average family size [7]	4.02	(X)
HOUSING OCCUPANCY		
Total housing units	516	100.0
Occupied housing units	358	69.4
Vacant housing units	158	30.6
For rent	12	2.3
Rented, not occupied	0	0.0
For sale only	0	0.0
Sold, not occupied	0	0.0
For seasonal, recreational, or occasional use	61	11.8
All other vacants	85	16.5
Homeowner vacancy rate (percent) [8]	0.0	(X)
Rental vacancy rate (percent) [9]	10.8	(X)
HOUSING TENURE		
Occupied housing units	358	100.0
Owner-occupied housing units	259	72.3
Population in owner-occupied housing units	848	(X)
Average household size of owner-occupied units	3.27	(X)
Renter-occupied housing units	99	27.7
Population in renter-occupied housing units	332	(X)
Average household size of renter-occupied units	3.35	(X)

X Not applicable.

[1] Other Asian alone, or two or more Asian categories.

[2] Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

[3] One of the four most commonly reported multiple-race combinations nationwide in Census 2000.

[4] In combination with one or more of the other races listed. The six numbers may add to more than the total population, and the six percentages may add to more than 100 percent because individuals may report more than one race.

[5] This category is composed of people whose origins are from the Dominican Republic, Spain, and Spanish-speaking Central or South American countries. It also includes general origin responses such as "Latino" or "Hispanic."

[6] "Spouse" represents spouse of the householder. It does not reflect all spouses in a household. Responses of "same-sex spouse" were edited during processing to "unmarried partner."

[7] "Family households" consist of a householder and one or more other people related to the householder by birth, marriage, or adoption. They do not include same-sex married couples even if the marriage was performed in a state issuing marriage certificates for same-sex couples. Same-sex couple households are included in the family households category if there is at least one additional person related to the householder by birth or adoption. Same-sex couple households with no relatives of the householder present are tabulated in nonfamily households. "Nonfamily households" consist of people living alone and households which do not have any members related to the householder.

[8] The homeowner vacancy rate is the proportion of the homeowner inventory that is vacant "for sale." It is computed by dividing the total number of vacant units "for sale only" by the sum of owner-occupied units, vacant units that are "for sale only," and vacant units that have been sold but not yet occupied; and then multiplying by 100.

[9] The rental vacancy rate is the proportion of the rental inventory that is vacant "for rent." It is computed by dividing the total number of vacant units "for rent" by the sum of the renter-occupied units, vacant units that are "for rent," and vacant units that have been rented but not yet occupied; and then multiplying by 100.

Source: U.S. Census Bureau, Census 2010 Summary File 1, Tables P5, P6, P8, P12, P13, P17, P19, P20, P25, P29, P31, P34, P37, P43, PCT5, PCT8, PCT11, PCT12, PCT19, PCT23, PCT24, H3, H4, H5, H11, H12, and H16.

Source: U.S. Census Bureau, 2010 Census.

General Population

Chapter Name	Indian Population	Non Indian Population	Navajo Alone	Navajo Alone And In Combination With Other	Total Population
Alamo	1952	54	1826	1873	2006
Aneth	1935	54	1802	1820	1989
Baahaali	902	6	843	850	908
Baca-Prewitt	771	18	725	731	789
Bahastl'ah' (Twin Lakes)	2207	5	1963	1990	2212
Becenti	403	0	367	377	403
Beclabito	740	9	707	718	749
Black Mesa	424	4	376	378	428
Blue Gap/Tachee	1176	2	1123	1133	1178
Bodaway-Gap	1697	7	1588	1605	1704
Cameron	1085	37	982	1020	1122
Casamero Lake	499	19	460	464	518
Chi Chil Tah	1421	22	1333	1334	1443
Chilchinbeto	1159	6	1048	1067	1165
Chinle	7652	353	7135	7273	8005
Church Rock	2848	20	2626	2653	2868
Coalmine Canyon	683	8	636	641	691
Coppermine	583	7	535	545	590
Cornfields	901	10	803	815	911
Counselor	867	3	708	721	870
Cove	426	4	412	420	430
Coyote Canyon	680	5	634	643	685
Crownpoint	2579	150	2263	2320	2729
Crystal	655	15	555	562	670
Dennehotso	1447	15	1378	1402	1462
Dilkon	2098	12	1933	1960	2110
Forest Lake	471	0	431	432	471
Fort Defiance	5506	350	4752	4979	5856
Gadii' Ahi/To'koi	544	6	478	495	550
Ganado	2378	126	2169	2202	2504
Greasewood Springs	1304	16	1185	1226	1320
Hard Rock	1150	11	1032	1046	1161
Houck	1407	29	1300	1339	1436
Huerfano	2608	25	2404	2466	2633
Indian Wells	972	17	900	928	989

Iyanbito	887	3	790	808	890
Jeddito	1134	46	936	961	1180
Kai' Bii To (Kaibeto)	1955	8	1858	1881	1963
Kayenta	5907	304	5174	5307	6211
Kin Dah Lichii (Kinlichee)	1592	18	1404	1450	1610
Klagetoh	901	8	826	846	909
Lake Valley	302	4	286	287	306
LeChee	1647	13	1537	1589	1660
Leupp	1589	22	1433	1469	1611
Littlewater	426	1	402	402	427
Low Mountain	738	16	676	688	754
Lukachukai	2146	8	2021	2064	2154
Manuelito	250	14	223	223	264
Many Farms	2647	91	2444	2476	2738
Mariano Lake	814	9	784	786	823
Mexican Springs	1407	11	1180	1212	1418
Mexican Water	926	7	829	851	933
Nageezi	1087	8	994	1010	1095
Nahata Dził	1657	74	1550	1572	1731
Nahodishgish	402	6	378	384	408
Naschitti	1489	11	1363	1411	1500
Navajo Mountain	536	6	475	501	542
Nazlini	1252	8	1129	1155	1260
Nenahnezad	1787	5	1577	1628	1792
Newcomb	587	42	544	550	629
Oak Springs	530	3	482	497	533
Ojo Encino	665	23	567	584	688
Oljato	2164	50	1973	2040	2214
Pinedale	1105	4	993	1015	1109
Pinon	2611	140	2471	2487	2751
Pueblo Pintado	406	13	354	359	419
Ramah	1346	54	1206	1236	1400
Red Lake #18	1976	52	1752	1794	2028
Red Mesa	1201	21	1132	1144	1222
Red Valley	1410	7	1343	1356	1417
Rock Point	1260	13	1203	1218	1273
Rock Springs	1081	5	974	988	1086
Round Rock	1556	10	1455	1475	1566
Sawmill	1048	6	966	982	1054
Shiprock	8947	179	8073	8329	9126

Shonto	2068	56	1827	1866	2124
Smith Lake	945	6	811	828	951
St. Michaels	5393	250	4667	4800	5643
Steamboat	1221	5	1140	1173	1226
Teec Nos Pos	1289	12	1178	1212	1301
Teesto	910	20	820	844	930
Thoreau	1347	86	1141	1181	1433
Tiis Toh Sikaad (Burnham)	279	1	256	257	280
To' Nanees' Dizi'	8730	535	7354	7608	9265
Toadlena/Two Grey Hills	1142	15	1063	1102	1157
Tohajiilee	1563	28	1389	1423	1591
Tohatchi	1357	93	1240	1256	1450
Tolani Lake	641	6	597	606	647
Tólikan (Sweetwater)	1449	86	1332	1362	1535
Tonalea/Red Lake	2570	25	2402	2452	2595
Too' Haltsooi (Sheep Springs)	794	7	749	766	801
Torreón/Star Lake	1578	34	1300	1315	1612
Ts'ah Bii Kin (Inscription House)	1215	37	1139	1161	1252
Tsaille/Wheatfields	2192	58	2015	2053	2250
Tsayatoh	655	3	555	574	658
Tsé Alnaozt'ii (Sanostee)	1781	14	1660	1676	1795
Tsé Ch'izhi (Rough Rock)	933	14	844	856	947
Tse Daa Kaan (Hogback)	1206	9	1124	1150	1215
Tsé Lichii (Red Rock)	1824	42	1666	1694	1866
Tse' li'Ahi (Standing Rock)	627	14	548	568	641
Tse' Si Ani (Lupton)	879	23	806	840	902
Tselani/Cottonwood	1418	7	1312	1332	1425
Tsidii To'ii (Birdsprings)	789	6	751	772	795
Upper Fruitland	2715	36	2433	2538	2751
Whippoorwill	1487	2	1427	1439	1489
White Cone	1271	13	1176	1210	1284
White Horse Lake	405	1	373	383	406
White Rock	76	0	65	65	76
Wide Ruins	1071	24	984	1008	1095

Jeddito
Chapter

24 June 1963

Date

Community Development Department
Public Services Division
The Navajo Tribe
Window Rock, Arizona


C E R T I F I C A T I O N

TO WHOM IT MAY CONCERN:

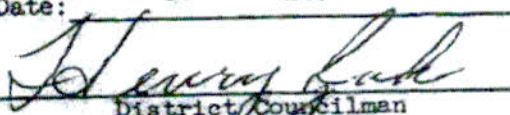
We the undersigned members certify that at a duly called meeting of
Jeddito Chapter, the following person or persons were
set forth by the Advisory Committee Resolution ACO-149-59 on this 22
day of the month of June, 1963.

Office	Nominees	For	Opposed	Results
President	Kenneth Williams Edward Archie	16 45 ✓		elected
Vice President	Kenneth Williams John A. Yazzie	15 59 ✓		elected
Secretary	Hoska Frank Jack Frank	50 29 ✓		elected

APPROVED:


Tribal Chairman

Date: JUL 8 1963


District Councilman

Date: 7-8-63


Chapter President


Chapter Vice President

Chapter Secretary

THE NAVAJO TRIBE
APPLICATION FOR CHAPTER CERTIFICATION

RECEIVED
OCT 24 1955
Name of Chapter Jeddito Location Jeddito & Low-Mt. Area
Mailing address Kama Canyon, Arizona & Low-Mt. Day School
Date of establishment of Chapter July 8, 1955
Number of adult members of Chapter 3
When are elections of Chapter officers held? July 8, 1955

Names and dates of election of current Chapter officers:

President Guy Lee When elected? April 15, 1955
Vice-President Charlie Begay When elected? April 15, 1955
Secretary Denny Galt When elected? October 1, 1955

Approved 2/15/56

Guy Lee his mark
President
Date Oct. 17, 1955

CERTIFICATION

Pursuant to the authority contained in section 1, subsection (c) of Tribal Council Resolution No. CJ-20-55, the _____ is hereby certified as a recognized Navajo Chapter Organization, the officers of which are eligible for payment as provided in the above-referenced Tribal Council Resolution.

Chairman, Navajo Tribal Council

Date: _____ 19 _____

Advisory Committee Vote:

For _____ Against _____

Nov. 8th 1955

CENTRAL FILES - RAVEN
SIDE

Guy Gee

Jeddito Chapter

12/15/55

Jeddito M. Day School

Keams Canyon, Arizona

Dear Sir

This is to advise that the application for Chapter certification submitted by your Chapter has been disapproved by the Advisory Committee for the following reasons:

1. More appropriate information should be provided under the question: "Number of adult members of chapter." It was felt by the Advisory Committee that three adults do not justify a need for a chapter organization.

2. ~~March 1955~~

~~at present 50 adult~~
~~Guy & Shirley Guy~~
~~Henry & Louise Guy~~

3. There is 350

~~75 adult~~ -
Adults

revised 2/15/56
4.

Kindly confer with your fellow officers or your constituents, if necessary, and effect the above recommended corrections. Then, the application for Chapter certification should be re-submitted for further consideration by the Advisory Committee at its next meeting.

You will again be advised as to the action taken on your application.

Very truly yours,

THE NAVAJO TRIBE

J. Maurice McCabe

J. Maurice McCabe
Secretary-Treasurer

BEST COPY AVAILABLE

CENTRAL FILES - NAVAJO TRIBE

Chapters
Jeddito Chapter
Correspondence
ACAU-179-75

Class "B" Resolution
Area Approval Required.

RESOLUTION OF THE
ADVISORY COMMITTEE OF THE
NAVAJO TRIBAL COUNCIL

Concurring in the Withdrawal of Land for
the Jeddito Chapter Warehouse and Shop for
the Tribal Work Experience Program

WHEREAS:

1. Navajo Tribal Code, Section 451, Chapter 9, Tribal Council Resolution No. CJ-24-55, provides that the Chairman of the Navajo Tribal Council is authorized, with the concurrence and recommendation of the Advisory Committee of the Navajo Tribal Council and the approval of the Secretary of the Interior or his authorized representative, to execute orders withdrawing designated Tribal lands for use in connection with authorized programs of the Navajo Tribe, Bureau of Indian Affairs or the Public Health Service; and

2. The Jeddito Chapter has requested the withdrawal of eight (8) acres on which to locate a chapter warehouse and shop for the Tribal Work Experience Program, said land being more particularly described in Exhibit "A" attached hereto; and

3. The Chairman of the Navajo Tribal Council has issued an order pursuant to the authority cited above withdrawing the said described eight (8) acres.

NOW THEREFORE BE IT RESOLVED THAT:

The Advisory Committee of the Navajo Tribal Council does hereby and herewith concur in and approve the order of the Chairman of the Navajo Tribal Council withdrawing the land described in Exhibit "A" attached hereto and described in said order, for the purpose of a chapter warehouse and shop for the Tribal Work Experience Program.

CERTIFICATION

I hereby certify that the foregoing resolution was duly considered by the Advisory Committee of the Navajo Tribal Council at a duly called meeting at Window Rock, Navajo Nation

CENTRAL FILES - NAVAJO TRIBE

(Arizona), at which a quorum was present and that same was passed by a vote of 12 in favor and 0 opposed, this 12th day of August, 1975.

Wilson C. Skutumpah

Vice Chairman
Navajo Tribal Council



THE NAVAJO NATION

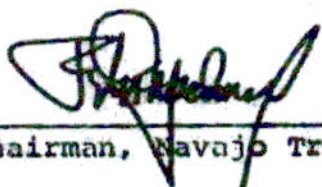
WINDOW ROCK, ARIZONA 86515

PETER MacDONALD
Chairman, Navajo Tribal Council

WILSON C. SKEET
Vice Chairman, Navajo Tribal Council

ORDER WITHDRAWING LAND

Pursuant to authority of Tribal Council' Resolution CJ-24-55, the land described and marked on Exhibit "A" attached hereto is hereby withdrawn for the purpose of a chapter warehouse and shop for the Tribal Work Experience Program for Jeddito Chapter.


AUG 12 1975
Chairman, Navajo Tribal Council

CENTRAL FILES - NAVAJO TRIBE



CHAPTER Jeddito YEAR 1955

CHAP PRES Guy Gee

VICE PRES Charley Begay

SECRETARY Henry Zah

GRAZ COMMITTEE Harvey Pete

AGENCY Fort Defiance

DISTRICT # 7

COUNCILMEN _____

COMMITTEE _____

NNChrm Paul Jones

NNV-Chrm Scott Preston

YEAR 1959

CHP PRES Guy Gee - Kenneth Williams

VICE PRES Charley Begay

SECRETARY Henry Zah

GRAZING COMMITTEE Mr. Kenya Yazzie

COUNCILMEN _____

COMMITTEE _____

NNChrm Paul Jones

NNV-Chrm Scott Preston

YEAR 1963

CHP PRES Edward Archie

VICE PRES John Yazzie

SECRETARY Hoskie Frank

GRAZING COMMITTEE Mr. Kenya Yazzie

COUNCILMEN Archie Nodestine

COMMITTEE _____

NNChrm Raymond Nakai

NNV-Chrm Nelson Damon

YEAR 1967

CHP PRES Mr. Kenya Yazzie

VICE PRES Kenneth Williams

SECRETARY Annie N. Nelson

GRAZING COMMITTEE Edward Archie

COUNCILMEN Archie Nodestine

COMMITTEE _____

NNChrm Raymond Nakai

NNV-Chrm Nelson Damon

YEAR 1971

CHP PRES Kee Mitchell

VICE PRES Allen Woody

SECRETARY Jack Frank

GRAZ COMMITTEE Edward Archie

COUNCILMEN Raymond H. Pete

COMMITTEE Reaources

NNChrm Peter MacDonald

NNV-Chrm Wilson C Skeet

CHAPTER Jeddito YEAR 1975

CHAP PRES Matthew Nelson

VICE PRES Junior Thomas

SECRETARY Jack Frank

GRAZ COMMITTEE Lee Gonnio

AGENCY Fort Defiance

DISTRICT # 7

COUNCILMEN Raymond Pete

COMMITTEE Navajo - Hopi Land
Dispute, Range & Livestock
NNChrm Peter MacDonald

NNV-Chrm Wilson Skeet

YEAR 1979

CHP PRES Matthew Nelson

VICE PRES Junior Thomas

SECRETARY Jack Thomas

GRAZING COMMITTEE Lee Gonnio

COUNCILMEN Archie Nodestine

COMMITTEE Judiciary

NNChrm Peter MacDonald

NNV-Chrm Frank E Paul

YEAR 1983

CHP PRES Bahe Jackson

VICE PRES Harrison Begay, Sr.

SECRETARY Mary Inez Sage

GRAZING COMMITTEE Larry Archie

COUNCILMEN David J. Tsosi

COMMITTEE Education

NNChrm Peterson Zah

NNV-Chrm Edward T Begay

YEAR _____

CHP PRES _____

VICE PRES _____

SECRETARY _____

GRAZING COMMITTEE Larry Archie

COUNCILMEN _____

COMMITTEE _____

NNChrm _____

NNV-Chrm _____

YEAR _____

CHP PRES _____

VICE PRES _____

SECRETARY _____

GRAZ COMMITTEE _____

COUNCILMEN _____

COMMITTEE _____

NNChrm _____

NNV-Chrm _____



JEDDITO CHAPTER
P.O BOX 798
KEAMS CANYON, ARIZONA 86034
TEL: (928) 738-2276 Fax: (928) 738-5455



EUGENE HASGOOD
President

RODGER R. PAUL
Vice President

TONI MINA
Secretary-Treasurer

ALTON SHEPHERD
Council Delegate

JEROME PETE, JR.
Grazing Member

DONNA BOYD
Community Service Coordinator

VACANT
Accounts Maintenance Specialist

RESOLUTION OF THE JEDDITO CHAPTER JEDD-03-25-18-01

Reaffirm the Support and Approval of the Jeddito Chapter 2018- 2019 Infrastructure Capital Improvement Plan (ICIP).

WHEREAS:

1. Jeddito is a certified unit of local government and political subdivision of the Navajo Nation having met all of the requirements at 26 N.N.C., Section 03; and codified at 11 N.N.C., Part 1, Section 10; and
2. Pursuant to 26 N.N.C., (B)(1) the Navajo Nation Council delegates to Chapter governmental authority with respect to local matters consistent with Navajo law, including custom and tradition; and
3. The Jeddito Chapter recognizes that the financing of public capital project have become a major concern on the Navajo Nation and nationally; and
4. In times of scarce resources, it is necessary to find new financing mechanisms and maximize the use of existing resources; and
5. Systematic capital improvement planning is an effective tool for communities to define their development needs, establish priorities and pursue definite actions and strategies to achieve necessary project development; and
6. This project planning process contributes to leaving a multitude of resources in collaboration with local, regional, and national governments and foundations and private entities.

NOW THEREFORE BE IT RESOLVED THAT:

1. The Jeddito Chapter hereby supports and approves the Infrastructure Capital Improvement Plan (ICIP), in accordance with the following chapter project priorities.

Short Term Projects

1. Backhoe
2. Community Cemetery Fencing
3. Watering point



INFRASTRUCTURE CAPITAL IMPROVEMENT PLAN FY 2020 - 2025s

ICIP for

Jeddito

Contact Name:

Donna M. Boyd, CSC
P.O. Box 798
Keams Canyon, AZ, 86034

Telephone No:

(928) 738-2276

Fax No:

(928) 738-5455

Email:

Jeddito@navajochapters.org

Entity Type:

Chapter

Capital Improvement Vision, Trends, Goals and Project Priority Process**Vision**

Jeddito Chapter foresees a positive future for the community in respect to visioning upgraded resources facilities and expansions along with adequate roads and parking. We also foresee community facilities that will provide intergenerational activities in preserving the culture and traditions of Navajo families. In the first year of our Infrastructure Capital Improvement Plan, we are planning to prepare Six-Year Community Plan and we plan to try to obtain funding for equipment. Our equipment needs includes a truck, computer equipment, and GPS equipment. New equipment will add to our insurance, fuel, and equipment repair costs, but those additional costs will be partially offset by a reduction in equipment rental costs and labor costs.

Trends

The Jeddito Chapter is located in a rural area of the Navajo Nation approximately 8 miles north of State Route 264, Arizona on Navajo Route 9103. The Jeddito Chapter was certified by the Navajo Tribal Council on November 8, 1955 and is funded largely by Navajo Nation and Federal funds from Bureau of Indian Affairs and Indian Health Services. We currently serve 1,134 Chapter Members based on the 2010 Census.

Since 1955, we have built a Chapter House, a Senior Citizen's Center and a Headstart Building. These buildings have been constructed with Navajo Nation funding. Water Projects in the chapter area are general funded by the Federal Government (Indian Health Service).

Population growth has been a trend that has always been a real challenge for us, and we expect that to continue to increase. The growth we have already experienced combined with the barely adequate Chapter facilities have resulted needing to seek funding outside of the Navajo Nation, the Bureau of Indian Affairs (BIA) and the Indian Health Service (IHS). The Chapter is working toward achieving Local Governance Act (LGA) Certification with the Navajo Nation which would allow the Chapter access to a limited and to seek funding from other sources than those listed above. The tax funds are limited to taxes paid from local business located within the Chapter Boundaries.

Another trend that concerns us is increasing regulation from all levels of government. At the Tribal level, that means additional costs in our projects for right-of-way permit and planning/zoning permits, variances, and reviews. The Highway Department now requires costly surveys and mapping of any work done in their rights-of-way, including tap-ins into existing mains. At the state and especially federal level we are closely watching the new EPA regulations.

Goals

The goal of the Jeddito Chapter is to enhance the quality of life and public health of the residents within its chapter boundary by providing services. We strive to achieve this goal by taking advantage of available funding sources and creating partnerships with Navajo Nation, State and Federal entities and by working to keep our existing facilities.

Priority Process

The Chapter has been faced with population growth in the past five years within our chapter boundaries, our Chapter Officials and Staff has developed a list of needed improvements to our community. We prioritized the list based on our most critical community needs and other factors such as the age, condition, and adequacy of current infrastructure. We then consulted with various Navajo Nation and Federal entities which are associated with projects to refine our prioritized needs list and put in the dollar amounts needed, and then we planned for projects over the next six years in our ICIP.

INFRASTRUCTURE CAPITAL IMPROVEMENT PLAN FY 2020 - 2025

Jeddito

Capital Project Description

Year Rank: 2020 - 1
 Project Title: Community Cemetery Fencing
 Contact Name: Donna M. Boyd
 Project description: To improve the current Jeddito Cemetery. The Project will include the fencing of 10 acres of the cemetery plot and improvements. The land withdrawal (acquisition), the Archaeological and Environmental work have been completed. The fencing will include chain link, 6ft fence, fencing materials, supplies, with a walk thru and drive-thru gates. The length of the fence will surround 10 acres. The Jeddito Chapter will own, operate, and maintain the cemetery. The Navajo Nation will be the fiscal agent for the project.

Statement of Need: To prevent livestock and other intruders to enter the cemetery grounds and to upkeep maintenance.

Project Location: MP 408, Hwy 264

Secured and Potential Funding Budget

Funding Type

Navajo Chapter

Potential Funding Amount applied for; or to be applied for:

Applied For?

Amount Secured

Date Received

Chapter Sales Tax Funds

No

Proposed Budget

Completed	Amount Secured	Amount Y1	Amount Y2	Amount Y3	Amount Y4	Amount Y5	Amount Y6	Total Not Yet Funded
Land	No	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Planning / Pre-design	No	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Architecture / Engineering	No	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Construction	No	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	No	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total		\$0	\$0	\$0	\$0	\$0	\$0	\$0

Annual Operating Budget: (Entity Responsibility)

	Amount Y1	Amount Y2	Amount Y3	Amount Y4	Amount Y5	Amount Y6	Total for next 6 years
Operating / Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Operating Revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$0	\$0	\$0	\$0	\$0

INFRASTRUCTURE CAPITAL IMPROVEMENT PLAN FY 2019 - 2024

Jeddito

ICIP Capital Project Description

Project Title: Community Cemetery Fencing

Project Description: To improve the current Jeddito Cemetery. The Project will include the fencing of 10 acres of the cemetery plot and improvements. The land withdrawal (acquisition), the Archaeological and Environmental work have been completed. The fencing will include chain link, 6ft fence, fencing materials, supplies, with a walk thru and drive-thru gates. The length of the fence will surround 10 acres. The Jeddito Chapter will own, operate, and maintain the cemetery. The Navajo Nation will be the fiscal agent for the project.

Statement of Need: To prevent livestock and other intruders to enter the cemetery grounds and to upkeep maintenance.

Location of Project: MP 408, Hwy 264

Project Ranking: 2019 - 1 Subcode:

Potential Future Funding Sources: Chapter Sales Tax Funds

Estimated Costs Not Yet Funded

	2019	2020	2021	2022	2023	2024	TOTAL NOT YET FUNDED
Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Planning / Predesign	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Architecture / Engineering	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Construction	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Totals	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

INFRASTRUCTURE CAPITAL IMPROVEMENT PLAN FY 2020 - 2025

Jeddito

Capital Project Description

Year Rank: 2020 - 2
 Project Title: New Scattered Powerline
 Contact Name: Donna Boyd
 Project description: Plan, design, and construct powerline extensions to community members in scattered areas throughout the community to bring their living conditions up to standards. These homes are pre-wired and include mobile homes. The Jeddito Chapter's goal is to provide powerline service to all of its residents. Proposals will be submitted to CDBG, NHTC, NED6 and NTUA for funding resources.

Project ID: NSP52106-002259

Contact Email: Jeddito@navajochapters.org

Contact Phone: (928) 738-2276

To plan, design and construct powerline extension including archaeological and environmental Studies to serve approximately 7 homes within 7 miles in the Jeddito Chapter. Phase I includes the planning will include easements and Rights of ways, archaeological and environmental studies. Phase II will consist of the construction of the powerline and will take 18 months. The Jeddito Chapter will manage the project, the Navajo Nation will be the fiscal agent for the project, NTUA will own, operate and maintain the powerline through an MOU once it is built.

Statement of Need:

Many homes in the Jeddito community still have to rely on kerosene and propane lanterns to provide light in their homes. They have to use ice chests to keep dairy products, medication and meat fresh and refrigerated. The Navajo-Hopi Land Dispute has hindered the opportunity for this infrastructure development in the southwestern portion of the community. The powerline extension will definitely heighten the standards of safe and healthy living for those living in the area.

Project Location: 5 Miles South of Jeddito Chapter in the Sitting Rock

Secured and Potential Funding Budget

Funding Type	Funding Source	Potential Funding Amount applied for; or to be applied for:	Applied For?	Amount Secured	Date Received
Federal	CDBG	\$270,000	Yes	\$0	
Navajo Chapter	Chapter CIP Funds	\$27,000	No	\$0	

Proposed Budget

	Completed	Amount Secured	Amount Y1	Amount Y2	Amount Y3	Amount Y4	Amount Y5	Amount Y6	Total Not Yet Funded
Land	No		\$27,000	\$0	\$0	\$0	\$0	\$0	\$27,000
Planning / Pre-design	No		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Architecture / Engineering	No		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Construction	No		\$270,000	\$0	\$0	\$0	\$0	\$0	\$270,000
Other	No		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total			\$297,000	\$0	\$0	\$0	\$0	\$0	\$297,000

Annual Operating Budget: (Entity Responsibility)

	Amount Y1	Amount Y2	Amount Y3	Amount Y4	Amount Y5	Amount Y6	Total for next 6 years
Operating / Maintenance							\$0
Operating Revenues							\$0
Total							\$0

INFRASTRUCTURE CAPITAL IMPROVEMENT PLAN FY 2019 - 2024

Jeddito

ICIP Capital Project Description

Project Title: New Scattered Powerline

Project Description:

Plan, design, and construct powerline extensions to community members in scattered areas throughout the community to bring their living conditions up to standards. These homes are pre-wired and include mobile homes. The Jeddito Chapter's goal is to provide powerline service to all of its residents. Proposals will be submitted to CDBG, NHLC, NED6 and NTUA for funding resources.

To plan, design and construct powerline extension including archaeological and environmental Studies to serve approximately 7 homes within 7 miles in the Jeddito Chapter. Phase I includes the planning will include easements and Rights of ways, archaeological and environmental studies. Phase II will consist of the construction of the powerline and will take 18 months. The Jeddito Chapter will manage the project, the Navajo Nation will be the fiscal agent for the project, NTUA will own, operate and maintain the powerline through an MOU once it is built.

Statement of Need:

Many homes in the Jeddito community still have to rely on kerosene and propane lanterns to provide light in their homes. They have to use ice chests to keep dairy products, medication and meat fresh and refrigerated. The Navajo-Hopi Land Dispute has hindered the opportunity for this infrastructure development in the southwestern portion of the community. The powerline extension will definitely heighten the standards of safe and healthy living for those living in the area.

Location of Project:

5 Miles South of Jeddito Chapter in the Sitting Rock

Project Ranking:

2019 - 2 Subcode:

Potential Future Funding Sources:

CDBG, Chapter CIP Funds

Estimated Costs Not Yet Funded

	2019	2020	2021	2022	2023	2024	TOTAL NOT YET FUNDED
Land	\$27,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$27,000.00
Construction	\$270,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Architecture / Engineering	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Planning / Predesign	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Totals	\$297,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$27,000.00

INFRASTRUCTURE CAPITAL IMPROVEMENT PLAN FY 2020 - 2025

Jeddito

Capital Project Description

Year Rank:	2020 - 3	2020 - 2025	Project ID:	BAFHAUSRA52106-000048
Project Title:	New Highland/Upper Sitting Rock Bathroom Additions			
Contact Name:	Donna M. Boyd	Contact Phone:	928-738-2276	Contact Email: donna_byd@yahoo.com
Project description:	Plan, design and construct 25 Bathroom Additions for community members in the Highland/Upper Sitting Rock area. The bathroom additions will be framed 12 x 8 and will be built to 25 existing homes in accordance to Indian Health Service specifications. The bathroom additions will provide approximately 25 homes with safe and healthy sanitation structure for eligible community members such as elders, high-risk patients, and single parents. The chapter will bid out the project and will follow Navajo Nation. A contractor will be selected and the bathroom additions will be constructed. The project will be completed in 12 months after funding is secured. OEH is extending waterlines within the southwestern portion of the community. Funding sources are NHLC and Chapter funds to construct these bathroom additions. The chapter will manage the project, the bathroom additions will be maintained by the homeowners through an MOU, and the Navajo Nation will be the fiscal agent.			
Statement of Need:	Jeddito community commonly known as "Jeddito Island" has endured years of land dispute with the Hopi Tribe. This has hindered years of infrastructure development and set the community back. Today, there remains a number of homes who lack running water for every day living such as potable water for household use, cooking, drinking water, hygiene, livestock needs. The OEH/IHS has begun running waterline extension in the area and construction funding is needed to assist those without bathroom facilities to meet the standards.			
Project Location:	Southern portion of the community			

Secured and Potential Funding Budget

Funding Type	Funding Source	Potential Funding Amount applied for; or to be applied for:	Applied For?	Amount Secured	Date Received
Navajo Nation	NN CIP General Funds	\$362,500	Yes		\$0
Federal	Fed Other		No		
Federal	NHLC	\$362,500	Yes		\$0

Proposed Budget

	Completed	Amount Secured	Amount Y1	Amount Y2	Amount Y3	Amount Y4	Amount Y5	Amount Y6	Total Not Yet Funded
Land	No		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Planning / Pre-design	No		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Architecture / Engineering	No		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Construction	No		\$362,500	\$0	\$0	\$0	\$0	\$0	\$362,500
Other	No		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total			\$362,500	\$0	\$0	\$0	\$0	\$0	\$362,500

Annual Operating Budget: (Entity Responsibility)

	Amount Y1	Amount Y2	Amount Y3	Amount Y4	Amount Y5	Amount Y6	Total for next 6 years
Operating / Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Operating Revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$0	\$0	\$0	\$0	\$0

INFRASTRUCTURE CAPITAL IMPROVEMENT PLAN FY 2019 - 2024

Jeddito

ICIP Capital Project Description

Project Title:	New Highland/Upper Sitting Rock Bathroom Additions
Project Description:	Plan, design and construct 25 Bathroom Additions for community members in the Highland/Upper Sitting Rock area. The bathroom additions will be framed 12 x 8 and will be built to 25 existing homes in accordance to Indian Health Service specifications. The bathroom additions will provide approximately 25 homes with safe and healthy sanitation structure for eligible community members such as elders, high-risk patients, and single parents. The chapter will bid out the project and will follow Navajo Nation. A contractor will be selected and the bathroom additions will be constructed. The project will be completed in 12 months after funding is secured. OEH is extending waterlines within the southwestern portion of the community. Funding sources are NHLC and Chapter funds to construct these bathroom additions. The chapter will manage the project, the bathroom additions will be maintained by the homeowners through an MOU, and the Navajo Nation will be the fiscal agent.
Statement of Need:	Jeddito community commonly known as "Jeddito Island" has endured years of land dispute with the Hopi Tribe. This has hindered years of infrastructure development and set the community back. Today, there remains a number of homes who lack running water for every day living such as potable water for household use; cooking, drinking water, hygiene, livestock needs. The OEH/IHS has begun running waterline extension in the area and construction funding is needed to assist those without bathroom facilities to meet the standards.
Location of Project:	Southern portion of the community
Project Ranking:	2019 - 3 Subcode:
Potential Future Funding Sources:	Fed Other, NHLC, NN CIP General Funds

Estimated Costs Not Yet Funded

	2019	2020	2021	2022	2023	2024	TOTAL NOT YET FUNDED
Planning / Pre-design	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Architecture / Engineering	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Construction	\$362,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$362,500.00
Totals	\$362,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$362,500.00

INFRASTRUCTURE CAPITAL IMPROVEMENT PLAN FY 2020 - 2025

Jeddito

Capital Project Description

Year Rank: 2020 - 4
 Project Title: New Goldwater Loop /Shonto Area Bathroom Additions
 Contact Name: Donna M. Boyd
 Project ID: 928-738-2276
 Contact Email: jedditochapter@navajochapters.org
 BAFGLSA52106-000047

Project description: Plan, design and construct bathroom additions for community members. OEH will be extending waterlines within the northeastern portion of the community. Funding sources are OEH and chapter funds.

Statement of Need: Jeddito community commonly known as "Jeddito Island" has endured years of land dispute with the Hopi Tribe. This has hindered years of infrastructure development and set the community back. Today, there remains a number of homes who lack running water for every day living such as potable water for household use; cooking, drinking water, hygiene, livestock needs. The OEH/IHS has begun running waterline extension in the area and construction funding is needed to assist those without bathroom facilities to meet the standards.

Project Location: Northeastern portion of Jeddito chapter

Secured and Potential Funding Budget

Proposed Budget

	Completed	Amount Secured	Amount Y1	Amount Y2	Amount Y3	Amount Y4	Amount Y5	Amount Y6	Total Not Yet Funded
Land	No		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Planning / Pre-design	No		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Architecture / Engineering	No		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Construction	No		\$576,000	\$0	\$0	\$0	\$0	\$0	\$576,000
Other	No		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total			\$576,000	\$0	\$0	\$0	\$0	\$0	\$576,000

Annual Operating Budget: (Entity Responsibility)

	Amount Y1	Amount Y2	Amount Y3	Amount Y4	Amount Y5	Amount Y6	Total for next 6 years
Operating / Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Operating Revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$0	\$0	\$0	\$0	\$0

INFRASTRUCTURE CAPITAL IMPROVEMENT PLAN FY 2019 - 2024

Jeddito

ICIP Capital Project Description

Project Title: New Goldwater Loop /Shonto Area Bathroom Additions

Project Description: Plan, design and construct bathroom additions for community members. OEH will be extending waterlines within the northeastern portion of the community. Funding sources are OEH and chapter funds.

Statement of Need: Jeddito community commonly known as "Jeddito Island" has endured years of land dispute with the Hopi Tribe. This has hindered years of infrastructure development and set the community back. Today, there remains a number of homes who lack running water for every day living such as potable water for household use, cooking, drinking water, hygiene, livestock needs. The OEH/IHS has begun running waterline extension in the area and construction funding is needed to assist those without bathroom facilities to meet the standards.

Location of Project: Northeastern portion of Jeddito chapter

Project Ranking: 2019 - 4 Subcode:

Potential Future Funding Sources:

Estimated Costs Not Yet Funded

	2019	2020	2021	2022	2023	2024	TOTAL NOT YET FUNDED
Construction	\$576,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$576,000.00
Planning / Predesign	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Architecture / Engineering	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Totals	\$576,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$576,000.00

Jeddito

Year Rank:	2020 - 5	2020 - 2025	Project ID:	PDACACSWG52106-000967
Project Title:	New Convenience Store with Gas Station.			
Contact Name:	Donna M. Boyd	Contact Phone:	928-738-2276	Contact Email:
Project description:	<p>To plan, design and construct a new convenience store, Jeddito Chapter, Navajo County. The convenience store will include gasoline/diesel fuel station, and restaurant to serve prepared food. The site is withdrawn for economic development, and utilities are nearby. The site is near the junction of Arizona State Highway 264 & Navajo Route 6 in Jeddito. Phase I is complete and included land withdrawal, archaeological and environmental compliance. Phase II will consist of the planning, design, and construction of the building, a paved parking lot, furnishing and equipment for the building. The furnishings/equipment will include desks, xerox machine, dining room set, and HVAC for the building. The Navajo Nation Division of Economic Development will own the project. Navajo Nation Oil and Gas Company or other private company will own, operate, and maintain the convenience store. The Navajo Nation will be the fiscal agent.</p>			

Project Location: Junction Hwy. 264/ NR 6

Funding Type	Funding Source	Potential Funding Amount applied for; or to be applied for:	Applied For?	Amount Secured	Date Received
Navajo Nation	NN CIP General Funds		No		
Federal	Fed Grants		No		

	Completed	Amount Secured	Amount Y1	Amount Y2	Amount Y3	Amount Y4	Amount Y5	Amount Y6	Total Not Yet Funded
	Land	N/A	\$100,000	\$0	\$0	\$0	\$0	\$0	\$0
	Planning / Pre-design	No	\$300,000	\$0	\$0	\$0	\$0	\$0	\$300,000
	Architecture / Engineering	No	\$300,000	\$0	\$0	\$0	\$0	\$0	\$300,000
	Construction	No	\$0	\$10,000,000	\$0	\$0	\$0	\$0	\$10,000,000
	Other	No	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Total		\$100,000	\$10,000,000	\$0	\$0	\$0	\$0	\$10,600,000

	Amount Y1	Amount Y2	Amount Y3	Amount Y4	Amount Y5	Amount Y6	Total for next 6 years
Operating / Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Operating Revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$0	\$0	\$0	\$0	\$0

INFRASTRUCTURE CAPITAL IMPROVEMENT PLAN FY 2019 - 2024

Jeddito

ICIP Capital Project Description

Project Title: New Convenience Store with Gas Station.

Project Description: To plan, design and construct a new convenience store, Jeddito Chapter, Navajo County. The convenience store will include gasoline/diesel fuel station, and restaurant to serve prepared food. The site is withdrawn for economic development, and utilities are nearby. The site is near the junction of Arizona State Highway 264 & Navajo Route 6 in Jeddito. Phase I is complete and included land withdrawal, archaeological and environmental compliance. Phase II will consist of the planning, design, and construction of the building, a paved parking lot, furnishing and equipment for the building. The furnishings/equipment will include desks, xerox machine, dining room set, and HVAC for the building. The Navajo Nation Division of Economic Development will own the project. Navajo Nation Oil and Gas Company or other private company will own, operate, and maintain the convenience store. The Navajo Nation will be the fiscal agent.

Statement of Need:

Location of Project: Junction Hwy. 264/ NR 6

Project Ranking: 2019 - 5 Subcode:

Potential Future Funding Sources: Fed Grants, NN CIP General Funds

Estimated Costs Not Yet Funded

	2019	2020	2021	2022	2023	2024	TOTAL NOT YET FUNDED
Other	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100,000.00
Construction	\$0.00	\$10,000,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,000,000.00
Planning / Predesign	\$300,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$300,000.00
Architecture / Engineering	\$300,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$300,000.00
Totals	\$600,000.00	\$10,000,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,700,000.00

INFRASTRUCTURE CAPITAL IMPROVEMENT PLAN FY 2020 - 2025

Jeddito

Capital Project Description

Year Rank: 2020 - 7

Project Title: New Industrial Development (Multipurpose Complex)

Contact Name: Jeddito

Project description: Jeddito

Statement of Need: Jeddito

Project Location: Hwy 264/NR 6 Junction

2020 - 2025

Project ID: NIDMC52106-002024

Contact Phone: (928) - -

Contact Email: Jeddito@navajochapters.org

Secured and Potential Funding Budget

Funding Type	Funding Source	Potential Funding Amount applied for; or to be applied for:	Applied For?	Amount Secured	Date Received
Navajo Nation	NN CIP General Funds	\$0	No	\$0	

Proposed Budget

	Completed	Amount Secured	Amount Y1	Amount Y2	Amount Y3	Amount Y4	Amount Y5	Amount Y6	Total Not Yet Funded
Land	No		\$0						\$0
Planning / Predesign	No		\$0						\$0
Architecture / Engineering	No		\$0						\$0
Construction	No		\$0						\$0
Other	No								\$0
Total			\$0						\$0

Annual Operating Budget: (Entity Responsibility)

	Amount Y1	Amount Y2	Amount Y3	Amount Y4	Amount Y5	Amount Y6	Total for next 6 years
Operating / Maintenance							\$0
Operating Revenues							\$0
Total							\$0

INFRASTRUCTURE CAPITAL IMPROVEMENT PLAN FY 2019 - 2024

Jeddito

ICIP Capital Project Description

Project Title: New Industrial Development (Multipurpose Complex)

Project Description:

Statement of Need:

Location of Project: Hwy 264/NR 6 Junction

Project Ranking: 2019 - 7 Subcode:

Potential Future Funding Sources: NN CIP General Funds

Estimated Costs Not Yet Funded

	2019	2020	2021	2022	2023	2024	TOTAL NOT YET FUNDED
--	------	------	------	------	------	------	----------------------

Other							
Construction	\$0.00						\$0.00
Planning / Predesign	\$0.00						\$0.00
Land	\$0.00						\$0.00
Architecture / Engineering	\$0.00						\$0.00
Totals	\$0.00						\$0.00

INFRASTRUCTURE CAPITAL IMPROVEMENT PLAN FY 2020 - 2025

Jeddito

Capital Project Description

Year Rank: 2020 - 8
Project Title: Chapter House Renovation
Contact Name: Donna M. Boyd
Contact Phone: 928-738-2276
Contact Email: jeddito@navajochapters.org
Project ID: CH52106-000093

Project description: To plan, redesign, and renovation the Chapter House Service Center which provides direct services programs to the community and which include administration office/conference room space, handicap restroom facilities, HVAC and a commercial grade kitchen. The project will meet all building code regulations. Phase I will be to advertise for consultants/contractors for required studies, planning, and design, building construction cost analysis. Phase II will consist of construction and other commercial equipment (HVAC, ADA Handicap facilities, and Kitchen appliances). The Chapter will follow Navajo Nation procurement laws. The Jeddito Chapter owns, operate and maintain the building. The Navajo Nation will be the fiscal agent.

Statement of Need: The current building was built in 1984. A recent assessment indicated that there is a need for a new building.

Project Location: Chapter Tract

Secured and Potential Funding Budget

Proposed Budget		Completed	Amount Secured	Amount Y1	Amount Y2	Amount Y3	Amount Y4	Amount Y5	Amount Y6	Total Not Yet Funded
Land	No			\$0						\$0
Planning / Pre-design	No			\$0						\$0
Architecture / Engineering	No			\$0						\$0
Construction	No		\$32,935	\$10,000						\$10,000
Other	No			\$0						\$0
Total			\$32,935	\$10,000						\$10,000

Annual Operating Budget: (Entity Responsibility)

		Amount Y1	Amount Y2	Amount Y3	Amount Y4	Amount Y5	Amount Y6	Total for next 6 years
Operating / Maintenance		\$0						\$0
Operating Revenues		\$0						\$0
Total		\$0						\$0

INFRASTRUCTURE CAPITAL IMPROVEMENT PLAN FY 2019 - 2024

Jeddito

ICIP Capital Project Description

Project Title: Chapter House Renovation

Project Description: To plan, redesign, and renovation the Chapter House Service Center which provides direct services programs to the community and which include administration office/conference room space, handicap restroom facilities, HVAC and a commercial grade kitchen. The project will meet all building code regulations. Phase I will be to advertise for consultants/contractors for required studies, planning, and design, building construction cost analysis. Phase II will consist of construction and other commercial equipment (HVAC, ADA Handicap facilities, and Kitchen appliances). The Chapter will follow Navajo Nation procurement laws. The Jeddito Chapter owns, operate and maintain the building. The Navajo Nation will be the fiscal agent.

Statement of Need: The current building was built in 1984. A recent assessment indicated that there is a need for a new building.

Location of Project: Chapter Tract

Project Ranking: 2019 - 8 Subcode:

Potential Future Funding Sources:

Estimated Costs Not Yet Funded

	2019	2020	2021	2022	2023	2024	TOTAL NOT YET FUNDED
Land		\$0.00					\$0.00
Architecture / Engineering		\$0.00					\$0.00
Other		\$0.00					\$0.00
Construction		\$10,000.00					\$0.00
Planning / Predesign		\$0.00					\$0.00
Totals		\$10,000.00					\$0.00

INFRASTRUCTURE CAPITAL IMPROVEMENT PLAN FY 2020 - 2025

Jeddito

Capital Project Description

Year Rank: 2020 - 9
Project Title: Purchase Backhoe
Contact Name: Donna Boyd, CSC
Project description: To purchase and equip heavy equipment to include a CATERPILLAR Model: ***** Backhoe. The chapter will work with the Navajo Nation. The project will be put out for bid and the bid opening will be completed in compliance with the Navajo Nation Business regulation process. Jeddito Chapter will own and operate the equipment and will it be stored in the chapter warehouse. The Navajo Nation will be the fiscal agent.

Project ID: PB52106-002260

Contact Email: Jeddito@navajochapters.org

Contact Phone: (928) 738-2276

Statement of Need:

Project Location: Jeddito Chapter Tract

Secured and Potential Funding Budget

Funding Type	Funding Source	Potential Funding Amount applied for; or to be applied for:	Applied For?	Amount Secured	Date Received
Navajo Nation	NN CIP General Funds	\$130,000	No		\$0
Navajo Chapter	Chapter CIP Funds	\$70,000	Yes		\$70,000 Sunday, October 1, 2017
Federal	NHLC	\$130,000	No		\$0
Navajo Nation	Sihasin	\$107,065	Yes		\$107,065 Sunday, July 1, 2018

Proposed Budget

	Completed	Amount Secured	Amount Y1	Amount Y2	Amount Y3	Amount Y4	Amount Y5	Amount Y6	Total Not Yet Funded
Land	No								\$0
Planning / PreDesign	No								\$0
Architecture / Engineering	No								\$0
Construction	No								\$0
Other	No		\$200,000						\$200,000
Total			\$200,000						\$200,000

Annual Operating Budget: (Entity Responsibility)

	Amount Y1	Amount Y2	Amount Y3	Amount Y4	Amount Y5	Amount Y6	Total for next 6 years
Operating / Maintenance							\$0
Operating Revenues							\$0
Total							\$0

INFRASTRUCTURE CAPITAL IMPROVEMENT PLAN FY 2019 - 2024

Jeddito

ICIP Capital Project Description

Project Title: Purchase Backhoe

Project Description: To purchase and equip heavy equipment to include a CATERPILLAR Model: ***** Backhoe. The chapter will work with the Navajo Nation. The project will be put out for bid and the bid opening will be completed in compliance with the Navajo Nation Business regulation process. Jeddito Chapter will own and operate the equipment and will it be stored in the chapter warehouse. The Navajo Nation will be the fiscal agent.

Statement of Need:

Location of Project: Jeddito Chapter Tract

Project Ranking: 2019 - 9 Subcode:

Potential Future Funding Sources: Chapter CIP Funds, NHLC, NN CIP General Funds, Sihasin

Estimated Costs Not Yet Funded

	2019	2020	2021	2022	2023	2024	TOTAL NOT YET FUNDED
Planning / Predesign							
Other	\$200,000.00						\$0.00
Architecture / Engineering							
Construction							
Land							
Totals	\$200,000.00						\$0.00

— **Faith-based Organization the Jeddito Community**

Broken Arrow

Contact: Pastor Emery Jackson
Location: Behind Jeddito Senior Center

Resources/Services: Associated with Assembly of God Pentecostal. Youth activities, VBS, Summer camp, Regular Services 19:30 to 10:15 (Navajo), 10:30 to 12:30 (English)

Wesleyan

Contact: Darwin Tsosie
Location: NR 9101

Resources/Services:

Mennonite Vacation Bible School

Contact:
Location:

Resources/Services:

Azee Bee Nahagha of Dine Nation – Jeddito

Contact: Hector Ray Begaye
Location: Pete Yesslith's Residence

Resources/Services: ABN services, nonprofit 501(C) (3) of the Internal Revenue Code 1976. Officers are:

Jeffery Thomas, President
Justin Dale, Vice-president
Geri Dixon, Treasurer
Hector Ray Begaye, Secretary

Azee Bee Nahagha of Dine Nation – Beshbitoh

Mathew Nelson, President

NPL Windmills and Natural Springs

Items identified on maps are

Windmills

Natural Springs

Wells

Manmade Dams

Watering Holes

Sources come from:

Eugene Hasgood Jeddito Chapter President

Navajo Partioned Lands Maps

ADD: Water Resource.

Jeddito Area Dug Wells & Wells

<u>Location</u>	<u>Number</u>	<u>Name</u>	<u>Hand Well /Windmill</u>	<u>Hand Pump / Tank</u>	<u>Remarks</u>
Big REZ	7-14-12	Asen Spring	Dug Wells & Wells	Hand Pump Only	Watering Point
Big REZ	7H-17	Pete Spring	Dug Wells & Wells	4,000 Gallon Tank	Earth Dam
Big REZ	None	Shonto Spring	Dug Wells & Wells	NONE	Water Line through 100ft
Big REZ	None	Horse Spring	Dug Wells & Wells	NONE	NONE
Big REZ	7H-160	Willow Spring	Dug Wells & Wells	Hand Pump	Watering Point
Big REZ	7T-505	Harvey Sage	Jeddito Windmill	Water Trough (1) 4,000 Tank	Rebuilt Motor 12/5/14 Good Condition 4/7/14
Big REZ	7T-555	Woody Bedonie	Jeddito Windmill	Water Trough (1) 27,000 Tank	Pulled 12/11/17
Big REZ	7T-543	Dennie Pete	Jeddito Windmill	New Water Trough (1) Newer 27,000 Tank	New Motor 11/14/17 Pulled 10/11/17
Big REZ	7T-552	Jerome Pete	Jeddito Windmill	Water Trough (1) Newer 27,000 Tank	Pulled 10/11/17
Big REZ	7K-365	Larry Archie	Jeddito Windmill	Water Trough (1) 27,000 Tank	New Motor 2010 Pulled 01/18/18
Big REZ	7H-150	Gibson Jones	Jeddito Windmill	Water Trough (1) 55,000 Tank	New Motor 2011 Pulled 11/21/17
Jeddito	07T-378	West of Highland Gap	Jeddito Windmill		GPS: 35.726776, -110.191970
Jeddito	07T-551	Skunk Springs	Natural Spring		GPS: 35.750835, -110.200365
Jeddito	07T-556	Dove Spring	Natural Spring		GPS: 35.781333, -110.133144
Jeddito	07K-373	Laverne Kaye	Jeddito Windmill		GPS: 35.796651, -110.130288
Jeddito	07T-525	Cemetery Rd	Jeddito Windmill		GPS: 35.778009, -110.164027
Jeddito		Sand Springs	Natural Spring		GPS: 35.732511, -110.166802
Jeddito		Cliff Rose Ridge Road	Jeddito Windmill		GPS: 35.772716, -110.099554
Jeddito		HPL Brenda Phillips	Windmill		GPS: 35.848466, -110.058167
Jeddito		HPL East of Phillips	Windmill		GPS: 35.836882, -110.042961
Jeddito		HPL - Across M. Thomas	Windmill		GPS: 35.819427, -110.106044

Chapter	Item	Windmill Number	Motor	Drop Pipe	Number Joints	Cylinder Size	Work Needed	Bid Cost
White Cone	1	507-W5A	16	2"	26	1 7/8	Replace wheel, mass pipe, drop rod, pump rod, furl arm, furl lever, add oil. Check/re-leather	
	2	507-W6	14	2 1/2"	13	2 1/4	Replace mass pipe, wheel, furl arm, furl lever, drop rod, pump rod, add oil. Check /re-leather.	
	3	511-1	12	2 1/2"	14	2 1/4	Broken drop rod/replace Pull drop pipe- check/replace Check/re-leather	
	4	511-2	14	3"	19	2 1/4	Pull drop pipe- check/replace Check/re-leather	
	5	512-3	14	2 1/4"	18	2 1/4	Pull drop pipe- check/replace Check/re-leather	
	6	513-1	12	2 1/2"	9	2 1/4	Replace, motor, tail and wheel assembly, stub tower, mass pipe, furl lever, platforms, brake line, brake handle, drop rod, stand pipe, pipe joints, discharge pipe Pull drop pipe-check/replace Check/drill weep hole Cylinder/re-leather	
Redondo	7	515-1	16	2"	39	1 7/8	Replace 5 missing sails, 1 wheel spoke, 5 sail ribs. Check/re-leather	
	8	516-2	16	2"	36	1 7/8	Replace 1 missing sail, 1 sail rib, drop rod. Check/re-leather	
	9	517-2	12	3"	7	2 1/4	Pull drop pipe- check/replace Check/re-leather	
	10	517-4 (Dempster)	12	2"	14	1 7/8	Replace 2" stand pipe	
	11	518-7	16	2"	38	1 7/8	Pull drop pipe- check/replace Check/re-leather	
Low Mountain	12	409-2	12	2"	14	1 7/8	Check/replace motor (motor knock) Check/re-leather	
	13	409-7	12	3"	8	2 1/4	Broken drop rod/replace Pull drop pipe- check/replace Check/re-leather	
	14	409-11 (Dempster)	12	2"	14	1 7/8	Pull drop pipe- check/replace Check/re-leather	
Whippoorwill	15	408-21 (Dempster)	14	3"	5	2 1/4	Repair tower brace & latter Replace stub tower, motor, wheel, tail assembly (Convert to Aermotor). Replace mass pipe, furl lever, pump rod, drop rod, brake line, platforms. Check/re-leather	
Pinon	16	307-17 (Dempster)	14	2"	19	1 7/8	Replace motor, wheel, and tail assembly (Convert to Aermotor). Replace stub tower, platforms, mass pipe, furl lever, pump rod, drop rod, brake line. Check/re-leather	
	17	306-7	12	2"	13	1 7/8	Replace motor, wheel assembly Check/re-leather	
	18	307-14	10	2 1/2"	7	2 1/4	Broken drop rod/replace Pull drop pipe- check/replace Check/re-leather	
	19	308-7	16	2"	22	1 7/8	Replace 2 missing sail, 2 sail rib Check/re-leather	

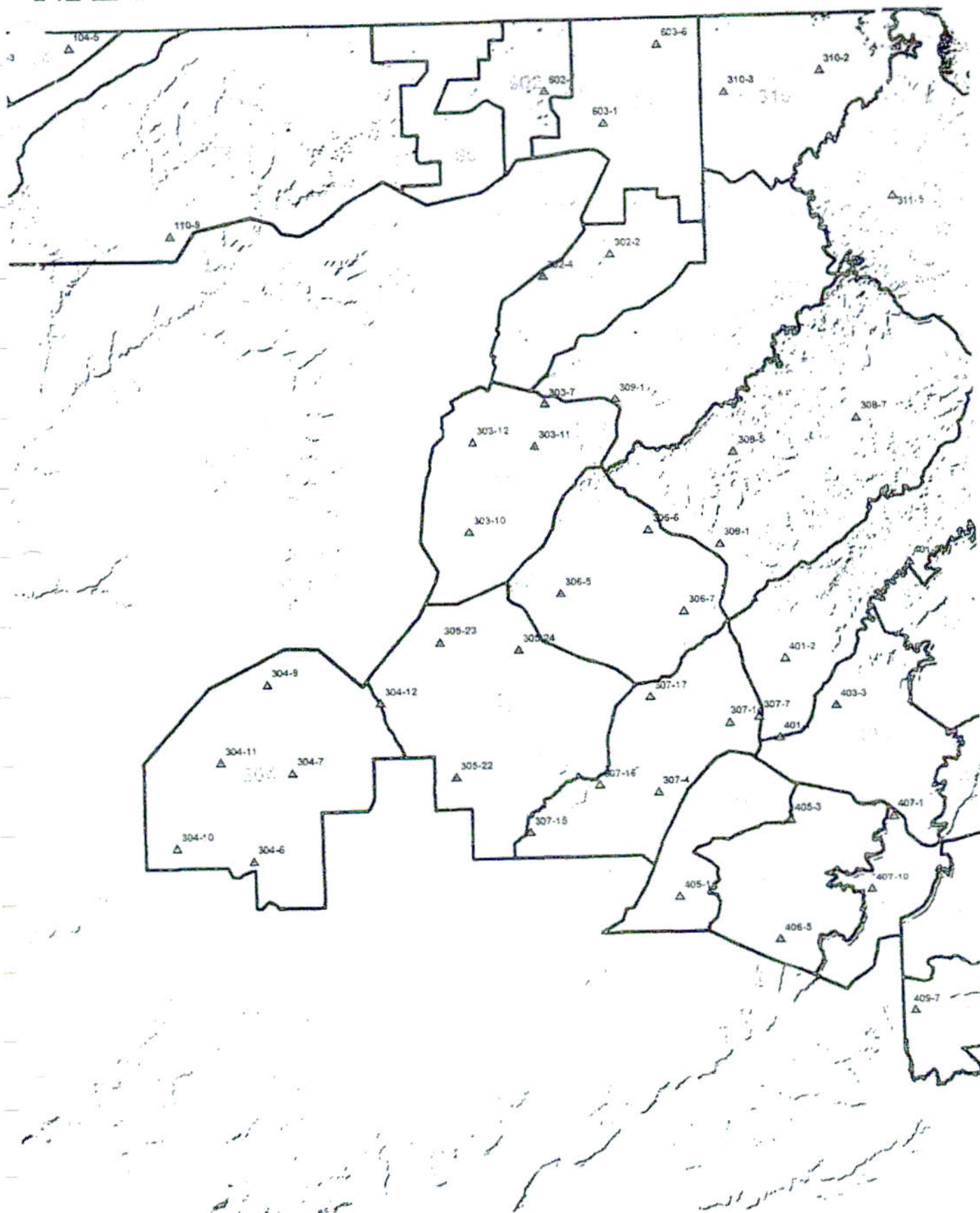
Jeddito Area Dug Wells & Wells				
Name	Hand Pump or Tank	Trough	#	Remarks:
Asen Spring	Hand Pump Only	None	# 7-4-12	Watering Point
Pete Spring	4,000 Gallon Tank	(1) Trough	# 7H-17	Earth Dam
Shonto Spring	None	(1) Trough	None	Water Line To Trough 100' ft.
Horse Spring	None	None	None	None
Willow Spring	Hand Pump	None	# 7H-16	Watering Point
		(1) Trough	None	Watering Point, 1/4 Mile WL

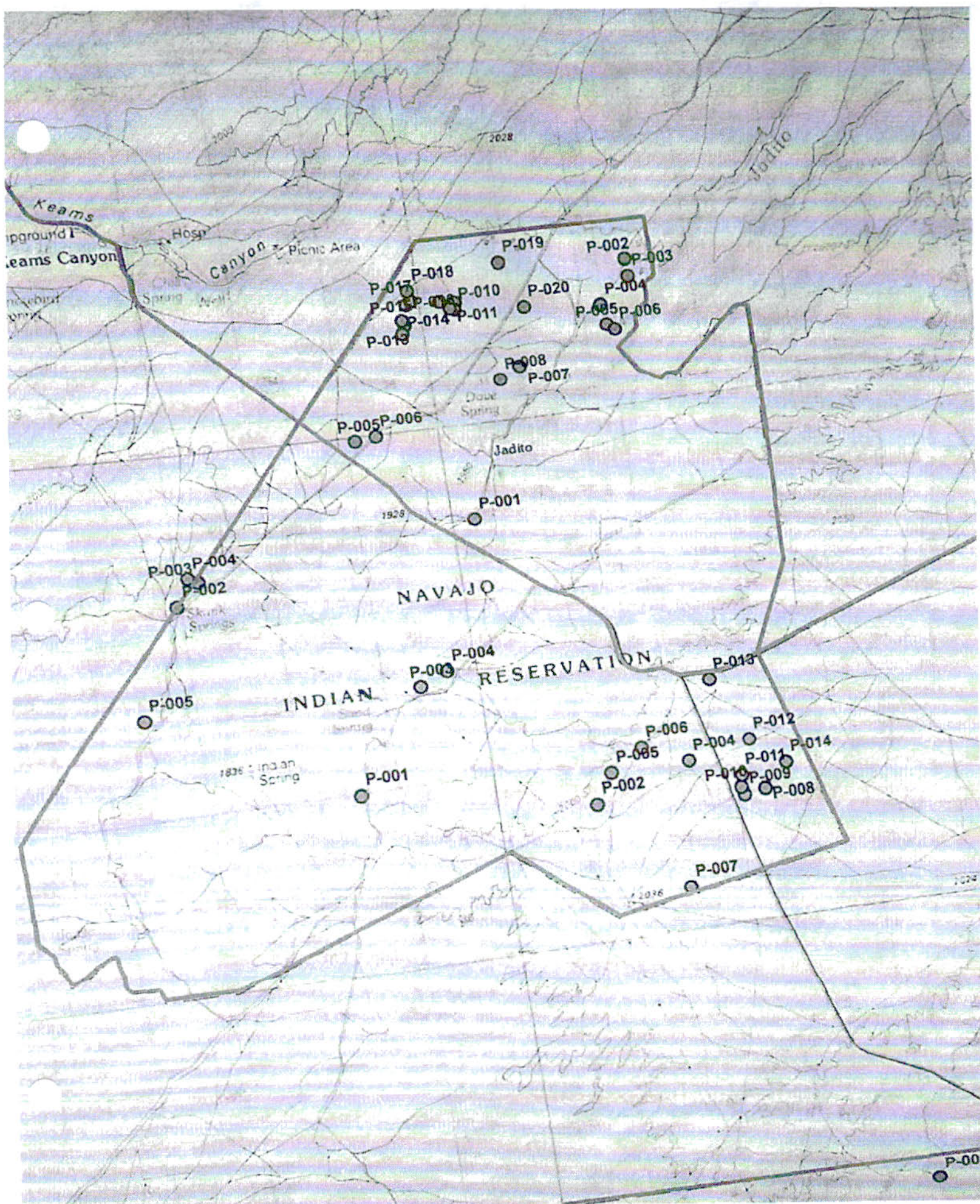
Jeddito Windmills

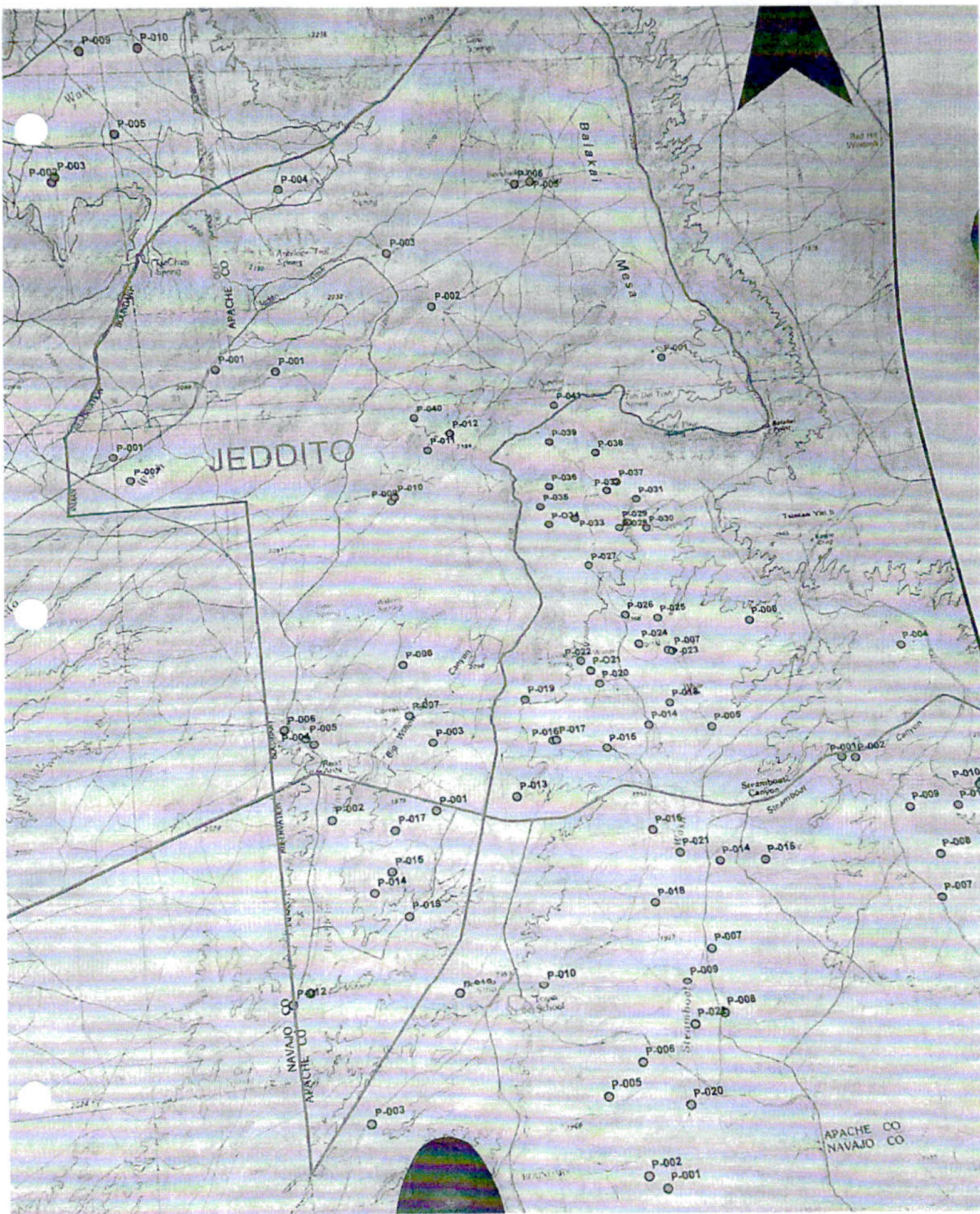
Well #	Owner	Size	Pipes	Water Trough (1) / 4,000 Tank	Remarks
7T-505	Harvey Sage	8"-A	5-2 1/2" Pipes	Water Trough (1) / 4,000 Tank	Rebuilt Motor 12/5/14
7T-535	Woody Bodonle	16"-F	20-2" Pipes	Water Trough (1) / 27,000 Tank	
7T-543	Dennis Pete	16"-F	30-2" Pipes	New Water Trough (1) / Newer 27,000 Tank	New Motor 11/14/17
7T-552	Jerome Pete	16"-F	33-2" Pipes	Water Trough (1) / Newer 27,000 Tank	
7H-365	Larry Archie	14"-E	19-2" Pipes	Water Trough (1) / 27,000 Tank	New Motor 2010
7H-1	Gilman Jones	16"-F	29-2" Pipes	Water Trough (1) / 55,000 Tank	New Motor 2011

Address to: ED Kaibatony
Eugene Hasgood

NPL's Distribution of Windmills







0

Pulled 4/7/14, Good Condition TT 365-

-A	5
-F	19
-F	30
-F	33
-E	18
-F	29

Pulled 12/11/17 TT-555

Pulled 10/11/17 TT-543

Pulled 10/11/17 TT-552

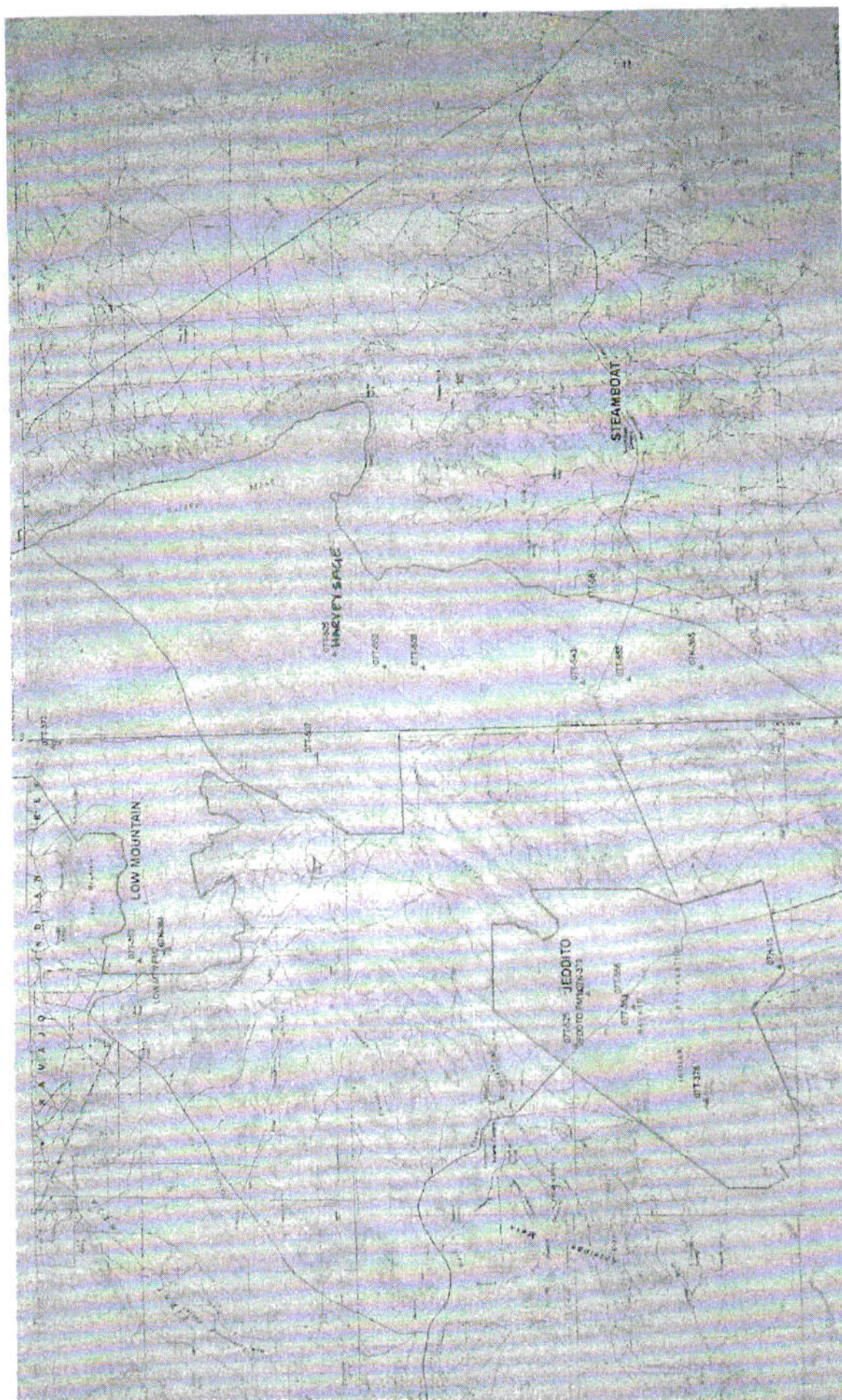
Pulled 1-18-18 TK-365

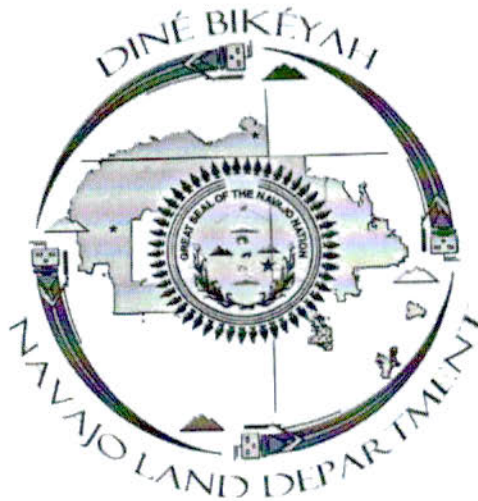
Pulled 11-21-17 TH-1

1E

3/17/17 Pulled TT-515

8-A	3
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Homesite Lease Regulations 2016

Prepared by:

Navajo Land Department

Division of Natural Resources

Department of Justice

Approved:

October 4, 2016

RDCO-74-16

RESOLUTION OF THE
RESOURCES AND DEVELOPMENT COMMITTEE
Of the 23rd Navajo Nation Council---Second Year 2016

AN ACTION
RELATING TO RESOURCES AND DEVELOPMENT; APPROVING THE AMENDMENTS
TO THE NAVAJO NATION HOMESITE LEASE REGULATIONS

BE IT ENACTED:

Section One. Findings

A. The Resources and Development Committee of the Navajo Nation Council is empowered to approve procedures for issuing homesite leases pursuant to 2 N.N.C. Sections 501(B)(1) and to delegate the authority to issue homesite leases pursuant to 501 (B)(3); and

B. Pursuant to RDC-289-93 (Exhibit F), the Resources Committee of the Navajo Nation Council delegated its authority to approve, issue, amend, assign, relinquish, and execute homesite leases to the Navajo Land Department in accordance with procedures adopted by the Resources Committee; and

C. The Division of Natural Resources Navajo Land Department is proposing amendments to the Homesite Leases Policy and Procedures approved by RCD-289-93, attached as Exhibit "F." The recommended Homesite Lease Regulations are attached hereto and incorporated herein as Exhibit "A"; and

D. With the assistance of Navajo Nation Divisions, Grazing Officials, Chapter Officials, Chapter administration employees; Land Boards, Farms Boards, and BIA Real Estate Services representatives, the Homesite Section of the Navajo Land Department conducted public hearings from August 2007 to date to obtain comments and recommendations on the revisions of the Homesite Lease Regulations. Navajo Land Department conducted many education/public hearings and meetings, provided news media releases and publications. Examples of these activities are attached hereto and marked as Exhibit "B"; and

E. The proposed amended Homesite Lease Regulations will benefit qualified applicants who are seeking housing assistance and/or utility infrastructure assistance through various Navajo

Nation Divisions, Enterprises, and State and Federal programs. Individuals obtaining a homesite lease include but are not limited to Navajo citizens with tribal census numbers and home buyers seeking home loan financing; and

F. The Navajo Land Department recommends the establishment of a proprietary fund account to be administered by the Navajo Land Department Homesite Section for the purpose of defraying the costs of administering the Homesite Land Offices, recording of homesite leases in the Navajo Land Title Data Systems, providing public education outreach programs, and enforcement of the Homesite Lease Regulations. By supplementing proposed proprietary fund account monies with annual fiscal year allocations, the Navajo Nation can better provide homesite lease related services to the Navajo People; and

G. The Navajo Land Department recommends the approval of the Homesite Lease Application Fee Schedule which includes: an increase of the standard homesite application, assignment, amendment, and termination fees to \$30.00; the resurvey fee increase to \$350.00; and an annual rental fee of \$12.00 for the term of the homesite lease. The Fee Schedule is attached on page 23 in Exhibit "A"; and

H. The Navajo Land Department recommends the approval of the Homesite Lease Penalties and Fines Fee Schedule attached at page 23 of Exhibit "A." Fines and Penalties would be assessed for situations such as illegal parking of trailer or mobile home, storage sheds and corrals without a lease or permit to improve, and illegal burial; and

I. The Navajo Land Department recommends creating five (5) new Compliance Officer positions to the Navajo Land Department Fiscal Year Budget Appropriation and increased operation costs to enforce the Homesite Lease Regulations within the five agency Navajo Land Offices; and

J. It is necessary to amend the standard forms that will be used in applying for a homesite lease on the Navajo Nation Trust Land and Fee Land. The amended forms are consistent with the proposed amendments to the Homesite Lease Regulations, which will include amendments of Homesite Application FORM 1; Field Clearance Certification FORM 2; and consent FORM 3 for Navajo Trust / Fee Land. These forms are attached hereto and marked respectively as Exhibits "C," "D," and "E"; and

Nation Divisions, Enterprises, and State and Federal programs. Individuals obtaining a homesite lease include but are not limited to Navajo citizens with tribal census numbers and home buyers seeking home loan financing; and

F. The Navajo Land Department recommends the establishment of a proprietary fund account to be administered by the Navajo Land Department Homesite Section for the purpose of defraying the costs of administering the Homesite Land Offices, recording of homesite leases in the Navajo Land Title Data Systems, providing public education outreach programs, and enforcement of the Homesite Lease Regulations. By supplementing proposed proprietary fund account monies with annual fiscal year allocations, the Navajo Nation can better provide homesite lease related services to the Navajo People; and

G. The Navajo Land Department recommends the approval of the Homesite Lease Application Fee Schedule which includes: an increase of the standard homesite application, assignment, amendment, and termination fees to \$30.00; the resurvey fee increase to \$350.00; and an annual rental fee of \$12.00 for the term of the homesite lease. The Fee Schedule is attached on page 23 in Exhibit "A"; and

H. The Navajo Land Department recommends the approval of the Homesite Lease Penalties and Fines Fee Schedule attached at page 23 of Exhibit "A." Fines and Penalties would be assessed for situations such as illegal parking of trailer or mobile home, storage sheds and corrals without a lease or permit to improve, and illegal burial; and

I. The Navajo Land Department recommends creating five (5) new Compliance Officer positions to the Navajo Land Department Fiscal Year Budget Appropriation and increased operation costs to enforce the Homesite Lease Regulations within the five agency Navajo Land Offices; and

J. It is necessary to amend the standard forms that will be used in applying for a homesite lease on the Navajo Nation Trust Land and Fee Land. The amended forms are consistent with the proposed amendments to the Homesite Lease Regulations, which will include amendments of Homesite Application FORM 1; Field Clearance Certification FORM 2; and consent FORM 3 for Navajo Trust / Fee Land. These forms are attached hereto and marked respectively as Exhibits "C," "D," and "E"; and

K. It is in the best interest of qualified applicants seeking a homesite lease on Navajo Trust or Fee Land that the Resources and Development Committee of the Navajo Nation Council approve the recommended amended Homesite Lease Regulations, attached hereto as Exhibit "A."

Section Two. Approvals

A. Resources and Development Committee of the Navajo Nation Council hereby approves the Homesite Lease Regulations, attached hereto as Exhibit "A," which shall supersede Homesite Lease Policy and Procedures approved by RCD-289-93; and

B. The Resources and Development Committee of the Navajo Nation Council approves the amended standard homesite lease application forms which include Homesite Application FORM 1; Field Clearance Certification FORM 2; and Consent FORM 3 for Navajo Trust and Fee Land. These forms are attached hereto as Exhibits "C," "D," and "E"; and

C. The Resources and Development Committee of the Navajo Nation Council approves the Homesite Lease Regulations Application Fee schedule, attached at page 23 of Exhibit "A"; and

D. The Resources and Development Committee of the Navajo Nation Council approves the Homesite Lease Penalties and Fines Fee Schedule, attached at page 23 of Exhibit "A"; and

E. The Resources and Development Committee of the Navajo Nation Council recommends the establishment of the Navajo Land Department proprietary fund account to be administered by the Navajo Land Department Homesite Section, for the purpose of defraying the costs of administering the Homesite Land Offices and providing public education/awareness, upgrades of survey equipment/software, processing of homesite lease applications and maintaining homesite lease historical records; and

F. The Resources and Development Committee of the Navajo Nation Council recommends to the Navajo Nation Council the approval of budgets for five (5) new Compliance Officers positions and budgets for increased operation costs to enforce the Homesite Lease Regulations within the five agency Navajo Land Offices.

CERTIFICATION

I, hereby, certify that the foregoing resolution was duly considered by the Resources and Development Committee of the 23rd Navajo Nation Council at a duly called meeting at Navajo Department of Transportation, (Navajo Nation) Tse Bonito, New Mexico, at which quorum was present and that same was passed by a vote of 3 in favor, 2 opposed, 1 abstained this 4th day of October, 2016.



**Benjamin Bennett, Vice-Chairperson
Resources and Development Committee
Of the 23rd Navajo Nation Council**

**Motion: Honorable Leonard Pete
Second: Honorable Davis Filfred**

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References and Appendix can be downloaded from the Navajo Land Department website: <http://www.dinehbikeyah.org>

SECTION 1.00 AUTHORITY

- 1.01. Pursuant to 2 N.N.C. § 501 (B) (3), the Resources and Development Committee has authority to delegate its authority to approve homesite and residential leases to the Navajo Land Department by approving rules and regulations implementing the delegation of authority. Pursuant to Resources Committee Resolution No. RCD-289-93, the Resources Committee of the Navajo Nation Council delegated its authority to the Department Manager, NLD, to review and grant homesite leases. With the approval of the Navajo Nation General Leasing Regulations of 2013 by the Secretary of Interior pursuant to the Navajo Nation Trust Land Leasing Act of 2000, 25 U.S.C. § 415(e), the Navajo Nation is authorized to unilaterally issue Leases, except mineral Leases and Rights-of-Way, without the approval of the Secretary. These amendments to the Homesite Lease Regulations shall supersede the previous procedures approved by RCD-289-93 and implement the Navajo Nation General Leasing Regulations of 2013 as they relate to Homesite Leases. The Homesite Lease Regulations may be amended by the NLD consistent with applicable laws.

SECTION 2.00 PURPOSE

- 2.01 To implement the Navajo Nation General Leasing Regulations of 2013, which authorizes the Navajo Nation to issue Leases, except mineral Leases and Rights-of-way, without the approval of the Secretary.
- 2.02 To regulate the issuance of Homesite Lease amendments: assignment, termination, and modification of leases on Navajo Nation trust and fee lands.
- 2.03 To promote home ownership for qualified Navajo, Navajo with spouse, and beneficial non-Navajo applicants by providing for the encumbrance of the Lessee's interest in the leasehold to secure capital for development of a private dwelling.
- 2.04. To promote and encourage housing for public purposes by the Navajo Nation or Navajo Nation Tribally Designated Housing Entity (TDHE) and housing subdivisions by public, private, and/or non-profit entities.

SECTION 3.00 SCOPE

- 3.01 The Homesite Lease Regulations shall apply to Navajo Nation trust and fee lands, which are within the boundaries of the Navajo Nation, as well as any allotments held by the Navajo Nation government.

SECTION 4.00 APPLICANT ELIGIBILITY REQUIREMENTS

- 4.01 An applicant must be an enrolled member of the Navajo Nation; however, a non-member of the Navajo Nation who is legally married to an enrolled member of the Navajo Nation may be eligible through joint husband-wife application. There must be proof of such legal marriage, by issuance of a valid marriage license or Navajo Nation Court Order validating a marriage under the laws or jurisdiction of the Navajo Nation or any State. A non-member is also eligible if such individual's

presence within the Navajo Nation's territorial jurisdiction is of indefinite duration and beneficial to the Navajo Nation. Non-member eligibility can be determined in the following instance and manner:

- A. Non-member eligibility will be determined by the approval of a Housing Subdivision Master Lease which pre-approves the issuance of individual homesite leases, subleases, or assignments, to non-members that meet certain well defined requirements, documenting skills beneficial to the Navajo Nation, and whose presence is of indefinite duration.
- B. Homesite lease applications that are not within a Housing Subdivision Master Lease or housing for public purpose lease will be determined on a case-by-case basis by the NLD.

4.02 An applicant must be eighteen (18) years of age or older.

SECTION 5.00 AMOUNT OF LAND AVAILABLE

5.01 An applicant can apply for only one Homesite Lease, with the lease premises generally limited to one (1) acre or less of tribal trust or fee land, excluding withdrawals of lands for residential subdivisions and other types of withdrawals.

SECTION 6.00 ANNUAL RENTAL FEE

- 6.01 Lessee shall pay the Navajo Nation, in lawful money of the United States, a monthly rental of One Dollar (\$1.00), or \$12.00 per year. Lessee agrees that no refund or reimbursement of money paid in advance shall be made in the event of early termination or partial condemnation.
- 6.02 Rental payments are due and payable on or before the effective date of the Lease and thereafter on or before each anniversary date of the Lease. Lessee may pay the annual rent fee in advance at any time prior to the expiration of the Lease. Rental payments shall be made by money order made out to "Navajo Nation," and shall be paid at the local agency NLD Office. Failure to make rental payments when due shall constitute a default under the Lease.
- 6.03 On a housing for public purpose Master Lease or housing subdivision Master Lease, an annual rental fee shall not be assessed by NLD until an individual homesite lease is issued to an applicant.

SECTION 7.00 TERM

7.01 Lessee shall have and hold the leased premises for a term of seventy-five (75) years, beginning on the date of approval of the Lease by the Navajo Nation. Lessee shall give written notice of intent to renew this Lease to the Director of the NLD, or its successor at least six (6) months, but no more than twelve (12) months, prior to the expiration date of the lease. Renewal of the Lease is subject to the approval of the Navajo Nation and to the provisions of Navajo Nation law and these regulations.

SECTION 8.00 APPLICATION PROCEDURES AND REQUIREMENTS

8.01 APPLICATION PROCEDURES: Homesite Lease Applications will be made available at the NLD or its agency sub-offices. Homesite Lease Applications are also available on the NLD Website: www.dinehbikeyah.org. A complete Homesite Lease Application package consists of:

A. Homesite Lease Application - FORM 1. An applicant must fill out the Homesite lease application using black or blue ink, or must type the application. If the applicant is unable to sign the application, a thumb print is required for acknowledgement. The thumb print must be provided in the presence of an NLD staff member with one (1) witness from NLD attesting to the thumbprint.

1. Type of Tenancy: An applicant should specify how they want to receive the grant of a lease: as a Single Person, or co-tenants—joint tenants with the right of survivorship, tenants in common, or community property. Future property disposition will be determined by this status in cases of divorce, death of a Lessee, or probate of a Lessee's estate. If applicants want to file as "Joint Tenants with Right of Survivorship" or "Community Property", a copy of the marriage license or validating Court Order is required, if applicable.

The following information shall be attached to the application before submission for processing at the Navajo Land Agency offices:

2. Certificate of Navajo Indian Blood/Tribal Enrollment Identification Card: The applicant(s) must attach an original Certificate of Navajo Indian Blood. Copies of Certificates of Indian Blood can be obtained from the Agency Vital Records Office. All personal data must correspond with the Certificate of Navajo Indian Blood such as: Name(s), age(s), census number(s) and signature(s).
 3. Archaeological Clearance: A receipt showing the applicant paid for an Archaeologist to conduct a survey must be attached to the application, if applicable, before the application will be processed.
 4. Cultural Resources Compliance Form: Applicant shall attach the Cultural Resources Compliance Form, reviewed and signed by the Historic Preservation Department, to the homesite lease application. This form must be attached to the application before the application will be processed.
 5. Non-refundable Application Fee: Applicant must submit a \$30.00 money order payable to: The Navajo Nation, P.O. Box 2249, Window Rock, Arizona, 86515. Upon review and acceptance of the home site application, the NLD will issue a receipt for the filing fee.
- B. Homesite Lease Application FORM 1 – Section 2: The applicant shall ensure that the Grazing Official (GO) or Land Board Official, as applicable (LBO) (collectively GO/LBO) physically verifies and acknowledges the proposed home site location utilizing a hand-held Global Positioning System (GPS) unit by reading the Latitude/Longitude coordinates in North American Datum 1983 (NAD83), identifying the center point of the proposed home site location, and write the coordinates onto the Homesite Lease Application. If the homesite

location is changed after acknowledgement is made by the GO/LBO, it will render the Homesite Lease Application invalid.

- C. GO/LBO must complete the Field Clearance Certification Form 2.
- D. Homesite Lease Consent FORM 3: The GO/LBO shall complete the Field Clearance Certification before the applicant(s) can obtain written consent from the individual(s) who has/have been identified by the GO/LBO on the Field Clearance Certification as valid grazing permittees within the proposed homesite lease area. Thereafter, the applicant shall obtain written consent from affected permittees listed on the Field Clearance Certification, if required.
 - 1. Navajo Partitioned Lands: No Consent is required from a Grazing permittee within the Navajo Partitioned Lands until grazing permits are reissued.
 - 2. Acknowledgement: After the applicant obtains written consent from the permittees listed on the Field Clearance Certification, the GO/LBO must acknowledge the signatures on the consent form.
 - 3. Only the Valid Grazing Permittee that will be affected within a half (½) mile radius of the propose homesite lease location shall consent.
- E. Land Survey Plat: Certified land surveys must be conducted by a private land surveyor who is licensed and registered with any State within the United States. Private licensed land surveyors must register with the Navajo Nation Business Regulatory Department. Private land surveyors must obtain permission to survey from the NLD.

Certified land survey plats must contain a United States Geological Survey (USGS) Quadrangle Topographic Map of the location of the legal land survey and must have the Latitude and Longitude at the Survey Tie Points and Point of Beginning (POB) on the survey plat. The survey plat shall be drawn on a legal size (8½ in x 14 in) document. All corrections of land surveys must be completed by a registered land surveyor.

 - 1. Re-Surveys: Certain circumstances may occur that require the NLD or private land surveyor to re-survey. These include, but are not limited to, shifting the homesite location and re-identifying the corners (rebars). The NLD may re-survey only if the NLD conducted the original certified land survey plat. If the survey that needs to be redone was conducted by a private land surveyor, that surveyor or another private surveyor must redo the survey.
- F. Biological Data Request Form for Biological Resource Clearance: The applicant shall complete the Biological Data Request Form and submit it with a money order or cashier's check payable to the Navajo Nation for Biological Resource Clearance with the processing fee of \$32.50.

- 8.02 Environmental Review Form: The applicant shall complete the environmental review form and submit it to the Navajo Land Department for review by the Environmental Reviewer.

- 8.03 Forestry Compliance letter, as applicable: If the homesite lease application is for a location in the Navajo Nation Commercial Forest or restricted Woodlands, Section 8.05(A) shall apply to the homesite lease application.
- 8.04 Upon verification for quality assurance by the NLD Agency Offices, the Homesite Lease Application package will be submitted to the NLD Manager or authorized designee who will give final approval on behalf of the Navajo Nation. The NLD will submit the following appropriate approved documents to the respective Bureau of Indian Affairs, Agency Real Estate Services, for recording.
- A. Navajo Nation Department of Fish & Wildlife (Biological Resources Compliance Form).
 - B. Historic Preservation Department (Cultural Resources Compliance Form)/Archaeology (Archaeology Inventory Report);
 - C. Navajo Forestry Department (Forestry Compliance Letter), as applicable – see Section 8.05 (A).
 - D. Registered surveyor (certified land survey plat).
- 8.05 Additional Application Requirements
- A. Forest or Woodland: If the proposed homesite is within the Navajo forest or woodlands, the GO shall advise the applicant(s) to contact the Navajo Forestry Department. The Navajo Forestry Department shall determine whether the proposed homesite will impact the Navajo Nation forest or woodland pursuant to RCJY-142-92. The Forestry Department may issue a letter stating requirements and conditions to proceed with the proposed home site lease application.
 - B. Highway Access: If access to a highway is required for ingress and egress, the proposed homesite lease applicant must contact the appropriate Navajo or State Department of Transportation for Highway access clearance.
 - C. All applicants and lessees shall provide NLD with a current valid address or any changes at all times.
- 8.06 Conveyance within Housing Subdivision: When an applicant applies for a conveyance of a lot within a subdivision, the applicant will be responsible for all costs associated with the conveyance.
- A. A Housing Subdivision which is subject to a Master Lease for Single-family residential development or housing for public purpose, where development has taken place and which is ready for conveyance of individual lots to applicants, shall be classified as a "developed area."
 - B. Within a "developed area" only this Section 8.06 shall be used and the other application procedures and requirements of Sections 8.0 and 9.0 shall not apply. A Housing Subdivision may develop and use its own application form subject to the approval of the NLD.

- C. A Homesite Lease within a subdivision shall be limited to the term of the Housing Subdivision Master lease. Upon renewal of the Housing Subdivision Master Lease, all of the eligible individual Homesite Leases will be renewed for a corresponding period.
- D. Where there are rules and regulations related to the Housing Subdivision, special conditions or changes for the occupation of Homesite Leases within the subdivision, or a Declaration of Covenants, Conditions and Restrictions, the applicant will be provided with a copy of these documents by the Housing Subdivision Developer or TDHE, and the existence of these restrictions will be referenced on the individual Homesite Lease.
- E. The holder of a Housing Subdivision Master Lease shall be the Housing Subdivision Developer or TDHE. The Housing Subdivision Developer, the TDHE, or the governing body of the Home Owners Association specified in the governing documents for the Housing Subdivision identified in Section D above, and not the NLD, shall be responsible for monitoring enforcement of these restrictions.

SECTION 9.00 ENVIRONMENTAL REVIEW PROCESS

- 9.01 Environmental Reviewer: The Environmental Reviewer ("ER") insures and conducts the ER required under these regulations. The ER is responsible for carrying out the Environmental Review Process ("ERP") for homesite leases pursuant to the Navajo Nation General Leasing Regulations of 2013. The ER will consult with the relevant Navajo Nation agencies and determine which agency is responsible for making compliance findings for each of the areas and/or laws identified in these regulations and 2 N.N.C. § 2384 of the General Leasing Regulations.
- 9.02 Action on Leasing Decisions Subject to Completion of ERP.
 - A. Each homesite lease must go through the biological and archaeological review.
 - B. Review must be conducted of all laws listed at 16 N.N.C §2384 (CO-53-13), as well as, any other relevant laws as applicable.
- 9.03 Environmental Review Process Exemptions
 - A. The department conducting biological or archaeological clearance shall develop an internal procedure that exempts proposed homesite leases from thorough review if the area meets exclusion criteria.
 - B. The departments may work with individual Chapters to identify land withdrawal designation areas for residential development. A Chapter, at their expense, will conduct environmental studies as required within a tract of land before any development occurs.
- 9.04 Conditional Compliance Determination Summary
 - A. Compliance Determination Summary issued with a requirement of mitigation or a "conditional approval" requires the lessee to comply with the conditions stated. If these

conditions are not met, the homesite lessee is in violation of the lease, and the lease may be terminated at the Nation's discretion.

9.05 Compliance Determinations from Earlier Environmental Review Documents

- A. If an existing homesite lease underwent an environmental review pursuant to these regulations, prior Homesite Lease Regulations, or other applicable law, or constructed dwellings prior to 1974, those review determinations may be utilized to meet compliance requirements.
- B. The ER shall review the previous environmental review documents to determine whether a new review is necessary, or whether the previous environmental review adequately assesses the impacts of the prior leasing decision.

SECTION 10.00 INCOMPLETE PENDING APPLICATION

10.01 PENDING APPLICATION: A homesite lease application that is incomplete for one or more of the following reasons shall be returned to the applicant as an incomplete application within two (2) years from the date of submission:

- A. Lack of Land Use Consent;
- B. Lack or disapproval of Biological Resource Clearance;
- C. Lack or disapproval of Environmental Compliance Determination Summary;
- D. Lack or disapproval of Cultural Resource Compliance/Archaeological Survey Clearance; and
- E. Lack of a land survey.

SECTION 11.00 NAVAJO NATION FEE LAND

- 11.01 An applicant may apply for a homesite lease (FORM 200UL) on Navajo Nation fee land with the understanding and agreement that they are responsible for paying any and all property taxes, assessments, fees or liens directly to the local county tax assessor's office.
- 11.02 The Title Section will record the approved homesite lease on fee land with the County Recorder's Office.

SECTION 12.00 HOMESITE LEASE ABANDONMENT

- 12.01 Lessee shall develop the leased premises within two (2) years of the effective date of the homesite lease. Prior to the expiration of said period, lessee may request in writing from the Nation an

extension of the development period for a period not to exceed two (2) additional years. Failure to develop the leased premises according to this provision shall constitute abandonment.

12.02 The GO/LBO or NLD compliance officer shall be responsible for notifying the NLD Manager to make recommendations to cancel a homesite lease that has been abandoned. All such recommendations shall be supported by a field visit and written report verifying that the home site lease premises has been abandoned.

12.03 A homesite lease that has been abandoned shall be processed for termination by the NLD according to the following procedures:

A. NLD shall provide notice of intent to cancel by certified mail to the respective lessee's address on file with NLD. In situations where the address of the lessee is unknown, the notice shall be posted at the nearest chapter house.

1. Lessee has thirty (30) days to respond to the notice of cancellation. If the lessee does not desire to develop the homesite lease, the lessee shall have the first option to assign the homesite lease to a qualified applicant for a fee to recover cost and expenses for the original application or voluntarily terminate the homesite lease.

2. If the lessee fails to respond within thirty (30) days, the NLD will terminate the homesite lease.

12.04 The NLD Manager shall have the authority to terminate the abandoned homesite lease, as required by these regulations.

12.05 For termination of homesite leases issued prior to these regulations, any termination action shall be consistent with the requirements of Navajo Nation and applicable Federal laws.

12.06 If the abandoned homesite lease is terminated, it shall revert back to the Navajo Nation.

SECTION 13.00 ASSIGNMENT, AMENDMENT, MODIFICATION, OR TERMINATION OF HOMESITE LEASES

13.01 A homesite lease may be assigned, amended, modified or terminated through the NLD by application of the lessee or through a court order. To verify the intent of the lessees, the lessees will have to make their application in person at the Agency NLD offices. The applicant shall provide a copy of an approved homesite lease issued by the NLD or BIA, in order to amend the lease document. A non-refundable application processing fee will be assessed. (Refer to Fee Schedule). In the event the homesite lease or any interest therein is mortgaged or pledged as security for a loan, separate approval may be required by the lender, sureties, or loan guarantors.

13.02 Assignment: To assign an approved homesite lease to another eligible person, the Lessee/Assignor and proposed Assignee shall submit a new homesite lease application FORM 1 with the following documents attached to the application:

A. Certificate of Indian Blood.

- B. Certified Legal Survey Plat utilizing a BLM Cadastral monument, if applicable.
 - C. A Cultural Resource Compliance Form with Archaeological Survey Clearance Form, as may be applicable, issued by the Navajo Historic Preservation Department.
 - D. Biological Resource Compliance Form approved by the Navajo Fish and Wildlife Department, if applicable.
 - E. Title Status Report (TSR) to verify and check for any outstanding encumbrances, liens, etc.
- 13.03 No assignment of a homesite lease shall be made during the two (2) year development period without a court order or an extension of the development period not to exceed two (2) additional years, unless there is a collateral assignment of interests to a creditor to finalize construction of improvements.
- 13.04 Upon verification of the application by NLD, the requests for amendments, modifications and terminations shall be packaged and submitted to the NLD Manager who shall give final approval on behalf of the Navajo Nation. The approved lease amendment, modification, or termination shall be recorded with the Agency Bureau of Indian Affairs and Navajo Land Title Data System.
- 13.05 In the event one of the Lessees dies with a Joint Tenancy with Right of Survivorship tenure in effect, all rights to occupy the land and leasehold interests shall go directly to the Surviving Tenant, if he or she is an enrolled member of the Navajo Nation without the need of assignment of the deceased co-tenant's interest in the home site lease. The death certificate of the deceased co-tenant should be recorded.
- 13.06 Modification: Modifications are non-material amendments to a homesite lease, including such matters as technical corrections, implementation of Navajo Nation court order(s), legal name changes, and changes in marital status, legal land description changes, and any corrections needed to a homesite lease.
- 13.07 In a probate proceeding, the Navajo Nation Courts may distribute the leasehold interest including attached improvements of an established homesite lease to beneficiaries under a will or to the heirs at law according to Navajo law.
- 13.08 In the event of divorce, the Navajo Nation Court shall have jurisdiction to redistribute the leasehold interest of a homesite lease pursuant to Navajo Nation law. The Homesite lease and attached improvements must not be separated in such Court Order. All field clearance(s) shall be recognized and will remain in effect. This regulation will also apply to Tenancy in Common and Community Property tenures. The involved parties shall notify the NLD of any such disposition by a court of competent jurisdiction.
- 13.09 Termination: The lessee(s) may voluntarily terminate his/her/their interest in a homesite lease by signing a Termination of Homesite Lease Form. However, the applicant must pay a non-refundable termination fee and must have paid in full all rent due before the lease can be terminated. (Refer to Fee Schedule). If the lessee is in default or less than good standing, then the lessee must cure all matters constituting such default or lack of good standing; unless, NLD waives such requirements

and lessee surrenders the lease premises, subject to equitable consideration of lessee's private property, if applicable.

- 13.10 A finalized homesite lease may be terminated or revert back to the Navajo Nation for further assignment. If there are no improvements on the approved homesite lease premises within two years, the GO/LBO can recommend termination of the lease and/or assignment to another qualified individual after payment of fair market value of the lease premises with attached improvement (if any) to the lessee (See Section 12.00 ABANDONMENT. 12.03: A. 1 & 2 for procedures).
- 13.11 In no instance will NLD terminate a homesite lease for a lessee if the request is made by a third party, regardless of the surrounding circumstances. The only exception to this rule is if a Navajo Nation Court issues an Order requiring NLD to terminate a homesite lease.
- 13.12 If the Navajo Nation acquires an Allotment upon which a resident has a valid Residential Lease issued by the BIA, the Navajo will honor the Residential Lease for the duration of its term, so long as it complies with Section 4.0 of these Regulations. The holder of the residential Lease must submit a copy of the valid Residential Lease to the NLD. Within 6 months the expiration of the valid Residential Lease, the resident must begin the process of acquiring a Homesite Lease in accordance of these Regulations.

SECTION 14.00 MORTGAGES AND DEFAULT

- 14.01 A finalized home site lease authorizes lessee(s) to encumber the leasehold interest of a home site to finance construction of building improvements. The leasehold can be mortgaged, pledged, or encumbered as security to finance a debt or loan. The lessee(s) may transfer all or part of the leasehold interest to the Mortgagee or Deed Trustee with the understanding that the Mortgagee or Deed Trustee will release all security interests in the leasehold when the loan or note has been paid in full.
- 14.02 The mortgage or Deed of Trust document must be recorded with the Bureau of Indian Affairs, Real Estate Services; it is recommended that the mortgagee or lender also record the aforementioned indenture with the Recorder's Office of the county in which the real estate is located. The NLD will receive copies of the mortgage or Deed of Trust documents from the Bureau of Indian Affairs Real Estate Services and record it in the Navajo Land Title Data System.
- 14.03 In the event the Lessee/Borrower (Mortgagor/Trustor) defaults on the Mortgage or loan secured by the Deed of Trust, the Mortgagee or Deed Trustee has the authority to foreclose on the secured Homesite lease through the Navajo Nation Courts or as provided by the Navajo Nation Deed of Trust Act. The Mortgagee or the Deed Trustee may have the right to possession of improvements on the leased premises and rents collected as provided by Navajo Nation law and the loan document or agreement.
- 14.04 Any and all permanent buildings and improvements on the leased property shall remain on the premises and shall be subject to the Navajo Nation's Right-of-First Refusal to purchase the leased premises with improvements prior to any resale of the premises.

- 14.05 Default: Should Lessee default in any payment of monies when due under the Lease or be in violation of any other provisions of the lease, said violation may be acted upon by the Navajo Nation pursuant to applicable law.
- 14.06 Lease hold interest of a homesite lease can be sold at a fair market value to a qualified applicant. If there are no improvements on the premises, the lessee can retrieve expenses and fees incurred for lease encumbrance such as archaeological and legal survey expenses. The lessee must record the lease and insure all required lease documents are recorded with the Navajo Land Title Data Systems (NLTDS).

SECTION 15.00 GRAZING OFFICIAL and LAND BOARD OFFICIAL RESPONSIBILITIES

- 15.01 Home Site Lease Application FORM 1 – Section 2: See Section 8.01. B. for compliance.
- 15.02 Field Clearance Certification FORM 2: The GO/LBO shall be responsible for identifying and acknowledging all valid grazing permittees who have interests within one-half (½) mile of the proposed homesite lease location, which is directly affected and impacted by the proposed Homesite identified in Section 2 of the Field Clearance Certification FORM 2.
- 15.03. It is the responsibility of the GO/LBO to write-in the name of the valid Permit holder(s) and Permit number(s) on the Field Clearance Certification FORM 2 for the applicant to obtain signatures from the permittees.
- 15.04 Homesite Lease Consent FORM 3: After the applicant obtains written consents from the permittees listed by GO/LBO on the Field Clearance Certification FORM 2, the GO/LBO must acknowledge the Form, certifying to the best of their knowledge the truth and accuracy of the approval of consenting permittees before the application is submitted to NLD for processing.
- 15.05 Conflict of Interest: The homesite applicant may request the Navajo Nation Grazing Management Office to appoint an alternate GO/LBO to perform the duties described herein when the designated GO/LBO cannot perform his or her duty because of a conflict of interest, including actions involving relatives, or for any other legitimate reason.
- 15.06 The GO/LBO additional responsibilities: The GO/LBO shall also verify whether the proposed homesite is within the Navajo Nation Forest or woodlands. If the proposed homesite is within the Navajo Nation Forest or woodlands, the GO/LBO shall advise the applicant(s) to contact the Navajo Forestry Department. The Navajo Forestry Department shall determine whether the proposed home site will impact the forest or woodlands within the forestry moratorium as set forth by Resolution RCJY-142-92. The resolution established a Moratorium on New Structures, New Homesites, and Range Units within the Navajo Commercial Forest pending development and approval of a new Forest Management Plan. The Forestry Department may issue a letter stating further requirements which must be satisfied to proceed with the proposed homesite lease application.
- A. The GO/LBO shall verify that the proposed homesite lease is not within an area withdrawn or otherwise designated for community development purposes, large or small irrigation farming projects, agricultural land use area, or if the proposed homesite would interfere with local land use plans and/or ordinances. No homesite shall be approved within lands that

are withdrawn or designated for another purpose. If the proposed lease area is within a withdrawn area, the applicant must select another location for their proposed homesite lease.

- B. The GO/LBO shall verify the proposed homesite lease is not within 750 feet of a major highway right-of-way by actual inspection of the site and coordinating with NLD. If the proposed homesite is within 750 feet of a major highway right-of-way, the GO/LBO shall inform the applicant to move beyond the 750 feet corridor or find an alternate site pursuant to 14 NNC § 1200. Chapter: Zoning Sides of Highways and NNC Resolution CM-9-50.
- C. The GO/LBO shall verify that the proposed homesite is not within one-half (½) mile of Navajo Nation government developed permanent livestock waters. If the proposed homesite is within a half mile of the structures, the GO/LBO shall inform the applicant to move the proposed homesite or relocate to an alternate site or request a written authorization from the District Grazing Committee allowing the proposed homesite through an approved resolution of the District Grazing Committee (See 3 N.N.C. § 714).

SECTION 16.00 GRAZING DISPUTES TO DEPARTMENT OF AGRICULTURE

- 16.01 NLD shall refer grazing and consent disputes relating to a pending homesite lease application to the GO/LBO, as applicable, for adjudication or settlement. For example, NLD shall refer to the GO/LBO, when a grazing permittee revokes consent after the Field Clearance Certification is submitted. NLD shall not place the application on hold unless the GO/LBO, as applicable, recommends in writing that there is an active dispute.

SECTION 17.00 HOMESITE LEASE COMPLIANCE AND RESTRICTIONS

- 17.01 Applicants shall comply with Navajo Nation environmental laws and other compliance requirements when applying for a homesite lease on Navajo Trust and Fee Lands:
- A. Sanitation: Lessee shall comply with all applicable sanitation laws, regulations or other requirements of the United States and the Navajo Nation. Lessee shall also dispose of all solid waste in compliance with applicable federal and Navajo Nation laws either in an approved sanitary landfill, transfer station, or other commercial sanitary collection service. Lessee shall maintain the entire leased premises in a safe and sanitary condition, presenting a good appearance both inside and outside of the leased premises. Septic systems and leach/drain fields shall be situated within the lease premises.
 - B. Hazardous Substances: Lessee shall not dispose of hazardous substances or materials on or in the leased premises.
 - C. Environmental Hazards: All non-operational vehicles must be removed and cleared from the homesite lease premises. For failure to comply with Navajo Nation environmental laws, the Navajo Nation EPA shall impose environmental sanctions for non-compliance in accordance with Navajo EPA regulations.

- 17.02 Minerals: All minerals, including sand and gravel, contained in or on the leased premises are reserved for the use of Lessor. Lessor also reserves the right to enter upon the leased premises and search for and remove minerals located on the property, paying just compensation for any damage or injury caused to Lessee's personal property or improvements constructed by Lessee.
- 17.03 Navajo Nation Forestry Moratorium (Restriction): If a homesite lease is approved by the Navajo Forestry Department in a forested or wooded area, and tree removal is to occur, the homesite applicant will follow Navajo Forest and Woodland Regulations. The homesite applicant will comply with the Navajo Nation Forestry Department requirements and the Forest Management Plan approved by Resolution No. RCJY-133-01.
- 17.04 Canyon De Chelly National Monument Moratorium: A Protection Buffer Zone was established within the boundaries of Canyon De Chelly National Monument; therefore, there are restrictions on development and use of land in the vicinity of the Monument (Resolution RCS-51-85).
- 17.05 Biological Resource Land Clearance Policy and Procedures (RCP): No homesite lease shall be approved within Area 1: Highly Sensitive Area; and Area 2: Moderately Sensitive Area which are protected under the Federal and Navajo Nation laws, wildlife resources, including plants, and their habitat resulting in an expedited land use clearance process in accordance with Resolution No. RCMA-34-03, subject to prior approvals or exceptions granted by the Navajo Nation Council or its duly authorized Committee.
- 17.06 Farm Plots and Land Use Permits: Navajo Nation trust or fee lands withdrawn for agricultural uses (i.e., farm permit, agricultural lease, irrigation projects, and farm projects) cannot be used for homesite leases. Administrative Reserve Areas [BIA], Navajo Nation trust, or federal lands that are withdrawn for administrative purposes or governmental use cannot be used for home site leases.
- 17.07 Navajo Nation Parks and Recreational areas – No homesite leases shall be issued within land designated for tribal parks and recreational use areas. The Navajo Nation Parks, monuments, and Recreational areas are protected and preserved for the perpetual enjoyment and benefit of the Navajo Nation, subject to prior approvals granted by the Navajo Nation Council or its duly authorized Committee.
- 17.08 Homesite Lease Residential Use Restriction: A homesite lease is intended for residential purposes primarily a Single-family residence; lessee shall not use any part of the homesite lease premises for any unlawful conduct or illegal activities.
- A. Applicants shall not disturb or commence construction activities on the proposed site until the applicant receives an approved homesite lease.
 - B. A homesite lease shall not be issued if it is to be located within the boundaries of a mission site lease, other homesite lease, business site lease or area designated for business development, or other land withdrawals intended for community development or other purposes.
 - C. A homesite lease shall not be issued if it is located within 750 feet of a major highway right-of-way (14 NNC §1200. Chapter: Zoning Sides of Highways and NNC Resolution CM-9-50).

- D. A homesite lease is required prior to transporting mobile homes or any other structures intended for use as a home onto the Navajo Nation. A transportation permit must be obtained from the NLD before any mobile home or other structure enters Navajo Trust or Fee Lands (See Fee schedule). Failure to obtain a permit will result in a civil violation and fees will be assessed.
- E. The homesite lease premises may be fenced to avoid land disputes, control animals, ingress/egress, and define boundaries.
- F. Homesite lease premises shall not be used for any unlawful conduct or purpose, including but not limited to bootlegging, illegal fund raising activities such as gaming (Bingo hall), dance hall, and other illegal drug activities. Any and all illegal activities conducted on the homesite lease premises shall be considered a breach of the terms of the homesite lease.
- G. Lessee is prohibited from establishing a mobile home park or renting structures not designed as the primary residence within a homesite lease.
- H. Lessee is prohibited from establishing more than one home building improvement as the primary residential structure, or mobile home within the leased premises. Lessee shall prohibit family members or others from establishing additional homes or mobile homes within the leased premises regardless of whether the premises is within a subdivision or a rural area.
- I. The land encumbered by a homesite lease cannot be sold but the lease can be transferred or assigned to another qualified homesite lease applicant through the NLD upon payment to lessee for expenses incurred to establish the prior lease. For such transfers or assignments, the permanent improvements may be sold to the transferee or assignee at fair market value, or subject to the terms of any mortgages(s) or Deed of Trust or purchase agreement.
- J. Modern burial sites and graves are prohibited within the homesite lease premises. All burial sites should be in a community approved cemetery. See Resources Resolution No. RCD-216-99.
- K. Livestock and corrals are prohibited within the homesite lease premises, except as properly permitted by the District Grazing Committee or Land Board.
- L. Lessee may operate a home based business on lease premises; however, the Lessee shall obtain a permit from the Division of Economic Development Business Regulatory Department to do business on an approved homesite lease. The Lessee shall adhere to the Navajo Nation environmental laws and other compliance requirements under 23 N.N.C. §§ 2384 (A), (B), and (C) (Resolution CO-53-13) and shall not be disruptive to the adjacent residence(s).
- M. Lessee shall not place a store front signage on the homesite lease and no hiring of employees to operate a home based business.

SECTION 18.00 HOMESITE LEASE ENFORCEMENT

- 18.01 Purpose: NLD shall have at least one Compliance Officer per Agency to enforce the provisions of these Homesite Lease Regulations. The Compliance Officer is authorized to conduct investigations, draft findings, coordinate with Navajo Nation departments and programs, including the Department of Agriculture, Rangers, Forestry, EPA, Police, Department of Justice, Fish & Wildlife, and BIA, and make disposition recommendations to the NLD Manager. It is the policy of the NLD to work collaboratively with homesite lessee(s) to resolve compliance issues prior to resorting to litigation and termination of the lease.
- 18.02 Homesite Lease Request for Investigation: Written requests for investigation of homesite lease compliance matters can be submitted to the appropriate NLD Agency Office. All complete and valid requests for investigation of homesite lease compliance matters shall be forwarded to the Compliance Officer. Within thirty (30) days of receipt, the Compliance Officer will review the request and determine whether it warrants investigation. The Compliance Officer shall provide written notice to the requesting party indicating whether the request for investigation will be granted.
- 18.03 Investigations: All investigations performed by the Compliance Officer shall be completed within ninety (90) days from the date of submission of the Homesite Lease Investigation Form. The NLD Compliance Officer will conduct an investigation based on the information contained in the Request for Investigation submitted to NLD. The Compliance Officer shall interview individuals, conduct research, and collect all pertinent documentation. The Compliance Officer is authorized to obtain the assistance of other Navajo Nation Departments, Bureau of Indian Affairs, and/or other governmental entities while conducting an investigation.
- 18.04 The Compliance Officer shall submit a detailed written investigation report containing the findings from the investigation. The Compliance Officer shall submit this report to the NLD Manager with any recommendations.
- 18.05 The NLD Manager shall review the Compliance Officer's report and take appropriate action based on the information and recommendation of the Compliance Officer within thirty (30) days. NLD shall keep official records of all documents.
- 18.06 Where the designated Compliance Officer cannot perform his or her duty due to conflict of interest, another Compliance Officer from a different NLD Agency Office will be assigned to investigate. Conflicts of interest can be defined as any situation in which the Compliance Officer is in a position to exploit a professional or official capacity in some way for his/her personal or occupational benefit.
- 18.07 There are many actual homesites with improvements (corrals and buildings) that exceed the one (1) acre size limitation. To gain compliance, enforcement actions may authorize the enlargement of an existing Homesite Lease, not to exceed an additional one (1) acre, to bring existing residential improvements within the bounds of the lease premises. Additional lease adjustment fees or rent or both will apply to enlarged Homesite Leases as set forth in the Fee Schedule.

SECTION 19.00 PRIOR APPROVED HOMESITE LEASE

- 19.01 All previously approved leases with active terms shall remain valid, provided that the lease is in good standing. These lease agreements include the following homesite lease forms: 1) 201-65 [July

1962]; 2) 200A [May 1979]; 3) 200C [May 1994]; 4) 200C [April 1996]; 5) 200RL [April 2000]; 6) 200UL; and 7) 200NL [May 2001].

SECTION 20.00

HOUSING FOR PUBLIC PURPOSES MASTER LEASE

20.01 Application Procedures. A Housing for Public Purposes Master Lease application shall be submitted to the NLD or at one of its agency sub-offices. A completed Housing for Public Purposes Master Lease application shall consist of the following:

- A. Housing for Public Purpose Master Lease Application. The TDHE or Housing Subdivision Developer applicant must complete and submit a Housing Subdivision Master Lease Application with the following information attached to the application.
 - 1. Certification of Compliance: The TDHE or Housing Subdivision Developer shall submit a Certificate of Compliance stating that all of the requirements of the Land Withdrawal Designation Regulations have been completed.
 - 2. Key documents: Copies of key documents listed in the Land Withdrawal Designation Procedures.
- B. Environmental Review Clearance: The TDHE or Housing Subdivision Developer shall conduct the necessary environmental reviews to ensure compliance with federal and tribal environmental requirements for the following:
 - 1. New Homesite Lease Application for TDHE or Housing Subdivision Developer Clients, as applicable;
 - 2. New Subdivision Master Lease Application for TDHE or Housing Subdivision Developer; and
 - 3. Existing Subdivision Master Lease for TDHE or Housing Subdivision Developer, as applicable.

20.02 Final Approval. Upon verification for quality assurance by the NLD Agency Offices, the Housing for Public Purposes Master Lease Application package will be submitted to the NLD Manager or authorized designee who will give final approval on behalf of the Navajo Nation. The NLD will submit the appropriate approved documents to the respective Bureau of Indian Affairs, Agency Real Estate Services, for recording.

20.03 Homesite Lease issuance within existing Housing Subdivision:

- A. A Housing Subdivision which is subject to a Master Lease for housing for public purposes, where development has taken place and which is ready for issuance of individual homesite leases to applicant(s), shall be classified as a "developed area."
- B. Within a "developed area" only this Section 20 shall be used and the other application procedures and requirements of this regulation shall not apply. A Housing Subdivision for

public purposes may develop and use its own application form subject to the approval of the NLD.

- C. The TDHE or Housing Subdivision Developer, as applicable, shall assist its homebuyers and ensure compliance with the lease application requirements for the issuance of individual homesite leases to applicant(s) within the housing subdivision. The TDHE or Housing Subdivision Developer, as applicable, will prepare and submit the individual homesite lease applications to the NLD for its final approval. PROVIDED, however, that existing Housing Subdivisions or developed areas subject to existing homesite leases or assignments of lease for developed lots shall continue to be encumbered by the provisions and covenants of the existing homesite lease or assignment of lease for the residential improvement and lot.
- D. An individual homesite lease within a subdivision shall start a new term from the date of issuance by the NLD. The term of the Housing Subdivision Master Lease shall be separate and independent of any individual homesite lease issued by the NLD within the housing subdivision.
- E. Where there are rules and regulations related to the Housing Subdivision, special conditions or charges for the occupation of Homesite Leases within the subdivision, Land Use Restrictions, or a Declaration of Covenants, Conditions and Restrictions, the individual applicant(s) will be provided with a copy of those documents by the TDHE or Housing Subdivision Developer, as applicable, and the existence of the restrictions will be referenced on the individual Homesite Lease.
- F. The holder of a Housing Subdivision Master Lease shall be the TDHE or Housing Subdivision Developer, as applicable. The TDHE or Housing Subdivision Developer, as applicable, specified in the governing documents for the Housing Subdivision identified in Section D above, and not the NLD, shall be responsible for monitoring and enforcement of the restrictions in the housing unit.

20.04 Additional Application Requirements.

- A. Highway Access: If access to a highway is required for ingress and egress, the proposed master lease applicant will contact the appropriate office or the Department of Transportation for highway access clearance.

SECTION 21.00 PRIVACY ACT

- 21.01 NLD shall not disclose any personal records or information which are contained in any system of records by any means of communication to any person, or to another agency, except pursuant to authorized disclosures, Conditions of Disclosure, and Privacy Exemptions of the Privacy Act of 1974 (Public Law 93-579), 5 U.S.C. § 552(A), and the Navajo Nation Privacy Act, Resolution No. CAP-48-99.

SECTION 22.00 DEFINITION

- 22.01 Abandonment: The failure to develop the leased premises for a two (2) year period or one (1) year period for vacant lots within a subdivision. The failure to develop means, the failure to construct or establish a dwelling or other improvements (fencing, landscaping, laying a foundation).
- 22.02 Acre: A tract of land that measures 43,560 square feet.
- 22.03 Adult: A person who is 18 years of age or older.
- 22.04 Agricultural Land Use Permit: A permit for farming purposes on Navajo Nation trust land.
- 22.05 Appeal Bond: A bond posted upon filing of an appeal. A guarantee of a certain sum of money sufficient to protect the financial interest of the Navajo Nation pending the outcome of any appeals provided for under the General Leasing Regulations.
- 22.06 Approving or Approval: The final action taken by the Navajo Nation to issue the homesite lease (Written authorization by the Secretary, Land Department or a delegated official or, where applicable, the "deemed approved" authorization of an amendment or sublease).
- 22.07 Approved Encumbrance: An encumbrance approved in writing by the Lessor.
- 22.08 Assignment: An agreement between a lessee and an assignee, whereby the assignee acquires all of the lessee's rights, and assumes all of the lessee's obligations under a lease.
- 22.09 Assignee: The person to whom the homesite lease is assigned.
- 22.10 Assignor: The person who is assigning his/her homesite lease.
- 22.11 BIA: The Bureau of Indian Affairs (BIA) within the Department of the Interior and any tribe acting on behalf of the Secretary of the Department of Interior or Bureau of Indian Affairs under 25 CFR § 162.018.
- 22.12 Cancellation: Action to end a lease.
- 22.13 Certificate of Navajo Indian Blood: Valid and up-to-date document issued by the Navajo Nation Vital Records Office evidencing enrollment in the Navajo Nation.
- 22.14 Cognizant Agency: For purposes of environmental review: the Navajo Nation Environmental Protection Agency and the Navajo Nation Departments of Historic Preservation and Fish and Wildlife; and in some instances Forestry, Minerals, Parks and Recreation; and any successor or equivalent Navajo Nation agencies with authority for environmental compliance review.
- 22.15 Collateral Assignment: An assignment of leasehold interests to secure a loan, mortgage, or deed of trust to finance development of the homesite or to purchase an existing house situated on a homesite lease.
- 22.16 Community Property: Any property that is acquired by husband or wife during a marriage that is not separate or gift property to either the husband or wife. Community property principles will govern the distribution of the marital property upon dissolution of marriage in a fair and just manner, and may govern distribution of property upon the death of one spouse in accordance with 9 N.N.C. § 205.
- 22.17 Compliance Determination: The final action determination of the Environmental Reviewer that the proposed leasing action complies or does not comply with the Environmental Review Process set forth in sub-chapter 8 of the Navajo Nation General Leasing Regulations of 2013.
- 22.18 Conflict of Interest: A conflict between public obligation and private interest that will not allow the pertinent official to discharge their duty in an unbiased manner.
- 22.19 Consent or consenting: The act of written authorization by a person empowered to agree, permit and approve the grant of a homesite lease within their grazing pasture or area by the Grazing Official and Grazing Permittee(s).
- 22.20 Day: A calendar day, unless otherwise specified.
- 22.21 Deed of Trust: A deed conveying the leasehold interest of lessee (trustor) to a trustee as security until the lender (beneficiary) is repaid a loan. In the event of breach in repayment of the loan, the

- deed trustee is empowered to foreclose on the lease hold interests and improvements and resell the property in a commercially reasonable manner.
- 22.22 Delegation of Authority: Where, upon approval of the Resources and Development Committee of the Navajo Nation Council, or its successor, authority of the Committee is delegated to a subdivision of Navajo Nation government to approve grants of homesite leases, and their assignment, transfer, or other lawful disposition. Said authority may also be delegable pursuant to the Local Governance Act, 26 N.N.C. §§ 1- 2005, as amended, or other relevant Navajo Nation law.
- 22.23 Improvement: Any structure; home, building, or fencing of surveyed tract, such as building a shack, ramada, storage shed, foundation constructed for a residential purpose.
- 22.24 Egress: The act of going out or leaving; exit.
- 22.25 Encumbrance: Any indenture or proper court order that restricts the ability of lessee to freely, unilaterally further dispose of the leasehold, such as with a collateral assignment of lease under a mortgage, deed of trust or other instrument, which secures a debt or burdens the lease by restriction of uses or alters use rights of lessee or lessor.
- 22.26 Encumbrancer means the owner or holder of an approved encumbrance.
- 22.27 Environmental Assessment: The study of environmental and social impact upon the quality of the human environment as required by Federal laws.
- 22.28 Eminent Domain: The power of a sovereign government to take property for public use with notice and payment of fair and just compensation to the permittee or lessee.
- 22.29 Fair market rental: The amount of rental income that a leased tract of Indian land would return to the Lessor as an investment in an open and competitive market, or as determined by competitive bidding.
- 22.30 Fee interest: An interest in land that is owned in unrestricted fee status, and is thus freely alienable by the fee owner.
- 22.31 Fee Land: Unrestricted lands owned by the Navajo Nation in fee simple, which are subject to taxation by the state government.
- 22.32 Field Clearance: Identification of the affected grazing permittees within a proposed homesite location by the Grazing Committee Member, and consent by permittee to the use of land for a homesite.
- 22.33 Grazing Official (GO) or Land Board Official (LBO): The elected Navajo Nation Official responsible for grazing or farming and land matters within their assigned respective district unit boundary. Such grazing official shall mean the District Grazing Committee Member, Eastern Navajo Land Board Member, or Farm Board Member.
- 22.34 Grazing Permit: All livestock grazed on Navajo lands must be covered by an authorized grazing permit issued by the Superintendent or BIA based upon the recommendation of the District Grazing Committee. A Grazing Permit does not grant fee simple land ownership of the real estate, but, rather authorizes grazing use.
- 22.35 Holdover: Circumstances in which a lessee remains in possession of the leased premises after the lease term expires.
- 22.36 Homesite Lease Applicant: Eligible individual(s) who applied for a homesite lease on Navajo Nation trust or fee land but have not yet received approval of a grant of a homesite lease.
- 22.37 Homesite Lease: A written document that grants a property interest in the use and disposition of the surface of real estate by lessee, and a bilateral contract with lessor that is approved by the Navajo Nation to lease one (1) acre or less of Navajo Nation trust or fee land for residential purposes for 75 years.
- 22.38 Housing for public purposes: Multi-family developments, single-family residential developments, and single-family residences, administered by a tribe or a tribally designated housing entity; or substantially financed using tribal, federal, or state housing assistance program funds.
- 22.39 Housing subdivision: A lease area for which a Master Lease is issued for multi-family development, single-family residential development, or housing for public purposes. It is an area where individual

lots have been so designated, and where infrastructure (streets, electricity, sewer and water) have been provided in anticipation of issuing homesite leases to individual applicants within the Subdivision."

- 22.40 Infrastructure: The basic improvements, facilities and utilities needed for the functioning of a home or dwelling; such as waterline, power line, telephone, sidewalks, housing subdivision parks or playgrounds, and roads.
- 22.41 Ingress: The act of going in or entering, the right to enter; a means of entering; entrance.
- 22.42 Interest, when used with respect to Indian land: An ownership right to the surface estate of Indian land.
- 22.43 Joint Tenancy with Right of Survivorship: Property held by two or more persons jointly, with equal rights to possession and enjoyment during their lives. Under the doctrine of survivorship, the entire estate, upon the death of one of the joint tenants, goes to the survivor without the need to probate the descendant's estate. This shall not apply to married couples involving a Non-Navajo spouse.
- 22.44 Land Status: The current type of land or disposition or management of the real estate and surface use rights.
- 22.45 Lease: A written agreement between the lessor and a lessee, issued under these Regulations as authorized by 25 U.S.C §§ 415 (a) or (e). The lessee is granted a right to possess Navajo Nation Trust Land for a specific purpose and limited duration.
- 22.46 Leasing Decision: In the context of the environmental review process; means the following types of lease transactions that will be acted upon by the Navajo Nation or its delegated political subdivision: 1) Issuance of a lease; 2) Amendment or modification of a lease; 3) Assignment or transfer of a lease; and 4) Granting of a Sublease as applicable.
- 22.47 Lease document: A lease, amendment, assignment, sublease, or leasehold mortgage.
- 22.48 Leasehold Interest: Claim or right to enjoy the exclusive possession and use of an asset or property for a stated definite period, as created by a written lease.
- 22.49 Leasehold mortgage: A mortgage, deed of trust, or other instrument that pledges a lessee's leasehold interest as security for a debt or other obligation owed by the lessee to a lender or other mortgagee.
- 22.50 Lessee: An individual or individuals who has or have a finalized homesite lease approved by the Navajo Nation.
- 22.51 Lessor: The Navajo Nation or its duly authorized designee, the Navajo Land Department (NLD) Manager.
- 22.52 Life estate: An interest in property held only for the duration of a designated person's life. A life estate may be created by a conveyance document or by operation of law.
- 22.53 LTRO: Land Titles and Records Office of the BIA. This office records all title to types of surface estates granted on the Navajo Nation.
- 22.54 Mortgagee: The holder of a leasehold mortgage.
- 22.55 Navajo: Any person who is an enrolled member of the Navajo Nation.
- 22.56 Navajo Land: All lands held in trust for the Navajo Nation; land title which is restricted in favor of the Navajo Nation; Navajo controlled lands (when NN approves use of the property); and Navajo Fee lands.
- 22.57 Navajo Nation: The Navajo Nation Government.
- 22.58 Navajo Nation Trust Land: The surface estate of land or any interest therein held by the United States in trust for the Navajo Nation; land held by the Navajo Nation and subject to federal restrictions against alienation or encumbrance; land held by the United States in trust for a Navajo Nation corporation chartered under Section 17 of the Indian Reorganization Act.
- 22.59 Non-Navajo: A person who is not an enrolled member of the Navajo Nation.

- 22.60 Navajo Forest: All Navajo Nation controlled lands supporting specific species of trees with a specific density or crown closure, as defined in 17 N.N.C. § 520 (H).
- 22.61 Navajo Woodland: All Navajo controlled lands supporting specific species of trees with a specific density or crown closure, as described in 17 N.N.C. § 520 (I).
- 22.62 NEPA: The National Environmental Policy Act of 1969, 42 U.S.C. 4321 *et seq.*
- 22.63 Permanent improvements: Buildings, structures, and associated infrastructure attached to the leased premises.
- 22.64 Permit: A written authorization or license granted by the Navajo Nation whereby the permittee is granted a use or revocable use privilege to use Navajo Nation Trust Land for a specified purpose and limited duration.
- 22.65 Permittee: A person or entity who has acquired a privilege to use Navajo land or federal land by a permit.
- 22.66 Petition: A written request submitted to the Secretary for the review of an action or inaction of the Navajo Nation that is claimed to be in violation of these Regulations. Petition may only be submitted within thirty (30) days after exhausting all remedies available on the Navajo Nation.
- 22.67 Professional Surveyor: A surveyor who engages in the practice of land surveying and is qualified to undertake such practice as confirmed by legal certification registration and licensure as a professional surveyor. The Surveyor must be registered with the respective state where he/she practices land surveying (Arizona, New Mexico, and/or Utah).
- 22.68 Probate: The legal action by a court of competent jurisdiction of distributing property of the decedent and the closing of his or her estate.
- 22.69 Regulations: Homesite Leasing Regulations Amendments of 2015.
- 22.70 Relative: A father, mother, son, daughter, brother, sister, grandmother, grandfather, uncle, aunt, cousin, nephew, niece, husband, wife, father-in-law, mother-in-law, son-in-law, daughter-in-law, sister-in-law, brother-in-law, stepfather, stepmother, stepson, stepdaughter, stepsister, stepbrother, half-brother, half-sister or legally adopted persons by court order.
- 22.71 Restricted land: Land where the beneficial title to which is held by the Nation or an Individual Indian, that can only be alienated or encumbered by the beneficial owner; or, if encumbered by a homesite lease, by the lessee, with the approval of the Navajo Nation.
- 22.72 Right-of-Way: A property right which may or may not be attached to the land, to use for a purpose unrelated to residential use, such as strips of land for roadways, railroads, power line, oil and natural gas lines, telephone lines, waterlines, and other utility distribution service lines.
- 22.73 Secretary: The Secretary of the Interior or his duly authorized representative or successor.
- 22.74 Significant Impact: A determination that an action will have a significant effect on the quality of the human environment after considering the following:
- 1) Effects on public health and safety;
 - 2) Effects on the unique characteristics of the geographic areas, including its historic or cultural resources, park lands or ecologically critical areas;
 - 3) Highly controversial effects on the human environment;
 - 4) Highly uncertain or unknown effects on the human environment;
 - 5) Effects in terms of precedent for future actions with significant effects;
 - 6) Effects that may be individually insignificant, but when considered with other projects, have a significant impact on the environment;
 - 7) Effects that cause loss or destruction of scientific, cultural, or historical resources; and
 - 8) Effects on endangered or threatened species or habitat protected under Navajo Nation or federal law.
- 22.75 Single-family residence: A building with one dwelling unit on a tract of land under a single residential lease, or as defined by applicable tribal law or other tribal authorization.

- 22.76 Single-family residential development: Two or more single-family residences owned, managed, or developed by a single entity.
- 22.77 Sublease: A written agreement by which the lessee grants a right of possession no greater than that held by the lessee under the Lease.
- 22.78 Surety: One who guarantees the performance of another's performance of an undertaking, for example payment of a debt.
- 22.79 Surface Use: The right or privilege to utilize the external layer of land for various types of land use.
- 22.80 Surveyor: The Navajo Nation Official responsible for providing a legal land description of the leased premises by drafting a survey plat from data concerning a portion of the earth's surface by length, direction of boundary lines, and contour of the surface. This person is a professional and licensed surveyor.
- 22.81 Tribally Designated Housing Entity (TDHE): A TDHE is a tribally-sponsored or tribally sanctioned not-for-profit entity, or limited partnership or other entity organized for the purpose of developing or improving low-income housing utilizing tax credits pursuant to 25 U.S.C. 4103(22).
- 22.82 Tenure: The time of holding real estate.
- 22.83 Tenancy in Common: Property held by two or more persons jointly, with equal rights to possession and enjoyment during their lives. However, unlike joint tenancy, when one co-tenant dies, the surviving co-tenant does not succeed to the decedent's interest. Rather, the decedent's fractional interest in the property must be probated.
- 22.84 Termination: To end one's interest in a Homesite Lease by default or mutual consent or valid court order and allowing such interest to revert back to the Navajo Nation.
- 22.85 Trespass: Unauthorized possession, occupancy or use of Navajo Nation Trust Land as defined by Navajo Nation or federal law.
- 22.86 Unrestricted land: Lands where title is held by the Navajo Nation in fee simple absolute status, and the Nation is not required to obtain the approval of the Federal government to render further disposition or use of the land.
- 22.87 Violation: A failure by Lessee to comply with an obligation created by the Lessee agreement to take an action, including payment of compensation, or to fail to comply with a term of the lease.
- 22.88 Watering Point: All tribally developed and maintained springs, wells, and dirt tanks, charcos or deep reservoirs.

HOMESITE LEASE APPLICATION FEE; PENALTIES AND FINES FEE SCHEDULE

1.	Home site Lease Application Filing Fee:	\$30.00
a.	Assignment	\$45.00
b.	Amendment	\$45.00
c.	Termination	\$45.00
2.	Annual Fee	\$12.00
3.	Home Site Land Use Adjustment Fee	
a.	Full acre \$2,000.00	\$2,000.00
b.	Half acre \$1000.00	\$1,000.00
4.	Home Site Land Use Adjustment Rent plus Annual Fee	
c.	Full acre \$2,000.00 (\$27.00 + 12.00)	\$39.00
d.	Half acre \$1,000.00 (\$13.00 + 12.00)	\$25.00
5.	Archaeological Survey (Fees to be established by services provider).	
6.	Resurvey Fee	\$350.00
7.	Re-tie Survey Fee	\$350.00
8.	Home site Application Dispute Filing Fee	\$65.00
9.	Transportation Permits Fee	\$30.00
10.	Land Surveyor Permit Fee	\$30.00
PENALTIES AND FINES		
	• Warning citation (No fee)	
	• 2 nd Citation	\$100.00
	• 3 rd Citation (Penalties with trespassing)	\$200.00
	• 4 th Citation	\$500.00
1.	Illegal Parking of Trailer/Mobile Home (Fees will apply until the Tenant comes into compliance)	\$200.00 per month
2.	Storage Sheds, corrals, etc., without a lease / permit to improve (Fees will apply until the Tenant comes into compliance)	\$200.00 per month
3.	Illegal burial open range locations (Fees will apply annually until the illegal burial sites comes into compliance)	\$500.00 per incident
4.	Environmental Valuation is enforced by Navajo EPA (Junk cars/household trash).	

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RESOLUTION
OF THE
NAVAJO TRIBAL COUNCIL

NO. CY-2-50

WHEREAS, the government has constructed and plans to construct and maintain additional roads on the Navajo Reservation, and

WHEREAS, the Navajo Tribe deems it advisable to control all business enterprises, structures, installations and any other developments for a distance of seven hundred fifty (750) feet on both sides of the right-of-way of all constructed and maintained roads on tribal lands;

THEREFORE, BE IT RESOLVED, that controlled zones of seven hundred fifty (750) feet on both sides of the right-of-way of any constructed, maintained, or proposed new roads are hereby established. The Advisory Committee of the Navajo Tribal Council shall have full authority, acting for the Navajo Tribal Council, to make and regulate any installations, to receive applications, grant permits or leases, establish rental rates, require submission of plans for proposed installations and specify conditions which must be met to receive a permit or lease in said zones, subject to the approval of the General Superintendent of the Navajo Agency. This authority shall not be construed to regulate the control of engineering structures required in the construction of roads, water development, soil and moisture conservation structures, or any other land improvements to be made by the government for the benefit of the Navajo Tribe of Indians, nor shall this authority be construed to restrict the use of land within such zones for grazing and farming by individuals Navajo Indians who may have recognized use rights of tribal lands within such zones.

C E R T I F I C A T I O N

We hereby certify that the foregoing resolution was considered by the Navajo Tribal Council at a duly called meeting at Window Rock, Arizona, at which a quorum was present, and that the same was approved by a vote of 53 in favor and 0 opposed on this 18th day of March, 1950.

APPROVED:

Allan G. Harper
Allan G. Harper
General Superintendent

Sam Ahkeah
Sam Ahkeah, Chairman
Navajo Tribal Council

Shealy Tso
Shealy Tso, Vice-Chairman
Navajo Tribal Council

Seven Hundred Fifty Feet Right Of Way For Commercial Development

As the Navajo Nation and respective community grows, progresses and develops over time, there is a tremendous need to set-aside prime lands for business development purposes. These prime lands are located on major intersections and highways, near communities, and secondary and growth centers. The set-aside land within the 750 Right of Way is to allow communities and chapters to plan their future for business development, to create employment and business opportunities, accessible goods and services, dollar retention and overall growth.

Section VI. Local Grazing Official Responsibilities

- ☐ The local grazing official shall not grant homesite lease applications within the proposed economic development right-of-way of seven hundred and fifty feet for commercial, tourism and small business development on both sides of the highway.

Section IX. Assignment

- ☐ Homesite lease applications shall not be granted within the proposed economic development right-of-way of seven hundred and fifty feet for commercial, tourism and small business development on both sides of the highway.

Section XI. Termination of Homesite leases

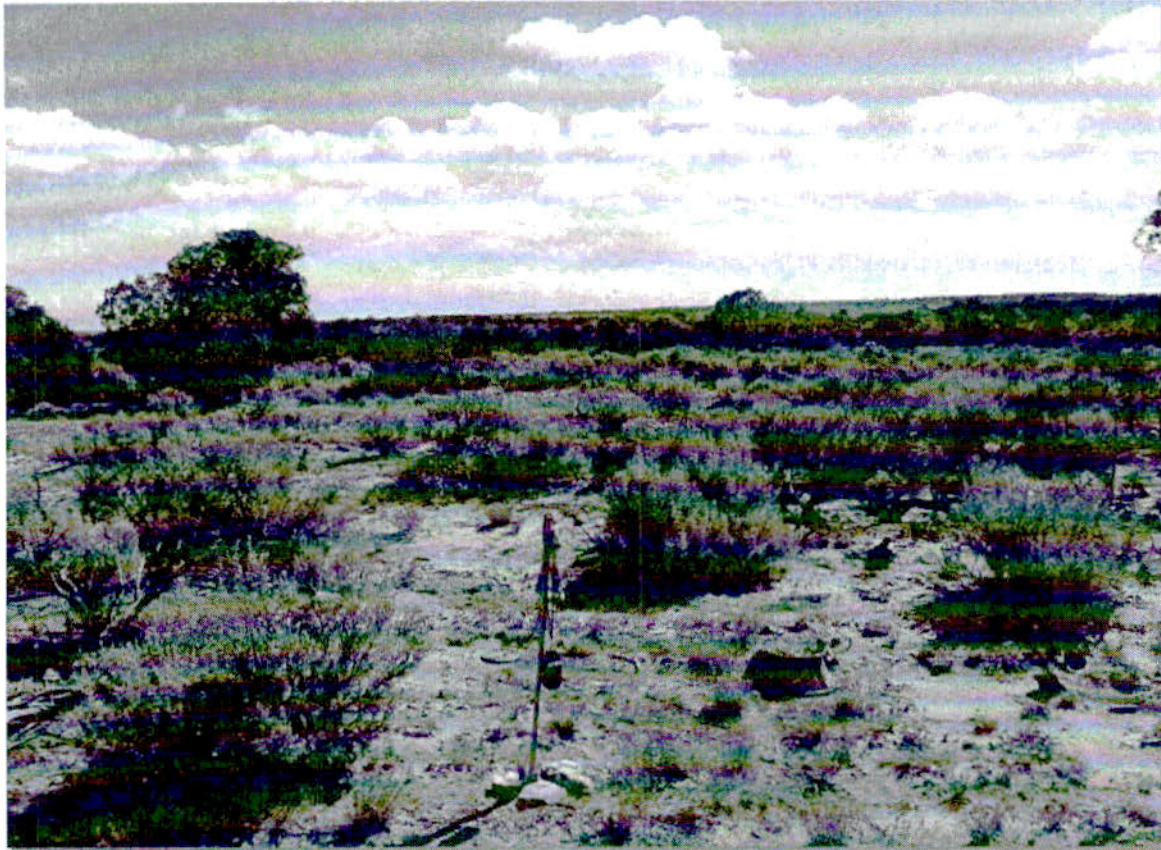
- ☐ An expired business site lease shall not be transferred to a home site lease.
- ☐ All residential structures shall be removed from an expired business site lease.

Section XVI. Application/Lease Restrictions

- ☐ A homesite lease may be used as a home based business, however the lessee shall be responsible for any liability issues.
- ☐ The home based businesses should notify the Division of Economic Development Small Business Department for the rules and regulations.

ED RICHARDS
DIV. OF ECON. DEV.

ENVIRONMENTAL ASSESSMENT REPORT
Jeddito Community Development Tract – 90.47 Acres
Arizona State Highway 264 and State Highway 77/Navajo Route 6
Jeddito, Navajo County, Arizona



February 2013

Prepared by:

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Environmental Manager

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iiná bá, Inc. Project No.: JEDDCHA-00002



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CHAPTER 1.0 - PURPOSE OF AND NEED FOR ACTION

1.1 INTRODUCTION

This Environmental Assessment (EA) was prepared in accordance with the National Environmental Policy Act (NEPA) of 1969, as amended, 42 USC. 4321 et seq., the regulations therein, (40 CFR Part 1500 et seq.), 516 DM 1-15 and the Indian Affairs Manual (IAM) Part 59, Chapter 3. The Jeddito Chapter (Jeddito) proposes to develop a 90.47-acre tract of land (hereinafter referred to as the "subject property") located northeast of the intersection of Arizona State Highway 264 and State Highway 77/Navajo Route 6, Navajo County, Arizona.

1.2 PURPOSE AND NEED

The purpose of the undertaking is to obtain environmental "clearance" for the subject property that will allow the Chapter to develop the property with improvements that will benefit Chapter residents and bring revenue into the Chapter.

1.3 PROJECT LOCATION

The 90.47-acre tract of land is located on Navajo Tribal Trust Lands off the northeastern quadrant of the intersection of Arizona State Highway 264 and Arizona State Highway 77/Navajo Route 6 within Sections 15, 16, 21 and 22 of Township 27 North, Range 21 East, Gila and Salt River Meridian (GSRM). A Project Vicinity Map (Tsin Naan Tee, Arizona USGS Topographic Quadrangle Map – 1990) and Project Location Map (Google Orthophoto Image – 2010) are included in **Appendix A**.

1.4 DECISIONS TO BE MADE

After consideration and review of the information presented in this EA and following public review, the Jeddito Chapter will determine if the proposed action is a major action which may significantly affect the quality of human health and/or the environment.

1.5 NECESSARY PERMITS/LICENSES AND REGULATORY COMPLIANCE

Prior to the start of any construction activities, the Jeddito Chapter must be in possession of all the necessary federal, tribal, and state permits or licenses from the respective and appropriate entities (*i.e.*, The Navajo Nation, Bureau of Indian Affairs, United States Environmental Protection Agency, Army Corps of Engineers, ADOT, etc.).

Regulatory compliance issues/procedures relevant to the subject property and any appurtenant permits/certifications are as follows:

- **Clean Water Act §402 National Pollutant Discharge Elimination System (NPDES) Permit** - As of March 2003, construction activities that disturb one (1) acre or more are now regulated under the NPDES storm water program. The United States Environmental Protection Agency (EPA) Construction General Permit (CGP) regulation states that construction sites must develop and implement storm water pollution prevention plans (SWPPP) and obtain permit coverage from the primacy agency if more than one acre of land is disturbed.

Additional federal regulations and laws include the Migratory Bird Treaty Act; Eagle Protection Act; Clean Air Act; Clean Water Act; National Historic Preservation Act of 1966, as amended; Native American Graves Protection and Repatriation Act of 1990; and Executive Order 12898 of 1994 (Environmental Justice) and Endangered Species Act.

CHAPTER 2.0 - ALTERNATIVES

2.1 INTRODUCTION

This chapter describes the proposed action and the alternatives to that action. These alternatives and/or potential environmental consequences herein were derived through discussions and consideration of local recommendations, minimizing impacts (cultural and traditional) and costs. The considered alternatives to the proposed community development, listed in reverse order of viability, are as follows:

- No Action (*i.e.*, leave property as-is, no development performed); and,
- Construction (proposed action – development of the property).

Another alternative, although not presented as an option under this EA, is to perform the proposed action, but at an alternate location or property within the community. This option generally comes into play when there are conditions that strongly prohibit the use of the proposed or primary property due to the findings of significant impact (FOSI).

2.2 DESCRIPTION OF ALTERNATIVES

2.2.1 No Action Alternative

The No Action Alternative (NAA) would change nothing and no development of the subject property would occur. The community would not get the benefit of a new convenience store, laundry mat, or gas station facility. The property would remain as underutilized land, or potential grazing land.

2.2.2 Proposed Action Alternative (Construction of a convenience store, laundry mat, and gas station)

The purpose of the Proposed Action Alternative (PAA) is to provide the local community with a local convenience store, laundry mat, and gas station. As the present time, these services require residents to drive east approximately 45 miles to Ganado, Arizona. In addition, the new development would provide for local jobs to run and manage the convenience store, laundry map and gas station, and would also bring in revenue from the sales of goods and services.

CHAPTER 3.0 - AFFECTED ENVIRONMENT

3.1 INTRODUCTION

Chapter 3.0 discusses the area in which the proposed action would occur and those aspects that may be impacted. Additionally, the subject property can be described as an arid, high desert environment lying within the Colorado Plateau physiographic province of the North American Cordillera of the southwestern United States. The topography across the subject property is gently rolling with wind-blow sand deposits over bedrock.

The climate of the subject property is characterized by a four-season climate with moderate temperatures. The air is normally clear with low humidity. The majority of the annual precipitation occurs in the form of summer thunderstorms that are usually of short duration resulting from convective and/or orographic lifting of the air masses. Relevant resource components of the existing environment are presented.

3.2 GEOLOGY/SOILS

The proposed project area is located within the Black Mesa Basin and is dominated by the Upper Member of the Bidahochi Formation. This Pliocene formation consists of inter-bedded layers of sandstone, siltstone, limestone, clay, and tuff beds. The layers were deposited on a lake bed that slowly filled with sediments and volcanic ash. As the lake filled with sediment and was deprived of its water, the sedimentary layers were subsequently trenched by stream erosion.

According to the Soil Conservation Service (SCS) soil survey for the subject property (see **Appendix D**, the dominant soil within the proposed development area is the Begay-Doakum family complex soil unit on a 2 to 15 percent slope. The soils form as a fan terrace at the summit or back slope of ridges and mesas derived from eolian (wind) deposits and fan alluvium deposits from sandstone parent rock. The soils are not prone to flooding or ponding, and the depth to groundwater generally exceeds 80 inches. The soil type is not considered as prime farmland. A typical vertical soil profile (starting from ground level) consists of 0 to 43 inches of a fine sandy loam; 43 to 46 inches of a very gravelly loamy fine sand, and 46 to 70 inches of a loamy fine sand.

3.3 HYDROLOGY

The subject property is located within the Little Colorado River drainage which is part of the Little Colorado River Plateau Basin. Surface water is short-lived and occurs primarily as spring runoff from snowmelt and summer and fall thunderstorms.

There are no perennial water resources in the form of rivers, lakes, ponds or streams, or any wetland or riparian habitats, within the proposed project area. There are no well-defined ephemeral or intermittent drainages occurring within the proposed project area. The closest water resources are the Jeddito Wash located north of the subject property and Sand Spring located west of the project area. A review of the National Wetland inventory maps prepared by the United States Fish and Wildlife Service (USFWS), no known wetland habitats are known to occur within, or immediately adjacent to the subject property. No visual evidence of biological soil crusts or aquatic vegetation was observed.

3.4 AIR QUALITY

Navajo County, Arizona, as is most of the State of Arizona, is designated as an attainment area with the National Ambient Air Quality Standards (NAAQS) (www.epa.gov/region9/air/maps) for six air pollutants: ozone, airborne particulates, carbon monoxide, sulfur dioxide, nitrogen dioxide, and lead as established as amended under the Clean Air Act of 1970. Air quality in the area is generally good. Vehicular exhaust, roadway dust, or wood-burning smoke contributes to the airborne particulate matter within the general area.

3.5 BIOLOGICAL RESOURCES

A Biological Evaluation (BE) of the project area has been performed by Dodge Environmental, LLC (Dodge). The report of findings for this evaluation is included as **Appendix B**. The location of the subject property positions it within a "Low Sensitivity Wildlife Resources" (Area 3). A pedestrian survey of the subject property was conducted by John Dodge and Arnold Clifford of Dodge Environmental, LLC on September 25, 2012. Weather during the survey was generally sunny to partly cloudy with ambient temperatures ranging near 90° F. All plant and wildlife species observed in the project area by direct sighting or indirect evidence (*i.e.*, tracks, scat, burrows, bedding, etc.) were recorded and digital photos of the proposed project area were taken. Binoculars were used to survey for raptors within 1/3 mile of the proposed project were visually checked for raptor nests, and perching and roosting sites. The habitat was evaluated for

all USFWS listed species and NESL species of concern with the potential to occur in the project area (see **Appendix B**).

Based on the results of the BE, three (3) bird species were identified as having the potential to occur in the proposed project area. This includes the ferruginous hawk (Group 3), the golden eagle (Group 3), and the gray vireo (Group 4). Group 3 species are classified as having the potential to infrequently occur in the proposed action area and Group 4 species may occur as transient species in the project area due to the potential habitat the project area provides. **Table 2 in Appendix B** provides the entire federally listed species for Navajo County, Arizona, as well as the Navajo Endangered Species List (NESL) for the Tsin Naan Tee, Arizona quadrangle map area. **Attachment E in Appendix B** lists the five (5) grasses; 10 forbs; five (5) shrubs; one (1) cacti and yucca; two (2) trees; two (2) mammals, and three (3) birds observed within the proposed project area.

Based on the findings reported within the BE, the Navajo Department of Fish and Wildlife (NDFW) issued a Concurrence letter on November 16, 2012 regarding the proposed project site. The letter provided a "Conditional Approval", with the following condition:

- Clearing and grading of the project site must avoid the Migratory Bird breeding season of March 1, to August 15. If the breeding season cannot be avoided, a survey for active nests will be required. The survey must include a 0.2 kilometer (1/8-mile) buffer outside the edge of the proposed project site.

A copy of the Conditional Approval letter is included in **Appendix B**.

3.5.1 Flora and Fauna of Tsin Naan Tee, Arizona Quadrangle

The vegetation in the subject property consists of Great Basin desert scrub and conifer woodland. No riparian vegetation occurs within the subject property. No noxious weeds (*i.e.*, seedling or dead stalks) listed by the Bureau of Indian Affairs Navajo Region were identified during the field survey or within the immediate vicinity.

The dominant herbaceous and woody species vegetation within the subject property is big sagebrush (*Artemisia tridentate*), with a sparse layer of herbaceous species consisting of blue grama (*Bouteloua gracilis*), James' galleta (*Pleuraphis jamesii*), mixed with scattered shrub species such as four-winged saltbush (*Atriplex canescens*), common horsebrush (*Tetradymia canescens*), and rubber rabbitbrush (*Chrysothamnus nauseosus*). The subject property also

contains mid-mature open piñon pine (*Pinus edulis*) and juniper (*Juniperus ssp.*). It is estimated that approximately 500 early to mid-mature trees are present creating a canopy cover of between five (5) to 20 percent.

Resource Conservation Plan

In regard to the NNDFW Biological Resource Policy and Procedures, the proposed project would be located within a "Low Sensitivity Wildlife Resources" (Area 3), as identified by the NNDFW and described in the Biological Resources Land Clearance Policies and Procedures (RCP) RCS-44-08, approved September 10, 2008 (NNDFW 2008a). The RCP is aimed to assist the Navajo Nation government and Chapters to stay in compliance with federal and tribal laws that protect plant and animal species of concern, including their habitats, resulting in expedited land use approvals.

Area 3 has a low, fragmented concentration of species of concern. Whenever possible, the NNDFW recommends that project sponsors attempt to locate their projects within Community Development 4 Areas.

Species addressed in this EA are based on a list of federally threatened, endangered, and candidate species for Navajo County, Arizona compiled from the USFWS in October 2012 (USFWS 2012).

According to the United States Fish & Wildlife Service (USFWS), there are 14 federally listed threatened, endangered, and candidate species with potential to occur in Navajo County, Arizona within the subject project area. **Table 2** in **Appendix B** identifies the 14 federally-listed species from the USFWS with the potential to occur in the proposed project and action area based upon information provided by USFWS habitat associations and the presence or absence of suitable habitat for the species within the proposed project area and vicinity. The potential of each species to occur in the proposed project area was evaluated based upon project-specific habitat analyses (*i.e.*, onsite biological investigation) and the habitat associations of each species. Species not likely to occur in the area are excluded from further consideration. The action area is defined as a 1/3-mile radius around the project area.

Species of concern include NNHP and federally protected candidate species and other rare or otherwise sensitive species (*e.g.*, Eagle Protection Act [EPA]; Migratory Bird Treaty Act [MBTA]; and species of economic and cultural significance).

3.5.2 FEDERAL ESA AND NESL DATA RESPONSE LISTING

Federal agencies are required to consult with the United States Fish and Wildlife Service (USFWS) on any proposed action which may affect federally listed threatened or endangered species or species proposed for listing. The NNDFW NHP *Navajo Nation Endangered Species List Species Account Book* (NNDF&W, 2008) was reviewed. The following sections address the potential for federally listed and other special status species to occur in the project area. Dodge summarizes the potential for federally listed species (ESA) and special status species (NESL) to occur in the proposed project area in **Appendix B**.

3.5.2.1 Ferruginous Hawk

Status: NESL Group 3, protected under MBTA

Distribution and Habitat:

Ferruginous hawks have a breeding range that extends from North Dakota and southern Canada to northern Texas, and west to Washington and Nevada, including northern New Mexico and Arizona. Their winter range extends from Colorado south into Mexico and west into New Mexico, but they also occur in Chinle Valley and the Dilkon Area. Ferruginous hawks prefer open grasslands, plains, badlands, and shrub steppe communities. Nest site election depends upon available substrate and surrounding land use. Most nests found on the Navajo Nation are on clay or rock pinnacles, small buttes, or short cliffs less than 90 feet in height. Some nests are found on Utah juniper trees or on the ground. Nest sites that are adjacent to habitat surrounding a nest site must support populations of their preferred prey items of cottontails and jackrabbits, prairie dogs, ground squirrels and gophers.

Potential to occur on the site:

The general conditions and topography in the subject property provide potential habitat for ferruginous hawks. However, the project are is in close proximity to scattered residential development and is adjacent to an existing highway resulting in a moderate to high level of human and vehicle activity. No ferruginous hawks, or signs of consistent raptor use were observed in the subject property during the BE conducted on September 25, 2012.

3.5.2.2 Golden Eagles

Status: NESL Group 3, protected under MBTA

Distribution and Habitat:

Golden eagles occur primarily in mountainous canyon land, rimrock terrain of open desert and grassland areas of western U.S. (Kochert et al. 2002). In Arizona, golden eagles prefer desert grassland and chaparral habitats (Millsap 1981). On the Navajo Nation, golden eagle nests most often occur on steep cliff ledges, usually greater than 100 feet in height; although shorter cliffs may also be used (Mikesic and Roth 2008). In other parts of its range, golden eagles may nest in large trees, manmade structures, but rarely on the ground. Nest sites are adjacent to open habitats that support preferred prey species (*e.g.*, black-tailed jackrabbits, cottontails, and prairie dogs).

Potential to occur on the site:

The subject property conditions provide potential foraging and perching habitat for golden eagles. However, the specific nesting features such as high cliffs with steep ledges are not found within the subject property. The occurrence of golden eagles in the project area would be limited to individuals flying over the site during foraging trips. No golden eagles or signs of consistent raptor use were observed within the subject property during the BE conducted on September 25, 2012.

3.5.2.3 Gray Vireo

Status: NESL Group 4, protected under MBTA

Distribution and Habitat:

Gray vireo is a short-distance migrant that breeds only in the hot, arid regions of the southwestern United States and northwestern Mexico. Gray vireo breeding range includes mostly montane regions and adjacent scrubland of southwestern U.S from south-central New Mexico north to northwestern Colorado, southwest to southern Nevada and to southeastern Arizona; local breeding in southern California and southwestern Texas; winters mostly in south-central Arizona, Sonora Mexico, and the Baja Peninsula; also in southwestern Texas. Gray vireo prefers mixed piñon-juniper woodlands; continuous shrub cover 0.5 to 2 meters in height is an important component of breeding. In Arizona, gray vireos breed at mid-elevations from the Grand Canyon region east across the Navajo Nation and south through the Mogollon

escarpment into the southeastern portions of the state. Distribution on the Navajo Nation is relatively unknown.

Potential to occur on the site:

According to the NNDFW consultation letter (**Appendix B**), gray vireos are known to occur within three (3) miles of the subject property. The open canopy of piñon and juniper stands with moderate understory cover of big sagebrush located along the northern portion of the subject property and the sloping escarpment canyons in the northern portion of the area provide potential habitat for gray vireo. However, the majority of the subject property does not provide suitable habitat due to scattered stands of trees within a dense cover of big sagebrush. No gray vireos were sighted or heard during the BE conducted on September 25, 2012.

3.6 ANALYSIS AND DETERMINATION OF EFFECTS

As required in the guidelines for preparation of BEs issued by the NNDFW, the following sections discuss impacts to federally listed species, NESL species of concern, and avian species protected under the MBTA.

3.6.1 Federally Listed Species

Specialized habitat requirements such as site-specific habitats and site-specific geographic locations for the Navajo County, Arizona federally listed species listed above comprise the preferred habitat regimes for these federally listed species. The federally listed threatened, endangered, proposed and candidate species for Navajo County, Arizona are unlikely to occur due to the lack of suitable habitat. Further, none of these federally listed species have been previously documented to occur within the proposed project area. No designated critical habitat occurs within the proposed project area or proposed action area.

Based on information above, a determination of “no effect” is expected for all federally listed threatened, endangered, proposed and candidate species with potential to occur in Navajo County, Arizona.

3.6.2 NESL Species of Concern

The proposed project and action area contains potential habitat for three (3) NESL listed species of concern; ferruginous hawk, golden eagle, and gray vireo. Impacts to NESL listed species potentially occurring in the project area or action area are discussed in detail below.

3.6.2.1 Potential Impacts to Ferruginous Hawks

No suitable ferruginous hawk nesting habitat would be directly impacted by the proposed action. No nests or signs of consistent raptor use were observed within the project area. The proposed project is located near existing infrastructure, thereby reducing the quality of adjacent habitat. Direct impacts would include and avoidance of the proposed project during construction activities from increased traffic, human activity, and noise related to construction activities. Loss of potential habitat would be low and long-term; while avoidance would be low to moderate and short-term during construction, and low and long-term during facility operation. Impacts to ferruginous hawks are minimized by development of the proposed action adjacent to existing infrastructure.

3.6.2.2 Potential Impacts to Golden Eagles

No suitable golden eagle nesting habitat would be directly impacted by the proposed action. No nests or signs of consistent raptor use were observed within the project area. The proposed project is located near existing infrastructure, thereby reducing the quality of adjacent habitat. Direct impacts would include and avoidance of the proposed project during construction activities from increased traffic, human activity, and noise related to construction activities. Loss of potential habitat would be low and long-term; while avoidance would be low to moderate and short-term during construction, and low and long-term during facility operation. Impacts to golden eagles are minimized by development of the proposed action adjacent to existing infrastructure.

3.6.2.3 Potential Impacts to Gray Vireos

The northern portion of the subject property provides potential gray vireo habitat. No species specific surveys for gray vireo were conducted during the BE conducted on September 25, 2012, nor were gray vireos sighted or heard during the survey. Direct impacts to gray vireos as a result of the proposed action would include the loss of potential nesting and foraging habitat. Indirect impacts may include a change in vegetation composition in areas where removal of natural vegetation communities would occur for the construction of the proposed action. Impacts to gray vireo and other migratory birds would be greater between April 15 through July 15 should construction activities occur within the breeding season. As a Conditional Approval provided by the NNDFW, clearing and grading of the project site must avoid the Migratory Bird breeding season of March 1 to August 15.

3.6.2.4 Species Protected Under the MBTA

The MBTA ensures that all migratory birds and their parts (*e.g.*, eggs, nests, and feathers) are protected from (*i.e.*, taking, killing, capture, transport, sale, or purchase). The piñon-juniper woodland and desert shrub habitats found in the project area supports an array of bird species. The Arizona Partners in Flight (PIF) identified 10 priority bird species within these two habitat types for the Colorado Plateau (Gunnison's Sage-Grouse, Greater Sage-Grouse, Bendire's Thrasher, Sage Sparrow, Black-Chinned Hummingbird, Gray Flycatcher, Cassin's Kingbird, Gray Vireo, Piñon Jay, and Juniper Titmouse). None of these listed migratory birds was observed within the project area during the biological survey conducted on September 25, 2012.

3.7 CULTURAL RESOURCES

CSWTA, Inc. of Tuba City, Arizona conducted a Cultural Resource Inventory (CRI) for the subject property located in Jeddito, Navajo County, Arizona on Monday through Wednesday, September 24-26, and on Monday, November 5, 2012 under Permit No. B12574. The CRI was conducted by sub-parallel pedestrian transects spaced no more than 12 meters apart to cover the project area and buffer zone (50 feet). The proposed action is the withdrawal of land for the development of a convenience store, laundry mat, and gas station. Surface and subsurface ground disturbance within the proposed project area is expected to be high and includes mechanical blading, trenching, concrete pouring, and backfilling.

A review of existing records by Carol Yazzie-Ward of CWSTA at NNHPD in Window Rock indicated that no sites were previously recorded within 300 feet of the subject property. One (1) project was previously reported (#HPD 85-1124). No Traditional Cultural Properties or sacred places were previously recorded within 300 feet of the subject property. A copy of the CRI Report is included in **Appendix C**.

One (1) historic habitation site (#AZ-O-24-17) was discovered and recorded on November 5, 2012. The site is a possible habitation site dating back to the 1950s consisting of living quarters, cooking area, possible sweat lodge and unknown pile of rocks. The site is located within the northwestern portion of the subject property southwest of a boundary stake at UTM 3955022N, 581145E. A general sketch of the habitation site is found on page 16 of the CRI Report in **Appendix C**. The site was determined not to be of any archaeological interest and does not meet the 100-year age requirement on ARPA and does not merit protection under AIRFA.

Based on the results of the CRI, Conditional Archaeological Clearance is recommended for the proposed subject property provided that the historical site and burial site be avoided completed during development. Copies of the CRI were issued to the Navajo Nation Historic Preservation Department (NNHPD) for review and concurrence. As of the date of this document, no concurrence letter had been received by the NNHPD.

3.8 SOCIO-ECONOMIC RESOURCES

The Navajo Nation is a semi-autonomous Native American homeland covering approximately 26,000 square miles and encompasses approximately 17 million acres of land. The Navajo Nation occupies all of northeastern Arizona, the southeastern portion of Utah and northwestern New Mexico. It is the largest land area within the United States assigned to a Native American jurisdiction. The unemployment level fluctuates between 40 and 45 percent, but in some communities it can be as high as 85 percent or as low as 15 percent. These rates could be due to the remoteness of a majority of the communities and the lack of employment opportunities on the reservation, thus mandating residents to travel many miles to seek employment. The Navajo Nation Division of Economic Development (NNDED) has completed various developments through their development plan. Additional economic opportunities include cattle, tourism and recreation within the Reservation. The population of the Navajo Nation within its recognized boundaries is approximately 173, 987 residents according to the U.S. Census Bureau – Census 2000. The median household income is approximately \$22,400.00. For Jeddito, unemployment, as of August 2012, was 14.9% for a 2010 Census population of 293. The proposed action under this EA would provide additional, skilled-labor (trade) jobs (short-term construction phase and long-term business employment) to the Jeddito community that could also lead to other related business lease opportunities nearby to support the actions of the new community development.

3.9 RESOURCE USE PATTERNS

3.9.1 Hunting, Fishing, and Gathering

Due to the location of the subject property being in close proximity to major, paved roadways, and in reasonable proximity to scattered residential housing, the cultural activities of hunting, fishing, and gathering are not conducive and are currently not being routinely performed within the limits of the subject property. There are vast range lands outside the limits of the proposed action area to the east and north of the subject property that are more conducive to these activities that will still be available upon completion of the proposed action.

3.9.2 Agriculture

There are no significant agricultural activities in the project area. According to the SCS, the dominant soil type within the subject property is not conducive to agricultural activities (see **Appendix D**).

3.9.3 Transportation Networks

The subject property is located to the northeast of the intersection of Arizona State Highway 264 and Arizona State Highway 77/Navajo Route 6. Arizona State Highway 264 is a major east-west artery that connects the capital of the Navajo Nation in Window Rock, Arizona with communities further west including Tuba City, Arizona.

3.10 PUBLIC HEALTH AND SAFETY

The proposed action regarding the subject property will not create undue harm or risk to public health or safety. Ingress and egress from the subject property will be based on civil engineering designs taking into account all aspects of traffic safety and public health matters. The proposed facilities will likely have public restrooms and sanitary services to promote positive personal hygiene. The use and storage of any hazardous products or materials used onsite will be in strict accordance with applicable federal, state, or Tribal regulations under controlled conditions that will be protective of human health and the environment. The respective businesses will likely have adequate lighting and designated parking, with applicable ADA handicap spaces.

3.11 HAZARDOUS MATERIALS

Due to the property being undeveloped, there is little likelihood of encountering hazardous materials during construction activities. During the performance of the CRI, areas of recent trash dumping along the northern boundary line of the subject property were noted. While the dumping was believed to be residential in nature, there is always the potential for the illicit dumping of hazardous materials that would otherwise require special handling and/or costs for disposal.

Hazardous wastes should not be generated during construction activities unless contaminated soils are encountered. In this case, the generation, transportation, and disposal of the hazardous materials should be performed by a firm trained and qualified to provide these services. Vehicle maintenance, other than routine lubrication and fueling operations, should be performed off-site to prevent accidental releases of petroleum by-products or other potentially hazardous

materials. After facility construction, the operation of the facility should not create a condition that causes hazardous materials to be released to the environment. The delivery, storage, and dispensing of hazardous materials (products) to the public will be under a controlled setting, as well as the proper disposal/recycling of any waste products generated as the result of operations.

3.12 OTHER RESOURCES

3.12.1 Visual Resources

The subject property is located in an area immediately adjacent to an intersection of two (2) major roadways at the base of an area known as Roberts Mesa. The local area currently contains scattered residential developments, wire fences, telecommunication towers, and power lines. The subject property does not currently have any scenic views that would be obscured by the proposed action.

3.12.2 Noise

The noise environment in the vicinity of the subject property is typical of a rural developed area, consisting primarily of traffic noise generated from vehicle traffic. Additionally, noise in the proximity is generated by the wind, children playing, occasional emergency vehicle traffic, and by the occasional aircraft flyover. The development of the subject property to include a convenience store, laundry mat and gas station has the potential to generate additional traffic noise during normal business hours. There will be vehicular traffic in and out of the subject property. However, the duration of traffic should be more limited, as the businesses will likely not have hours of operation before 08:00 am or after 6:00 pm on the average. All work activities will be conducted inside the respective businesses. The occasional use of air-driven tools using an air compressor may create noise periodically at the gas station, but will not be long-term. Most of the noise resulting from the subject property will be during "normal working hours" that should not significantly impact the surrounding community.

CHAPTER 4.0 - ENVIRONMENTAL CONSEQUENCES

4.1 INTRODUCTION

The potential for consequences of the No Action and Proposed Action alternatives on selected environmental resources are described in this chapter. This EA discusses impacts and related feasible mitigation measures under the same headings and in the same order as found in Chapter 3. Under the No Action Alternative, the overall topography would remain undisturbed. Under the Proposed Action Alternative, temporary disturbances around the construction areas may exist during the project activities due to the necessity for the construction of the proposed development. Therefore, the Proposed Action Alternative will pose slight topographical changes due to construction of new buildings, ingress and egresses, and patron parking.

4.2 GEOLOGY/SOILS

No Action Alternative

Under the No Action Alternative, there would be no changes to the existing conditions and the geologic conditions would remain the same.

Proposed Action Alternative

Under the Proposed Action Alternative, construction efforts will require numerous activities resulting in the disturbance of native soils. These activities may include the advancement of boreholes for the geotechnical evaluation and the excavation associated with the proposed project activities. Potential erosion and vagrant dust would be controlled by implementation of Storm Water Pollution Prevention (SWPPP) and Soil Erosion Control Plans (SECP). Mitigation or site restoration procedures in conjunction with these Plans will lessen potential effects.

4.3 HYDROLOGY

4.3.1 Surface Water

No Action Alternative

This alternative would not change the current conditions related to water quality in the proposed oil and lube service station project area.

Proposed Action Alternative

This alternative would have no long-term deleterious effects on surface water quality. A minor temporary increase in the amount of topsoil carried by natural runoff (and a decrease in water quality) is possible, but should be controlled by implementation of the contractors Storm Water Pollution Prevention Plan (SWPPP) during the construction phase until the final infrastructure for the proposed action is in place (*e.g.*, pavement, curbs and gutters, storm water drainage swales, etc).

Under §402(p) of the CWA, a National Pollution Discharge Elimination System (NPDES) General Permit is required for all construction activities when one or more acres will be graded or excavated during construction. The purpose of the permit is to control pollution from stormwater discharge. Since this project would involve approximately 90.47-acres of disturbed area, an NPDES Notice of Intent (NOI) is recommended to be filed with the EPA prior to construction. A SWPPP will be prepared and ready for implementation prior to filing the NOI.

4.3.2 Ground Water

No Action Alternative

Under this alternative there would be no change in current conditions.

Proposed Action Alternative

Under this alternative, there would be no change in current conditions. The existing source of water for the subject property would likely come from a series of water lines and meters owned and operated by the Navajo Tribal Utility Authority (NTUA). The infrastructure would be designed to meet the proposed needs of the new facilities. The source of groundwater for the subject property is from NTUA wells and/or other water sources located considerable distance from the subject property such that any onsite activities will not adversely affect the quality of groundwater. Furthermore, the depth to groundwater at the site is likely to be deep, possibly as much as 50 feet below the surface, or more.

After construction of the gas station, the only mechanism that can have an adverse affect on the quality of groundwater is from a leaking underground storage tank (UST) filled with petroleum fuels. However, current regulations by the NNEPA will require that the UST system contain a leak detection device or other means of quickly detecting a release to the environment such that a threat to groundwater can be detected early and abated.

4.4 AIR QUALITY

No Action Alternative

Under this alternative there would be no change in current conditions.

Proposed Action Alternative

Some impact on air quality is anticipated during construction activities, due in part to dust generated from earthwork. Short-term impacts from construction related activities will be controlled with regular applications of water to exposed fill piles and project areas. The project is not expected to contribute such significant negative quantities that result in the degradation of the general air quality in the surrounding area or to require air permitting from EPA Region IX.

Following construction, the proposed action has the ability of creating minor, short-term impacts to air quality at the immediate vicinity of the new developments. As an example, a gas station can produce short-term impacts during vehicle fueling from the release of petroleum vapors from the dispenser nozzles unless they are fitted with either Stage 1 or Stage 2 vapor recovery systems. Furthermore, the delivery of fuel into the USTs by the transport creates short-term increases in VOCs in the air at the tanks by the release of vapors from the tanks during the placement of fuel. Also, in general, the overall increase in the number of vehicles entering and exiting the proposed action area after development will result in a slight overall short-term increase in air quality issues (VOCs, carbon monoxide, etc.)

4.5 BIOLOGICAL RESOURCES

4.5.1 Vegetation

No Action Alternative

Under this alternative, vegetation would remain as is.

Proposed Action Alternative

Direct impacts resulting from the proposed activities would be kept at a minimum through the use of Best Management Practices (BMPs). Timely site restoration of the loss of vegetation under this alternative would reduce the proliferation of noxious weeds over the disturbed area and reseeding disturbed areas would limit the invasion of invader species or noxious weeds. Residual impacts to vegetation would be reduced or eliminated through the use of BMPs, and the re-establishment of vegetation. All appurtenant clearing and grubbing will be in accordance

with recognized methodologies and protocol. If possible, the design and installation of future structures could possibly allow for some of the more mature trees to remain onsite.

4.5.2 Wildlife

No Action Alternative

Under this alternative, there would be no impact to wildlife.

Proposed Action Alternative

Under this alternative, construction activities may disturb wildlife in the very short-term due to increased human activity and by the variable noise and dust. Since construction activities are normally limited to a small area and during daylight hours when animals are less active, the impacts would be minimal. Abnormal noise disturbances resulting from the project may contribute to wildlife avoidance of the immediate area of activity, but would be short lived and have little, if any, effect on wildlife. No residual impacts are anticipated after implementation of operating procedures and the Site may encounter the occasional visit from local livestock that is shown to roam the Jeddito community (*e.g.*, horses, cattle, and sheep).

4.5.3 Threatened and Endangered Species

The Biological Evaluation Report indicates there are no threatened or endangered (T&E) species in the project area. The NNDFW does highly recommend that project activities avoid the Migratory Bird breeding season of March 1-August 15 or surveys will precede construction activity.

4.6 CULTURAL RESOURCES

No Action Alternative

Under this alternative, there would be no impact to cultural resources.

Proposed Action Alternative

No cultural artifacts, cultural features or cultural sites were found during the course of field inventories conducted for the project. One (1) Navajo historic site was recorded along the northwestern margin of the subject property. A Conditional Archaeological Clearance is recommended for the proposed action as long as this historic site is avoided all together during the development of the subject property.

4.7 SOCIO-ECONOMIC RESOURCES

No Action Alternative

Under this alternative, there would be no temporary construction jobs and no monetary benefit to the local economy. Over the long-term, the subject property would continue to remain as vegetated range land with no other potential for economic benefit. The community's quality of life and economy would not improve. No improvement to the community would occur.

Proposed Action Alternative

It is anticipated that socioeconomic impacts from the performance of the proposed action alternative should be positive in nature due to the potential for short-term employment opportunities during construction activities, monetary expenditures by workers, with long-term employment to operate/maintain the businesses that are built to benefit the local community.

ENVIRONMENTAL JUSTICE

Relating to environmental justice, Executive Order 12898 (published in the Federal Register on February 11, 1994) requires federal agencies to identify and address disproportionately high and adverse human health or environmental effects of their programs, policies, and activities on minority populations and low income populations. This being a Navajo Nation Division of Economic Development construction project that is intended to strengthen and improve the economics of the Tribe and Tribal members, no adverse effects are expected as a result of proceeding with the proposed action.

4.8 RESOURCE USE PATTERNS

4.8.1 Hunting, Fishing and Gathering

No Action Alternative

There will be no impact under this alternative.

Proposed Action Alternative

The proposed development of the property would remove the existing range land consisting of mixed woody and other vegetative species. However, the subject property does not currently support any significant referenced resource patterns for hunting, gathering, or fishing. There are plenty of available lands surrounding the subject property for the community to continue these efforts.

4.8.2 Agriculture

No Action Alternative

There will be no impact under this alternative.

Proposed Action Alternative

No agricultural lands will be impacted by the proposed project, as the subject property is not conducive to this type of activity.

4.8.3 Transportation Networks

No Action Alternative

There will be no impact under this alternative.

Proposed Action Alternative

The development of the subject property with patron ingresses and egresses will not adversely affect the current transportation network or infrastructure, and will be designed in a manner that will provide safety to all users. No significant impacts to the Arizona State Highway 264/NR-6 intersection area are anticipated as a result of the proposed action. However, this should not be constituted as an official traffic study.

4.9 PUBLIC HEALTH AND SAFETY

No Action Alternative

Under this alternative, the subject property would remain as-is with no changes in recognized public safety or health.

Proposed Action Alternative

Temporary traffic control devices (signs, concrete barriers with attenuators, delineators, and warning lights) and a bypass might also be included, during construction activities, thus resulting in a potential for increased travel times for the motoring and pedestrian population. Additionally, this proposal will incorporate the most current American Association of State Highway and Transportation Officials (AASHTO) and NDOT/ ADOT standards. The end result of the proposed development is to provide readily accessible services (food, laundry services, and gasoline) to the local community (and passer bys) that would otherwise be obtained outside the area by local residents.

4.10 HAZARDOUS MATERIALS

No Action Alternative

There will be no impact under this alternative.

Proposed Action Alternative

Hazardous wastes should not be generated during construction activities. Construction vehicle maintenance, other than routine lubrication and fueling operations, should be performed off-site to prevent accidental releases of petroleum by-products or other potentially hazardous materials. The delivery, storage, and dispensing of hazardous materials (products) to the public will be under a controlled setting, as well as the proper disposal/recycling of any waste products generated as the result of operations. The construction of a gas station does create the potential for the on-site release of gasoline through the accidental release during refueling and from a release (leak) from an underground storage tank. There are current regulations in place that will be in force for any new gas station to reduce the likelihood of a release of hazardous materials.

4.11 OTHER RESOURCES

4.11.1 Visual

No Action Alternative

There would be no changes to current visual characteristics under this alternative.

Proposed Action Alternative

The proposed project will have a positive impact on the visual resources in the area. The improvements will enhance the current appearance of the subject property and may also create the potential for further community involvement to additionally enhance adjacent or nearby properties that are currently underdeveloped or vacant.

4.11.2 Noise

No Action Alternative

There would be no changes to current noise levels under this alternative.

Proposed Action Alternative

Under this alternative, construction activities may disturb wildlife and nearby residents in the very short-term due to increased human activity and by the variable noise generated by

vehicular traffic and construction equipment. Since construction activities are normally limited to a small area and during daylight hours when animals are less mobile or residents are at work, the impacts would be minimal. Abnormal noise disturbances resulting from the project may contribute to wildlife avoidance of the immediate area of activity, but would be short lived and have little, if any, effect on wildlife.

CHAPTER 5.0 - MITIGATION MEASURES

Mitigation measures to be implemented during the design and construction of this project to reduce potential negative environmental impacts include the following actions:

- No travel, parking, or other construction activities shall be allowed outside the right-of-way of either Arizona Highway 264 or Navajo Route 6;
- The Contractor shall advise all project personnel that archaeological materials, human remains, and other heritage resources may occur hidden by dirt or vegetation in the project area and inform them that they should be alert for these resources. The Contractor shall inform all personnel of the requirement to not collect or disturb any archaeological or cultural remains. Any archaeological artifacts or other heritage resources discovered during construction shall be left intact and undisturbed, all work in the area shall stop immediately, and the Navajo Nation Historic Preservation Department (NNHPD) shall be notified immediately [(928) 871-7148]. Commencement of operations shall be allowed upon clearance by the NNHPD.
- If during construction operations any human remains, funerary objects, sacred objects or objects of cultural patrimony as defined in the Native American Graves Protection and Repatriation Act (P.L. 101-601; Stat. 3048; 25 U.S.C. 3001) are discovered, the Contractor shall stop operations in the immediate area of the discovery, protect the remains and objects, and immediately notify the Navajo Nation Historic Preservation Department (NNHPD) of the discovery by telephone [(928) 871-7148] with written confirmation. The Contractor shall continue to protect the immediate area of the discovery until notified by the NNHPD that operations may resume.
- Hazardous wastes will not be generated during construction activities. Vehicle maintenance, other than routine lubrication and fueling operations, will be performed off-site at a temporary locked and secured equipment yard to prevent accidental releases of petroleum by-products or other potentially hazardous materials.
- Construction fencing should be installed around the perimeter of the single historic habitation site located along the northwestern portion of the subject property. An area measuring approximately 400 feet by 700 feet should be marked to prevent any development activities from occurring in this area.
- Clearing and grubbing operations should avoid the Migratory Bird breeding season between March 1 and August 15.

CHAPTER 6.0 - AGENCY CONSULTATION AND COORDINATION

6.1 Agencies and/or Individuals Consulted

The following individuals and agencies were contacted in the preparation and completion of this EA. The EA will be provided to the Jeddito Chapter located in Jeddito, Arizona. The Jeddito Chapter will circulate the report to the appropriate agencies and affected communities for comments.

Ms. Pamela A. Kyselka
Navajo Nation
Department of Fish and Wildlife
Post Office Box 1480
Window Rock, Arizona 86515-1480

Ms. Sonja Detsoi, Wildlife Tech.
Natural Heritage Program
Navajo Nation
Department of Fish and Wildlife
Post Office Box 1480
Window Rock, Arizona 86515-1480

John Dodge
Dodge Environmental LLC.
Post Office Box 75
Fruitland, New Mexico 87416

Carol S. Ward
CSWTA, Inc.
Post Office Box 790
Tuba City, Arizona, 86045

William Oberle
U.S. Army Corps of Engineers
Albuquerque District Office
4101 Jefferson Plaza NE
Albuquerque, New Mexico 87109-3435

Tamara Billie
Historic Preservation Department
Navajo Nation
Post Office Box 4950
Window Rock, Arizona 86515

CHAPTER 7.0 - REFERENCES AND APPENDICES

7.1 References

U.S. Army Corps of Engineers, Albuquerque District (<http://www.spa.usace.army.mil/>) - §401 and §404 Permits and Wetlands Issues.

EPA Office of Wastewater Management -NPDES Construction General Permit.
(http://cfpub.epa.gov/npdes/home.cfm?program_id=6)

U.S Geological Survey (USGS) web site (<http://nwis.waterdata.usgs.gov>- peak stream flow data for the Nation and Calendar year Streamflow Statistics for the Nation

U.S. Department of the Interior, Bureau of Indian Affairs, 1993. NEPA Handbook, BAIM Release 9303.

United States Fish and Wildlife Service (USFWS) web site (<http://wetlandsfws.er.usgs.gov>) National Wetlands Inventory Wetlands Digital Data Internet database.

United States Environmental Protection Agency (USEPA) web site
(www.epa.gov/region9/air/maps) National Ambient Air Quality Standards (NAAQS)

Western Regional Climate Center (WRCC) web site
(www.wrcc.dtr.edu/summary/climsmnm.html)

Tsin Naan Tee, Arizona, USGS 7.5 minute series (Topographic)

U.S. Department of Transportation, Federal Highway Administration, 2003 *Standard Specifications for Construction of Roads and Bridges on Federal Highway Projects FP-03*.

U.S. Department of Transportation, Federal Highway Administration, 1982 *Government Noise Standards*.

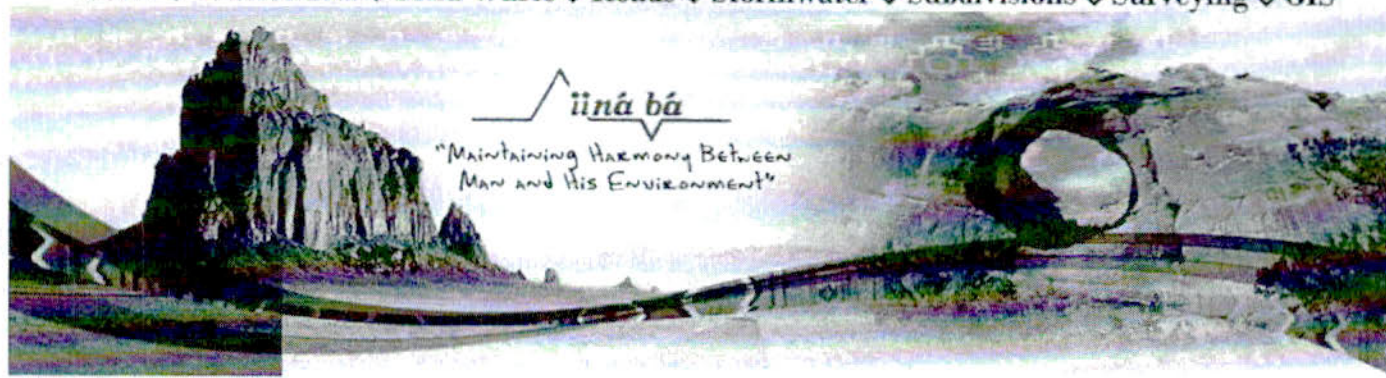
U.S. Department of Labor, Bureau of Labor Statistics, 2000 *Geographic Profile of Employment and Unemployment*

U.S. Census Bureau, Census 2010.

Dodge Environmental, LLC, *Biological Evaluation*, Jeddito Community Development Tract Project, Dodge Environmental LLC, Fruitland, New Mexico, 33 pp.

CSWTA, Inc, *A Cultural Resources Inventory Survey for the Proposed Jeddito Community Development, Jeddito, Arizona*, CWSTA, Inc., Tuba City, Arizona, 32 pp.

Water ♦ Wastewater ♦ Solid Waste ♦ Roads ♦ Stormwater ♦ Subdivisions ♦ Surveying ♦ GIS



APPENDIX A — MAPS
ENVIRONMENTAL ASSESSMENT REPORT
JEDDITO CHAPTER COMMUNITY DEVELOPMENT TRACT
JEDDITO, NAVAJO COUNTY, ARIZONA

PROJECT No. JEDDCHA-00002

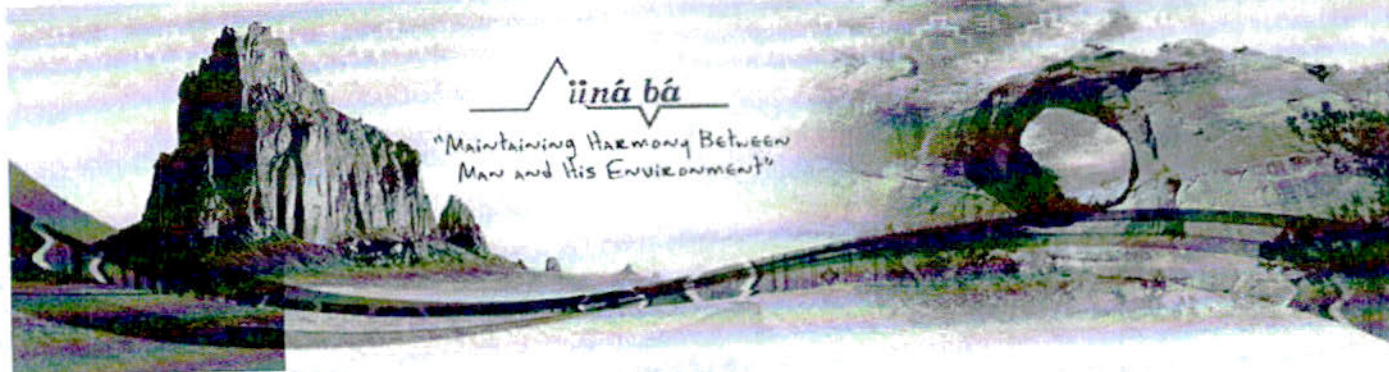


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FEBRUARY 19, 2013

Hydrology ♦ Air Quality ♦ ESA ♦ Soil Investigations ♦ SPCC ♦ Water Rights ♦ LUST

Water ♦ Wastewater ♦ Solid Waste ♦ Roads ♦ Stormwater ♦ Subdivisions ♦ Surveying ♦ GIS



APPENDIX B — BIOLOGICAL EVALUATION REPORT
ENVIRONMENTAL ASSESSMENT REPORT
JEDITO CHAPTER COMMUNITY DEVELOPMENT TRACT
JEDITO, NAVAJO COUNTY, ARIZONA

PROJECT NO. JEDDCHA-00002



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FEBRUARY 19, 2013

Hydrology ♦ Air Quality ♦ ESA ♦ Soil Investigations ♦ SPCC ♦ Water Rights ♦ LUST

NOV 29 2012

BIOLOGICAL RESOURCES COMPLIANCE FORM
NAVAJO NATION DEPARTMENT OF FISH AND WILDLIFE
 P.O. BOX 1480, WINDOW ROCK, ARIZONA 86515-1480

It is the Department's opinion the project described below, with applicable conditions, is in compliance with Tribal and Federal laws protecting biological resources including the Navajo Endangered Species and Environmental Policy Codes, U.S. Endangered Species, Migratory Bird Treaty, Eagle Protection and National Environmental Policy Acts. This form does not preclude or replace consultation with the U.S. Fish and Wildlife Service if a Federally-listed species is affected.

PROJECT NAME & NO.: Jeddito Community Development Tract

DESCRIPTION: The Jeddito Chapter proposes a land withdrawal of 90.47 acres for community development.

LOCATION: Sections 15, 16, 21, & 22, T27N, R21E, G&SRM, Jeddito Chapter, Navajo County, Arizona

REPRESENTATIVE: John E. Dodge, Dodge Environmental, LLC.

ACTION AGENCY: Jeddito Chapter

B.R. REPORT TITLE / DATE / PREPARER: BE-Jeddito Community Development Tract/24 OCT 2012/Dodge Environmental, LLC.

SIGNIFICANT BIOLOGICAL RESOURCES FOUND: Area 3. Utility extension ROW's are undetermined and not approved at this time.

POTENTIAL IMPACTS

NESL SPECIES POTENTIALLY IMPACTED: [1] Vireo vicinior (Gray Vireo), G4, MBTA.

FEDERALLY-LISTED SPECIES AFFECTED: NA

OTHER SIGNIFICANT IMPACTS TO BIOLOGICAL RESOURCES: NA

AVOIDANCE / MITIGATION MEASURES: NA

CONDITIONS OF COMPLIANCE*: [1] Clearing and grading of the project site must avoid the Migratory Bird breeding season of 01 MAR-15 AUG. If the breeding season cannot be avoided a survey for active nests will be required. The survey must include a 0.2 km (1/4 mi) buffer outside the edge of the project site.

FORM PREPARED BY / DATE: Pamela A. Kyselka/16 NOV 2012

COPIES TO: (add categories as necessary)

☒ BIA ☐ _____

<p>2 NTC § 164 Recommendation:</p> <p><input type="checkbox"/> Approval</p> <p><input checked="" type="checkbox"/> Conditional Approval (with memo)</p> <p><input type="checkbox"/> Disapproval (with memo)</p> <p><input type="checkbox"/> Categorical Exclusion (with request letter)</p> <p><input type="checkbox"/> None (with memo)</p>	<p>Signature</p> <p><i>[Signature]</i></p> <p>Gloria M. Tom, Director, Navajo Nation Department of Fish and Wildlife</p>	<p>Date</p> <p>11/19/12</p>
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PRESIDENT
JOE SHIRLEY, JR.
VICE PRESIDENT
BEN SHELLY

NAVAJO FISH AND WILDLIFE

P.O. BOX 1480

WINDOW ROCK, AZ 86515

16 November 2012

12DOEL-04

John E. Dodge, Biologist/President
Dodge Environmental, LLC.
Post Office Box 75
Fruitland, New Mexico 87416

Mr. Dodge,

The Navajo Nation Department of Fish and Wildlife (NNDFW) reviewed the Biological Evaluation for the proposed Jeddito Community Development 90.47-Acre Land Tract. The purpose of this letter is to inform you that we are granting the proposed project a Conditional Approval. The project is approved with the following condition:

[1] Clearing and grading of the project site must avoid the Migratory Bird breeding season of 01 MAR-15 AUG. If the breeding season cannot be avoided a survey for active nests will be required. The survey must include a 0.2 km ($\frac{1}{8}$ mi) buffer outside the edge of the project site.

Please contact me at 928-871-7065 with any questions that you have concerning the review of this project.

Sincerely,

Pamela A. Kyselka, Wildlife Biologist
Navajo Natural Heritage Program
Department of Fish and Wildlife

CONCURRENCE

Gloria Tom, Director
Department of Fish and Wildlife

Biological Evaluation

For the Proposed

Jeddito Community Development Tract Project

Jeddito Chapter, Fort Defiance Navajo Agency
Navajo County, Arizona



Prepared For:

iina' bá, Inc.
4801 North Butler Avenue, Suite 1101
Farmington, New Mexico 87401

Prepared By:

Dodge Environmental, LLC.

P.O. Box 75
Fruitland, New Mexico 87416

October 24, 2012

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1.0 INTRODUCTION

The Jeddito Chapter, a member of the Fort Defiance Agency of the Navajo Nation, is proposing the construction and operation of a future community development to provide the immediate community with accessible facilities. The proposed action is the Jeddito community development tract project (proposed project) that would be located on a vacant 90.47-acre tract of land on Navajo Tribal Trust lands in Navajo County, Arizona.

Dodge Environmental, LLC (Dodge Environmental) was retained by iiná bá, Inc., on behalf of Navajo Tribal Utility Authority (NTUA), to conduct a biological resources survey, including threatened and endangered (T&E) species surveys, and prepare a Biological Evaluation (BE) report as part of the environmental permitting process for the proposed action. On September 25, 2012, Dodge Environmental conducted a biological resources and TES survey of the proposed project under Navajo Nation Department of Fish and Wildlife (NNDFW) Special Permit #702.

The purpose of this BE is to analyze the effects of the proposed project pursuant to the Endangered Species Act (ESA) of 1973, as amended (16 USC 1531 et seq.); and the Navajo Endangered Species Act, pursuant to the Navajo Nation Code (17 NNC §507) as administered by the Navajo Natural Heritage Program (NNHP) of the NNDFW. This BE has been prepared in accordance with the Navajo Nation Biological Evaluation Guidelines (NNDFW 1997).

As such, the objectives of this BE are as follows:

- To ensure that proposed action does not contribute to the loss of viability of any U.S. Fish and Wildlife Service (USFWS) federally listed threatened, endangered, or candidate species and to ensure that the action would not lead towards federal listing of any Navajo Nation Endangered Species List (NESL) species of concern;
- To ensure compliance with the requirements of the ESA such that proposed actions would not adversely modify critical habitat of USFWS federally listed threatened or endangered species;
- To compile a list of USFWS federally listed threatened, endangered, and candidate species and consult with the NNDFW for NESL species of concern with the potential to occur in the project area;
- To provide a physical and biological description of the proposed project area;
- To ensure that concerns for USFWS federally listed threatened, endangered, or candidate species, or critical habitats thereof, and NESL species of concern receive full consideration and are incorporated into the decision-making process; therefore reducing negative impacts to species and enhancing opportunities for mitigation and recovery.

2.0 PROJECT DESCRIPTION

2.1 Location

The proposed project would be located within the central portion of the Reservation on Navajo Tribal Trust land, in Navajo County, Arizona (Figure 1, Attachment A). The proposed project is included in the Bureau of Indian Affairs (BIA) Fort Defiance Agency, Jeddito Chapter. The general project area is located immediately beside Arizona State Highway 264, adjacent to the Navajo Nation/Hopi Indian Reservation boundary line, and approximately 0.1 mile east at the junction of Arizona State Highway 264 and Navajo Route 6 (Figure 1, Attachment A). A legal land survey is provided as Attachment B. Photographs of the proposed project location are provided in Attachment C. Table 1 provides the land status and acreage of disturbance for the proposed project.

The proposed project can be found on the Tsin Naan Tee, Arizona U.S. Geological Survey (USGS) 7.5-minute quadrangle map (Figure 2, Attachment A). Figure 3 in Attachment A, shows the proposed project area on the Tsin Naan Tee, Arizona digital photo orthoquad.

The legal description of the proposed action lies within Section 15, 16, 21, and 22, Township 27 North, Range 21 East, Gila and Salt River Meridian, Navajo County, Arizona (Figure 2, Attachments A).

The protracted legal coordinates of the southwestern corner of the proposed project in Latitude (Lat.) and Longitude (Long.) units in North America Datum 1983 (NAD 83) as follow:

Lat. 110°06'24.23" West, and Long. 35°44'00.45" North (NAD 83)

Table 1: Land Status and Acres of Permitted Site

Project Component	Permitted Acres			
	Indian Allotment	Navajo Nation	Bureau of Land Management	Private (Fee)
Jeddito community development tract project	0	90.47±	0	0
Grand Total Permitted Disturbance	0	90.47±	0	0

2.2 Proposed Action

The proposed action would include the construction and operation of a Jeddito community development complex facility and parking area located on vacant lands within the Jeddito Chapter of the Fort Defiance Navajo Agency. The proposed development would require an application for a revocable use permit on the Navajo Nation lands to allow for the construction and operation of the future public services facility. A survey plat of the proposed project is provided in Attachment B. Figure 2 show the site location of the propose action (Figure 2, Attachment A).

Structures built for the proposed project would be designed and constructed according to applicable federal and tribal regulations. The exact size of the facilities are not known at this time but would be contained within the 90.47-acre tract. Public utilities (e.g., electricity, septic, natural gas, and water) and other infrastructure development would be constructed as determined in the planning and design phase of

the proposed action, and would be located within the land tract. A paved parking area would be developed for the public. Streets with curbs, gutters, sidewalks, and exterior lighting would be constructed for the proposed action and located within land tract.

Jeddito Chapter has preliminarily approved the development of the proposed community use area. Since the specific nature of this future development is uncertain, the project outlined in this BE and the analysis assumes that this tract would be incorporated into the proposed Jeddito community development tract project. In the event that this approximately 90.47-acres would not be available, the amount of building space and parking would be proportionately reduced. In any event, it is assumed that the maximum amount of development would encompass the entire land tract.

No temporary use areas outside of the project area boundary would be required. During construction, traffic to the proposed project site would consist of various vehicles and equipment. Increased traffic, including daily travel to the project area is anticipated during construction. Access to the proposed project area is via Arizona State Highway 264.

Any trash would be removed from the construction site daily. Construction hours would adhere to the Navajo Nation requirements. Typical construction hours are Monday through Friday from 8:00 a.m. to 5:00 p.m.

No utility services are located on site. The specific right-of-way (ROW) areas for utility services have not been determined. Therefore, electric service connections, public water service connections, and sanitary sewerage disposal facilities are not discussed in detail in this BE.

3.0 NAVAJO NATION DEPARTMENT FISH AND WILDLIFE – BIOLOGICAL RESOURCES AREA

The proposed project would be located within a “Low Sensitivity Wildlife Resources” (Area 3), as identified by the NNDFW and described in the Biological Resources Land Clearance Policies and Procedures (RCP) RCS-44-08, approved September 10, 2008 (NNDFW 2008a). The RCP assists the Navajo Nation government and Chapters in complying with federal and tribal laws that protect plant and animal species of concern, including their habitats, resulting in expedited land use approvals. Area 3 has a low, fragmented concentration of species of concern.

The NNHP consultation letter, dated September 26, 2012, is provided as Attachment D.

4.0 AFFECTED ENVIRONMENT

4.1 Physical Resources

The proposed project is located within an area known as Roberts Mesa. The topography of the proposed project is situated on broad plateau with a sloping terrace plain. The project area elevation ranges between 6,660 to 6,700 feet, with no relief drop-off. Slopes in the proposed project area are fairly level to gentle gradients at 0 to 3 percent with a southerly aspect.

Existing infrastructure in the general vicinity of the proposed project consists of two paved highways (i.e., Arizona State Highway 264 and Navajo Route 6), scattered residential developments, wire fences, telecommunication towers, and power lines. There is an abandoned road (i.e., old Navajo Route) that traverses the southern portion of the project area.

The proposed project is on the Black Mesa Basin in the Colorado Plateau physiographic region. Geologically, the proposed project area lies on Upper Member of the Bidahochi Formation from the Pliocene Period (Haynes and Hackmen 1978). The most prominent feature in the immediate vicinity of the proposed project area is an escarpment located immediately north of the project area and descending about 400 feet onto broad bottom land canyon. The soils in the project area consist of fine sandy loam to sandy clay loam. No biological soil crusts were observed within the project area.

There are no perennial water resources in the form of rivers, lakes, ponds or streams, or any wetlands within the proposed project area. No aquatic vegetation occurs within the proposed project or immediately vicinity. There are no well-defined ephemeral or intermittent drainages occurring within the proposed project area.

4.2 Biological Resources

The vegetation in the proposed project area and general vicinity consists of Great Basin desert scrub and conifer woodland (Brown 1994). The two major vegetation communities found within the proposed project area are discussed below. No riparian vegetation occurs within the proposed project area. No noxious weeds (i.e., seedlings or dead stalks) listed by the BIA Navajo Region were identified during the field survey or within immediate vicinity.

Great Basin desert scrub (sagebrush series)

The majority of the proposed project would be located within a sagebrush series. The current vegetation is dominated by woody species such as big sagebrush (*Artemisia tridentata*), standing about 1 to 3 feet high. In general, a sparse layer of herbaceous species were observed and consisted of blue grama (*Bouteloua gracilis*), James' galleta (*Pleuraphis jamesii*), mixed with scattered shrub species such as

four-winged saltbush (*Atriplex canescens*), common horsebrush (*Tetradymia canescens*) and rubber rabbitbrush (*Chrysothamnus nauseosus*). The vegetative cover within the sagebrush community was visually estimated and ranged from 10 to 30 percent.

Piñon-Juniper woodland

The specific project area vegetation type consists of early to mid-mature open piñon pine (*Pinus edulis*) and juniper (*Juniperus* spp.) woodland located along the northern strip of the land tract and scattered within the remaining project area. The proposed project area contains about 500 early to mid-mature trees with an estimated canopy cover of 5 to 20 percent. Trees stand about 4 to 15 feet in height. Overall the health of the mature woodland was visually determined to be good; however, some piñon trees were affected by Ips beetles (*Ips confusus*). The current herbaceous and woody species within the open woodland include blue grama, James' galleta, and big sagebrush and rubber rabbitbrush.

Great Basin desert scrub and piñon-juniper support a variety of wildlife. Based on the habitat within the proposed project area and general vicinity, the area could support a variety of large to small mammals, birds, amphibians, and reptiles. Wildlife species observed or otherwise detected through tracks, burrows, scat or other sign include the desert cottontail (*Sylvilagus audubonii*) and black-tailed jackrabbit (*Lepus californicus*).

No prairie dog (*Cynomys* spp.) mounds were observed in the proposed project or immediate general vicinity during the biological survey on September 25, 2012.

There were domestic livestock observed south of the proposed project area, which included domestic sheep (*Ovis aries*), goats (*Capra hircus*), horses (*Equus caballus*), and cattle (*Bos* spp.).

Bird species in piñon-juniper woodland habitat include gray flycatcher (*Empidonax wrightii*), piñon jay (*Gymnorhinus cyanocephalus*), gray vireo (*Vireo vicinior*), black-throated gray warbler (*Dendroica nigrescens*), and juniper titmouse (*Baeolophus griseus*) (Latta et al. 1999). Other species that may utilize this habitat are western scrub jay (*Aphelocoma californica*), western bluebird (*Sialia mexicana*), ash-throated flycatcher (*Myiarchus cinerascens*), northern flicker (*Colaptes auratus*), and mountain chickadee (*Poecile gambeli*) (Latta et al. 1999). Other species that may utilize piñon juniper woodland habitat during the non-breeding season include mourning dove (*Zenaida macroura*) and dark-eyed junco (*Juncus hyemalis*). Seventy-three (73) species of birds have been documented to use piñon-juniper woodland (Balda and Masters 1980).

The surrounding landscape provides foraging habitat for a variety of raptors including golden eagle (*Aquila chrysaetos*), ferruginous hawk (*Buteo regalis*), red-tailed hawk (*Buteo jamaicensis*), American kestrel (*Falco sparverius*), and other species such as turkey vulture (*Cathartes aura*) and common raven (*Corvus corax*). Ravens were the most abundant bird species observed in the project area. Similarly, power-line structures could be utilized as perching for a variety of species. The potential for raptors to occur in the project area is discussed in Section 7.2.

No raptors or signs of consistent raptor use were observed during the biological field survey on September 25, 2012. There are no cliffs for raptor nesting in the project area.

A complete list of wildlife observed in the proposed project area and immediate vicinity is provided in Attachment E.

5.0 SURVEY METHODOLOGY

5.1 Pre-Field Survey

Species addressed in this BE are based on a list of federally threatened, endangered, and candidate species for Navajo County, Arizona compiled from the USFWS in October 2012 (USFWS 2012). According to the USFWS, there are 14 federally listed threatened, endangered, and candidate species with potential to occur in Navajo County, Arizona (Table 2). The potential of each species to occur in the proposed project area was evaluated based upon project-specific habitat analyses (i.e., onsite biological investigation) and the habitat associations of each species. Species not likely to occur in the area are excluded from further consideration. The action area is defined as a 1/3-mile radius around the project area.

Because the proposed project occurs on the Navajo Nation, a list of NESL species of concern was obtained through consultation with NNDFW. The potential for NESL species of concern to occur in the project area was determined on quadrangle-wide coarse habitat characteristics and species range information provided by the NNDFW. A consultation letter regarding NESL species of concern was issued by the NNDFW to Dodge Environmental on September 26, 2012, and is provided as Attachment D. Species of concern include NNHP and federally protected candidate species and other rare or otherwise sensitive species (e.g., Eagle Protection Act [EPA]; Migratory Bird Treaty Act [MBTA]; and species of economic and cultural significance).

The NNDFW lists the black-footed ferret (*Mustela nigripes*), which is also federally listed as endangered, and gray vireo, a Group 4 NESL species of concern, as known to occur within 3 miles of the project site. In addition, the NNDFW lists seven NESL species of concern with potential to occur on the Tsin Naan Tee, Arizona USGS 7.5-minute quadrangle map. Table 2 includes the USFWS and NESL species of concern, their conservation status, habitat associations, and potential to occur in the proposed project area.

The NNHP consultation letter mentions that the potential for occurrence of Parish's alkali grass (*Puccinellia parishii*) should be evaluated if wetland conditions exist in the project area. No wetland areas were observed in the proposed project or action area, nor was any Parish's alkali grass recorded within the area; therefore Parish's alkali grass will not be evaluated further in this BE.

5.2 Field Survey

A pedestrian survey of the proposed project was conducted by John Dodge and Arnold Clifford of Dodge Environmental on September 25, 2012. The survey was conducted under 2012 NNDFW Special Permit #702. Weather during the survey was generally sunny to partly cloudy with ambient temperatures ranging near 90° F. The pedestrian survey consisted of parallel pedestrian transects spaced approximately 50-feet apart over the entire project area as well as a 25-foot buffer zone surrounding the proposed project area. All plant and wildlife species observed in the project area by direct sighting or indirect evidence (i.e., tracks, scat, burrows, bedding, etc.) were recorded and digital photos of the proposed project area were taken. Binoculars were used to survey for raptors and potential nesting habitat. Utility structures within 1/3 mile of the proposed project were visually checked for raptor nests, and perching and roosting sites. The habitat was evaluated for all USFWS listed species and NESL species of concern with the potential to occur in the project area (Table 2). A list of plants and wildlife observed during the field survey is included as Attachment E.

Table 2: Federally listed species for Navajo County, Arizona; and NESL species of concern on the Tsin Naan Tee, Arizona USGS 7.5-minute quadrangle map. Those species that do not have either federal or Navajo Nation status are indicated with a dash (-) and those species that have the potential to occur in the proposed project are indicated in bold.

project are indicated in bold.				
SPECIES	STATUS ^a		HABITAT ASSOCIATIONS	POTENTIAL TO OCCUR IN THE ACTION AREA
	Federal ^b	Navajo ^c		
MAMMALS				
Black-footed ferret (<i>Mustela nigripes</i>)	E	Group 2	Open grasslands with prairie dog colonies at least 198 acres in size with ≥8 burrows/acre.	Unlikely, no prairie dog burrows in the project or action area. Closest documented population occurs approximately 3 miles from the project area.
Mexican gray wolf (<i>Canis lupus baileyi</i>)	E	-	Historic range from central Mexico, Texas, southern New Mexico and central Arizona. Reintroduced from captive breeding programs to the Blue Range Wolf Recovery Area beginning in 2000.	Unlikely, the current distribution of this species is outside the project area; no occurrence in project and action area.
Pronghorn (<i>Antilocapra americana</i>)	-	Group 3	Found in grasslands or desert scrub areas with rolling hills or small mesas, usually with scattered juniper and sagebrush.	Project area has been highly developed (i.e., scattered residential, community and highway developments); no occurrence in project or action area.
BIRDS				
California condor (<i>Gymnogyps californianus</i>)	E	Group 4	Mountainous country at low and moderate elevations, especially rocky and brushy areas with cliffs available for nest sites, foraging also in grasslands, oak savanna, mountain plateaus, ridges and canyons.	Unlikely, no suitable habitat in the action area; no occurrence in the project and action area.
Southwestern willow flycatcher (<i>Empidonax traillii eximius</i>)	E	Group 2	Breeds in dense, shrubby riparian habitats, usually in close proximity to surface water or saturated soil.	Unlikely, no dense riparian habitat, standing water or moist soils; no occurrence in project and action area.
Mexican spotted owl (<i>Strix occidentalis lucida</i>)	T	Group 3	Nests in caves, cliffs, or trees in steep-walled canyons of mixed conifer forests.	Unlikely, nesting and foraging habitat absent; no occurrence in project and action area.
Western yellow-billed cuckoo (<i>Coccyzus americanus occidentalis</i>)	C	Group 2	Large blocks of riparian woodlands (cottonwood galleries with willow or tamarisk) ≥ 17 ha for nesting.	Unlikely, no riparian habitat or riparian woodland; no occurrence in project area or action area.
Ferruginous hawk (<i>Buteo regalis</i>)	-	Group 3	Flat or rolling terrain in grasslands, shrub-steppes, and deserts; badlands. Prefers elevated nest sites (e.g., buttes, utility poles, trees and on the	May occur infrequently in the action area.

SPECIES	STATUS ^a		HABITAT ASSOCIATIONS	POTENTIAL TO OCCUR IN THE ACTION AREA
	Federal ^b	Navajo ^c		
			ground.	
Golden eagle (<i>Aquila chrysaetos</i>)	-	Group 3	In the West, mostly open habitats in mountainous, canyon terrain. Nests primarily on cliffs and trees.	May occur infrequently in the action area.
Mountain plover (<i>Charadrius montanus</i>)	-	Group 4	Breeds in extremely dry, level shrublands, shortgrass prairie, barren agricultural fields, and other sparsely vegetated areas.	Preferred habitat does not occur in project or action area; height of vegetation exceeds that preferred by this species for nesting.
Peregrine falcon (<i>Falco peregrinus</i>)	-	Group 4	Rugged terrain with rocky cliffs and canyons (30-1000+ ft. high), adjacent to rivers, lakes or streams. Urban areas with towers and buildings also inhabited.	No rugged terrain or perennial water sources; no occurrence in project or action area.
Gray vireo (<i>Vireo vicinior</i>)	-	Group 4	Preferred habitat includes open mixed juniper-piñon woodland with diverse understory of shrubs at 0.5 to 2 meter (2 to 6 ft.) in height.	Project and action area provides potential habitat, may occur as transient in project area; closest documented population occurs approximately 3 miles from the project area.
FISH				
Apache trout <i>Oncorhynchus gilae apache</i>	T	-	Cold mountain streams with many low gradient meadow reaches (>5,000 ft.).	Unlikely, no cold mountain streams or rivers; no occurrence in project and action area.
Little Colorado spinedace <i>Lepidomeda vittata</i>	T	-	Moderate to small streams in pools and riffles with water flowing over gravel and silt (4,000-8,000 ft.).	Unlikely, no streams or critical habitat; no occurrence in project and action area.
Loach minnow <i>Tiaroga cobitis</i>	T	-	Benthic species of small to large perennial streams with swift shallow water over cobble and gravel (<8,000 ft.).	Unlikely, no perennial streams; no occurrence in project and action area.
Roundtail chub <i>Gila robusta</i>	C	-	Cool to warm waters of rivers and streams, often occupy the deepest pools and eddies of large streams.	Unlikely, no streams or rivers; no occurrence in project and action area.
AMPHIBIANS				
Chiricahua leopard frog <i>Lithobates chiricahuensis</i>	T	-	Streams, rivers, backwaters, ponds, and stock tanks that are mostly free from introduced fish, crayfish, and bullfrogs (3,300-8,900 ft.).	No aquatic and wet meadow habitat; no occurrence in project and action area.
Northern Mexican gartersnake <i>Thamnophis eques megalops</i>	C	-	Occurs between 3,000 to 5,000 ft. up to 8,500 ft. elevation in densely vegetated cienegas, lowland riparian forests, stock tanks, and upland stream forests.	No dense lowland riparian forests, no stock tanks, no upland stream forests; no occurrence in project and action area.
PLANTS				
Navajo sedge (<i>Carex specuicola</i>)	T	-	Silty soils at shady seeps and springs. (5,700-6,000 ft.).	Unlikely, no shady seeps or hanging gardens on

SPECIES	STATUS ^a		HABITAT ASSOCIATIONS	POTENTIAL TO OCCUR IN THE ACTION AREA
	Federal ^b	Navajo ^c		
				vertical Navajo Sandstone cliffs or alcoves or designated critical habitat; no occurrence in project and action areas.
Peebles Navajo cactus <i>Pediocactus peeblesianus</i> var. <i>peeblesianus</i>	T	-	Gravely soils of the Shinarump conglomerate of the Chinle Formation (5,400-5,600 ft.).	Unlikely, project area geology is not derived from Shinarump conglomerate of the Chinle Formation. No occurrence of this species.
Arizona rose sage (<i>Salvia pachyphylla</i> ssp. <i>eremopictus</i>)	-	Group 4	Desert shrublands and piñon-juniper communities on basalt or soils derived from the Chile Formation (5,500-6,500 ft.). On the Navajo Nation often along base of volcanic plugs, mesa tops and slopes.	No suitable habitats or edaphic conditions to support this species in the project area. The proposed project is located outside of known distribution.

^a Source: USFWS 2012 and NNHP (Attachment D).

^b Federal = Endangered Species Act, species listed by USFWS; E = endangered; T = threatened; C = candidate;

^c Navajo Endangered Species List (NESL) Group definitions: Group 1 = species or subspecies no longer occur on the Navajo Nation.; Group 2 = endangered and includes species whose prospects of survival or recruitment are in jeopardy; Group 3 = endangered and includes species whose prospects of survival and recruitment are likely to be in jeopardy in the foreseeable future; Group 4 = candidates and includes species which may be endangered but for which NNHP lacks sufficient information to support being listed.

6.0 FEDERALLY LISTED AND CANDIDATE SPECIES

6.1 Species Eliminated from Detailed Evaluation

Based upon the evaluation of habitat associations (Table 2) and field surveys, none of the 14 federally listed threatened, endangered, or candidate species for Navajo County, Arizona has the potential to occur in the proposed project or action area.

The project and action areas do not contain potential habitat for any of the USFWS federally listed species for Navajo County, Arizona; therefore they are eliminated from further evaluation.

7.0 NAVAJO NATION SPECIES OF CONCERN

7.1 NESL Eliminated From Detailed Evaluation

Based upon the evaluation of habitat associations (Table 2) and field surveys, six of the nine NESL species of concern can be eliminated from further consideration.

7.2 Species Warranting Detailed Evaluation

Three NESL species of concern have the potential to occur in the action area: ferruginous hawk, golden eagle, and gray vireo.

7.2.1 Ferruginous hawk

Status: NESL Group 3, protected under MBTA

Distribution and habitat: Ferruginous hawks have a breeding range that extends from North Dakota and southern Canada to northern Texas, and west to Washington and Nevada, including northern New Mexico and Arizona. Their winter range extends from Colorado south into Mexico and west into northern California. Ferruginous hawks use the Navajo Nation year-round. Most breed in northwestern New Mexico but they also occur in Chinle Valley and the Dilkon area (Mikesic and Roth 2008). Ferruginous hawks prefer open grasslands, plains, badlands and shrub steppe communities. Nest site selection depends upon available substrate and surrounding land use (e.g., proximity to intensive agriculture or high human disturbance). Most nests found on the Navajo Nation are on clay or rock pinnacles, small buttes, or short cliffs (less than 90 feet in height). Some nests are found on Utah juniper (*Juniperus osteosperma*) trees or on the ground. Nest sites that are adjacent to habitat surrounding a nest site must support populations of their preferred prey items of cottontails and jackrabbits, prairie dogs, ground squirrels (*Spermophilus* sp.) and gophers (*Thomomys* sp.) (Mikesic and Roth 2008).

Potential to occur on the site: The general conditions and topography in the action area provide potential habitat for ferruginous hawks. However, the proposed project is in close proximity to scattered residential development and is adjacent to an existing highway resulting in a moderate to high level of human and vehicle activity. Ferruginous hawks are easily disturbed during the breeding season (White and Thurow 1985, Bechard et al. 1990). The occurrence of ferruginous hawks in the action area would be limited to individuals flying over the site during foraging trips. No ferruginous hawks, nor signs of consistent raptor use (e.g., whitewash or nests), were observed in the project area or action area during the biological survey conducted on September 25, 2012.

7.2.2 Golden eagle

Status: NESL Group 3, protected under BGEPA and MBTA

Distribution and habitat: Golden eagles are found year-round throughout northwestern New Mexico. They typically inhabit mountainous or hilly terrain, hunting over open country. On the Navajo Nation, golden eagle nests most often occur on steep cliff ledges, usually greater than 100 feet in height; although shorter cliffs may also be used (Mikesic and Roth 2008). In other parts of its range, golden eagles may nest in large trees, manmade structures, but rarely on the ground. Nest sites are adjacent to open habitats that support preferred prey species (e.g., black-tailed jackrabbits, cottontails, and prairie dogs).

Potential to occur on the site: The general conditions and topography in the project area provide potential foraging, and perching habitat for golden eagles. However, the specific nesting features such as high cliffs with steep ledges are not found in the project or action area. The occurrence of golden eagles in the project and action area would be limited to individuals flying over the site during foraging trips. No golden eagles or signs of consistent raptor use (e.g., whitewash or nests) were observed in the project area or surrounding vicinity during the biological survey conducted on September 25, 2012.

7.2.3 Gray vireo

Status: NESL Group 4, protected under MBTA

Distribution and habitat: Gray vireo is a short-distance migrant that breeds only in the hot, arid regions of the southwestern U.S. and northwestern Mexico. Gray vireo breeding range includes mostly montane regions and adjacent scrubland of southwestern U.S. from south-central New Mexico north to northwestern Colorado, southwest to southern Nevada and to southeastern Arizona; local breeding in southern California and southwestern Texas; winters mostly in south-central Arizona, Sonora Mexico, and the Baja Peninsula; also in southwestern Texas (Mikesic and Roth 2008). Gray vireo prefers mixed piñon-juniper woodland, with juniper and sagebrush associations, in dry brushland and oak scrub woodlands; continuous shrub cover 0.5 – 2 m in height is important component of breeding (Mikesic and Roth 2008). It also occurs in mid-elevation montane shrub habitats with rocky slopes and scattered

conifers (Barlow et al. 1999). In Arizona, gray vireos breed at mid-elevations from the Grand Canyon region east across the Navajo Nation and south through the Mogollon escarpment into the southeastern portions of the state (Latta et al. 1999). Distribution on Navajo Nation is relatively unknown (Mikesic and Roth 2008).

Potential to occur on the site: According to the consultation letter from the NNDFW gray vireo are known to occur within 3 miles of the project site. The open canopy of piñon and juniper stands with moderate understory cover of big sagebrush located along northern portion of the project area and the sloping escarpment canyons in the northern action area provide potential habitat for gray vireo. However, the majority of the project area does not provide suitable habitat, due to scattered stands of trees within a dense cover of big sagebrush community. The presence of wire fencing along the highway corridor (i.e., Arizona State Highway 264 and Navajo Route 6), along with the topography could possibly prevent livestock entering the project area. No protocol surveys for gray vireo were conducted for the proposed project. The nearest residences are located approximately 200 to 400 feet from the project area and the possible presence of feral cats could decrease the habitat quality in the project area. No gray vireos were sighted or heard during the biological survey conducted on September 25, 2012.

8.0 ANALYSIS AND DETERMINATION OF EFFECTS

As required in the guidelines for preparation of BEs issued by the NNHP, the following sections discuss impacts to federally listed species, NESL species of concern, and avian species protected under the MBTA.

8.1 Federally Listed Species

Specialized habitat requirements such as site-specific habitats and site-specific geographic locations for the federally listed species listed above comprise the preferred habitat regimes for these federally listed species. The 14 federally listed threatened, endangered, and candidate species are unlikely to occur due to the lack of suitable habitat. Further, none of these federally listed species have been previously documented to occur within the proposed project area. No designated critical habitat occurs within the proposed project area or action area.

Based on information above, a determination of "no effect" is expected for all 14 of the federally listed threatened, endangered, or candidate species with potential to occur in Navajo County, Arizona.

8.2 NESL Species of Concern

The proposed project and action area contains potential habitat for three NESL listed species of concern: ferruginous hawk, golden eagle, and gray vireo.

Impacts to NESL listed species potentially occurring in the project area or action area are discussed in detail below.

8.2.1 Potential Impacts to Ferruginous Hawk and Golden Eagle

No suitable ferruginous hawk or golden eagle nesting habitat would be directly impacted by the proposed project. No nests or signs of consistent raptor use were observed within the project or action area. The proposed project is located near existing infrastructure, thereby reducing the quality of adjacent habitat. Direct impacts to ferruginous hawks or golden eagles would include avoidance of the proposed project during construction activities from increased traffic, human activity, and noise related to construction activities. Impacts would include habitat loss (90.47-acres) due to implementation of the proposed project. Loss of potential habitat would be low and long-term; while avoidance would be low

to moderate and short-term during construction, and low and long-term during facility operation. Impacts to raptor species are minimized by development of the proposed action adjacent to existing infrastructure. If a golden eagle or ferruginous hawk nest were discovered in the vicinity of the proposed action during construction, NNDFW shall be contact immediately to determine the best course of action.

8.2.2 Potential Impacts to Gray Vireo

The northern portion of the proposed project area provides potential gray vireo habitat. No species specific surveys for gray vireo were conducted during the biological survey of the proposed project area. No gray vireos were sighted or heard during the site survey on September 25, 2012. The proposed project would remove sagebrush and piñon-juniper woodland, including up to approximately 500 trees. Direct impacts to gray vireos as a result of the proposed action would include the loss of potential nesting and foraging habitat. Indirect impacts may include a change in vegetation composition in areas where removal of natural vegetation communities would occur for the construction of the proposed action. Impacts to gray vireo and other migratory birds would be greater should construction occur during the breeding season of April 15 through July 15 when construction activities may remove nests from the project area or cause nest abandonment in adjacent areas.

8.3 Species Protected Under the MBTA

The Arizona Partners in Flight Bird (PIF) Conservation Plan (Latta et al. 1999) identifies priority bird species by habitat type for the State of Arizona. The proposed project area occurs within the cold desert scrub and is near piñon-juniper habitats. Table 3 includes priority species listed by the Arizona PIF that could occur within the project area habitats. None of these migratory birds was observed within the project area during the biological survey conducted on September 25, 2012.

Table 3: Priority Migratory Bird Species Listed by Arizona Partners in Flight Bird Conservation Plan.

Species	Habitat	Preferred Habitat Description
Sage thrasher (<i>Oreoscoptes montanus</i>)	high desert scrub	This species is associated with big sagebrush, nests have also been found in sand sage, saltbush, greasewood, cliffrose, and even ornamental pyrocantha.
Sage sparrow (<i>Amphispiza belli nevadensis</i>)	cold desert scrub	This species is closely associated with pure stands of big sagebrush. Large shrubs with more canopy are selected over smaller shrubs. This species is dependent on water availability and precipitation. Rare cowbird hosts.
Brewer's sparrow (<i>Spizella breweri</i>)	cold desert scrub	This species breeds primarily in big sagebrush but also in saltbush, shade bush, shadscale, and greasewood. Uncommon cowbird hosts.
Gray flycatcher (<i>Empidonax wrightii</i>)	piñon-juniper	This species breeds in semi-arid woodland and brushy areas that include larger and taller stands of piñon pine and/or juniper trees, with open understory sometimes interspersed with sagebrush, cliffrose, and barberry.
Piñon jay (<i>Gymnorhinus cyanocephalus</i>)	piñon-juniper	This species' breeding site selection is apparently triggered by abundant piñon pine seeds as the most important factor.
Gray vireo (<i>Vireo vicinior</i>)	piñon-juniper	This species breeds in open, mature piñon-juniper woodland on canyon and mesa slopes with elevation range from 3,200-6,800 feet in Arizona. Gray vireos are known hosts of brown-headed cowbirds.
Black-throated gray warbler (<i>Dendroica nigrescens</i>)	piñon-juniper	In northern Arizona, this species is primarily associated with piñon-juniper woodlands, scattered ponderosa pine, and oak-pine woodlands. Breeding habitat is frequently characterized by a brushy undergrowth of scrub oak, ceanothus, manzanita or mountain mahogany.

Species	Habitat	Preferred Habitat Description
Juniper titmouse (<i>Baeolophus griseus</i>)	piñon-juniper	This species is highly restricted to piñon-juniper woodlands but occasionally wanders into other habitats, usually riparian areas. Uncommon cowbird hosts.

A total of 90.47 acres of vegetation would be removed as a result of the proposed project. Appropriate habitat for piñon-juniper woodland and desert scrub migratory birds species does occur in the proposed project area and surrounding project vicinity. Approximately 500 early to mid-mature trees would be removed by the proposed action.

Determining effects on birds is not clear-cut since activities that result in the loss of habitat for one species may improve conditions for another species. Direct effects to priority migratory birds include disturbance to individuals from noise and increased human presence during construction. These impacts would be greater should construction occur during the breeding season of April 15 through August 15. Indirect effects could include degradation of habitat due to the introduction of invasive species or habitat fragmentation and increased mortalities associated with increased use of area roads. Short-term effects would include avoidance of the area during construction and operation and displacement of individuals to adjacent habitats. Project activities would not appreciably affect the occurrence of migratory birds. Low and long-term impacts to migratory birds are anticipated as a result of implementing the proposed project.

8.4 Cumulative Effects

Cumulative effects include the incremental impacts of an action when added to other past, present, and reasonably foreseeable future actions.

The cumulative effect of development within the project area would result in a small decrease of available forage and habitat for livestock and wildlife. Other development in the vicinity of the proposed project area includes overhead utility corridor, paved highways, and scattered residential development.

Construction of the proposed project would disturb wildlife that currently utilize the proposed project site. Wildlife species in the proposed project area could be displaced or killed during construction operations. The potential for the introduction and spread of invasive plant species is increased by the proposed action. There would be short-term increases in noise and activity in the area that have the potential to adversely affect wildlife adjacent to the project area. Cumulative impacts to birds protected under the MBTA would include a minor loss of foraging habitat and possible short-term avoidance of the area. The proposed project's contribution to the regional loss or degradation of biological resources is limited due to the extent of available habitat in the vicinity of the project area and the already disturbed conditions surrounding the project area.

Provided that the proposed action is constructed in accordance with the project description, the proposed action is not expected to result in significant cumulative impacts to the general region or any specific resources located in the project area. The proposed project's contribution to the regional loss or degradation of biological resources is limited due to the extent of available habitat in the vicinity of the project area and the already disturbed conditions of the project area.

The proposed action would have no cumulative effects to federally listed threatened, endangered, or candidate species. The proposed project would have low cumulative effects to ferruginous hawk and golden eagle. Following the implementation of mitigation measures, the proposed action would have low cumulative effects to birds protected under the MBTA and to gray vireo. There would be no cumulative effects to any other NESL species of concern.

9.0 MITIGATION

General mitigation measures for the project would include confining construction activities to the proposed project area to prevent any unnecessary or additional habitat destruction. Portable toilets shall be furnished at the site and shall be maintained once a week. Trash and food shall be contained in closed containers and removed daily to reduce attractiveness to opportunistic wildlife. Wildfire shall be prevented or minimized by exercising fire hazard care, such as parking vehicles away from dry vegetation. Upon completion of the proposed project, all unused material and equipment shall be removed from the project site.

In addition, regular maintenance activities will include control of weedy and invasive species that may become established within the project area. The Navajo Nation Environmental Protection Agency (NNEPA) will be consulted on acceptable weed control methods. Construction contractor would implement Best Management Practices (BMPs) to prevent the introduction of other non-native, invasive plants to the project area. Construction contractor will implement soil management and equipment cleaning, which will reduce the potential for invasive species to establish.

Construction equipment would be routinely inspected for leaks and other deficiencies that could cause spillage of petroleum products onto the ground. Fueling of construction equipment will only occur at designated areas. Substantial leaks would be promptly corrected. Spills and disposal of contaminated media would be managed in accordance with federal and tribal guidelines. BMPs will be implemented where feasible to control sedimentation, erosion, and wind deposition.

To minimize the potential impacts to migratory bird, including gray vireo, could be minimized by scheduling construction activities outside the breeding season of most migratory birds, from April 15 through August 15. For construction activities occurring during the breeding season, preconstruction clearance surveys for nesting migratory bird are recommended to avoid incidental take under the MBTA. If any migratory bird nest were discovered within the proposed project area it would be reported to a NNDFW zoologist for appropriate mitigation. Project equipment and personnel shall remain in the project area; and avoid disturbance to the surrounding vegetation within the proposed project.

No specific mitigation measures are recommended for federally listed or other NESL species of concern.

10.0 CERTIFICATION

Dodge Environmental, LLC believes that the proposed action would not violate any of the provisions of the Endangered Species Act of 1973, as amended, or Navajo Nation code requirements for endangered species (17 NNC §507). Conclusions of this report are based on actual field examinations and are correct to the best of my knowledge. I certify that I have conducted field surveys for the proposed Jeddito community development project.

Date: _____

John E. Dodge
Project Biologist
Dodge Environmental, LLC.

11.0 PERSONNEL

John E. Dodge, Biologist/President
Dodge Environmental, LLC.
P.O. Box 75
Fruitland, NM 87416
Phone: (505) 330-1361 Email: dodgeenvironmental@yahoo.com

12.0 CONSULTATION AND COORDINATION

Sonja Detsoi, Wildlife Technician
Chad Smith, Zoologist
Navajo Nation Department of Fish and Wildlife
P. O. Box 9000
Window Rock, AZ 86515

David A. Esparza, P.E.
iiná bá, Inc..
4801 North Butler Ave., Suite 1101
Farmington, NM 87401

13.0 REFERENCES AND LITERATURE CITED

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ATTACHMENT A

PROJECT AREA MAPS

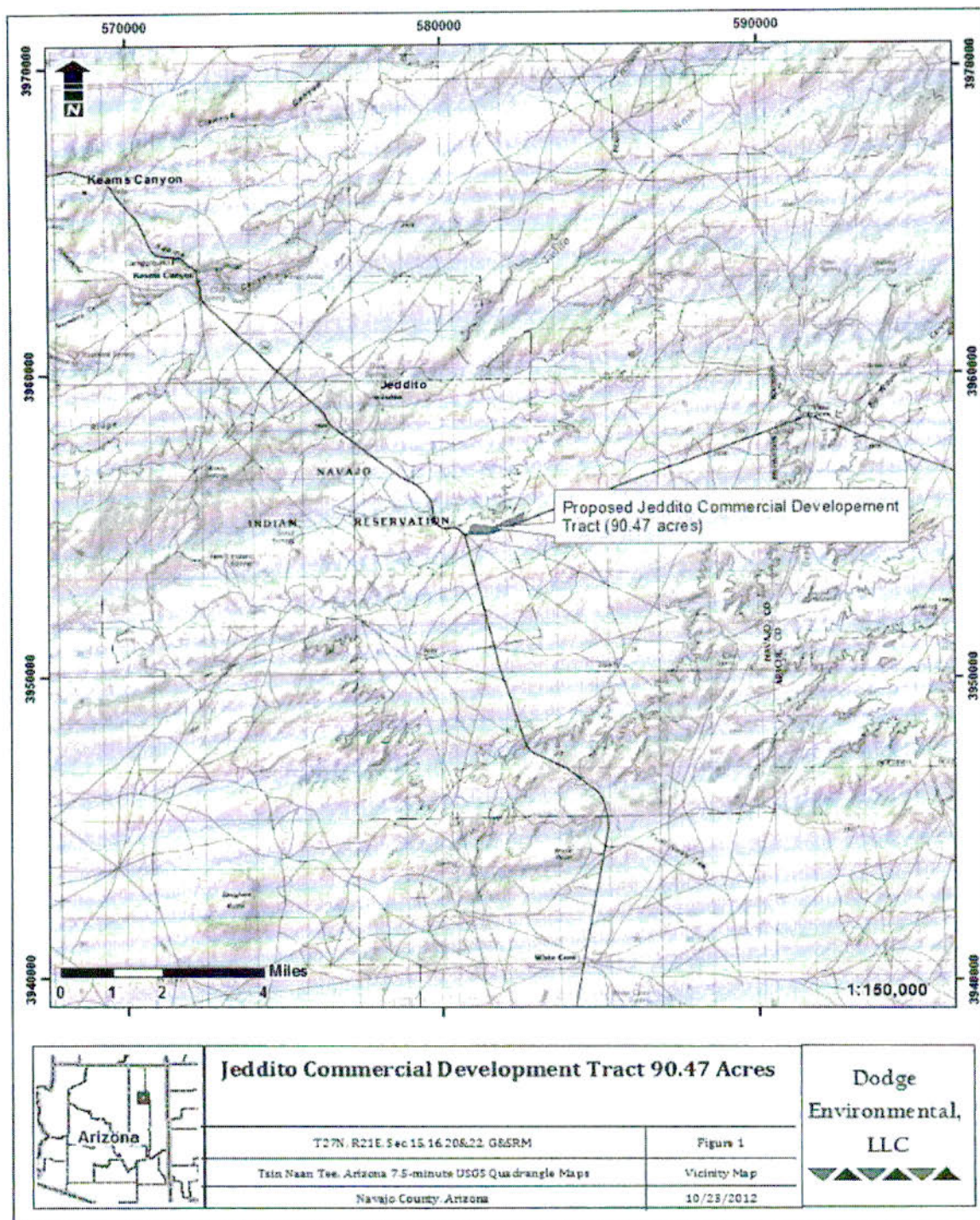


Figure 1. Project Vicinity Map.

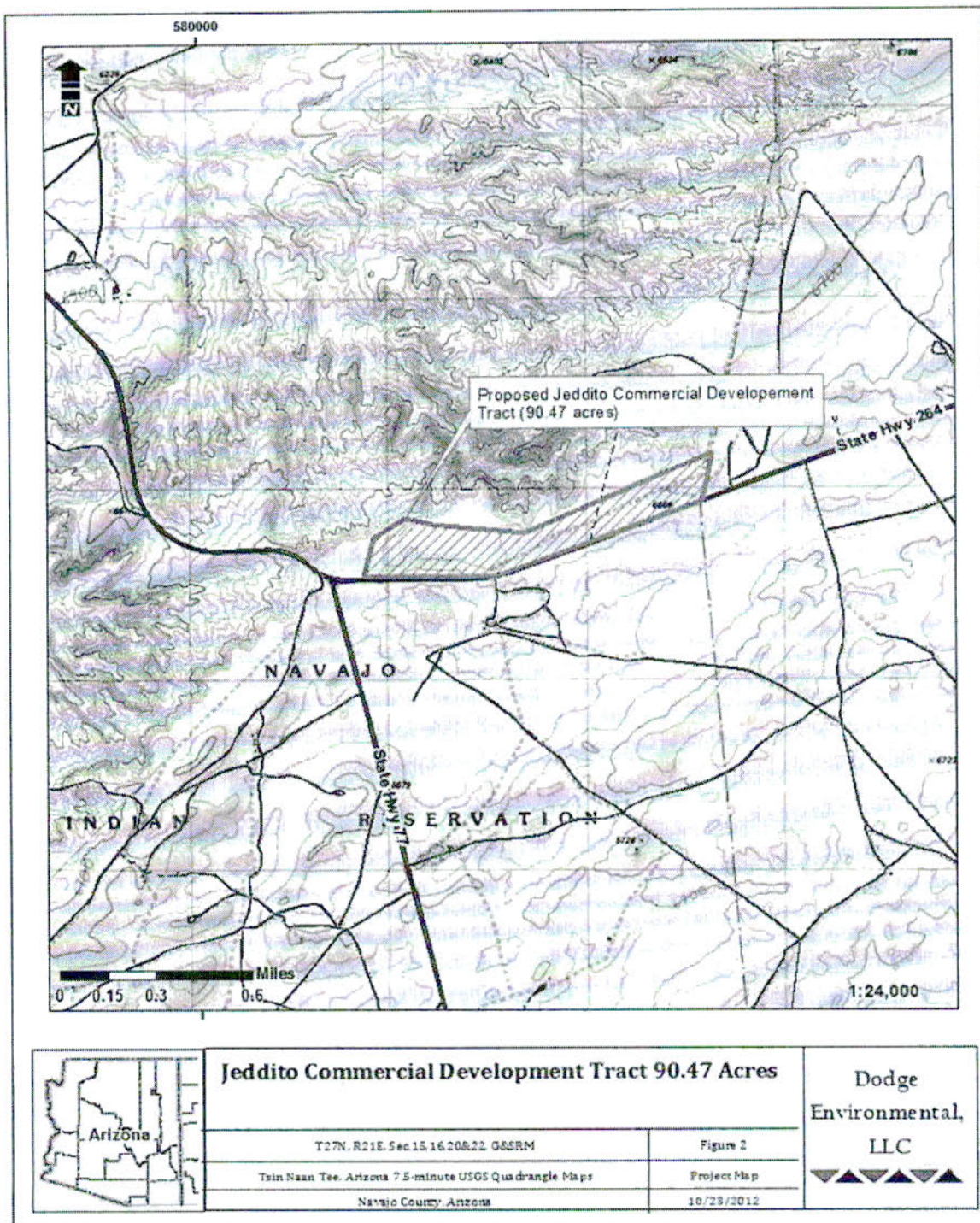


Figure 2. Proposed Project Area Map.

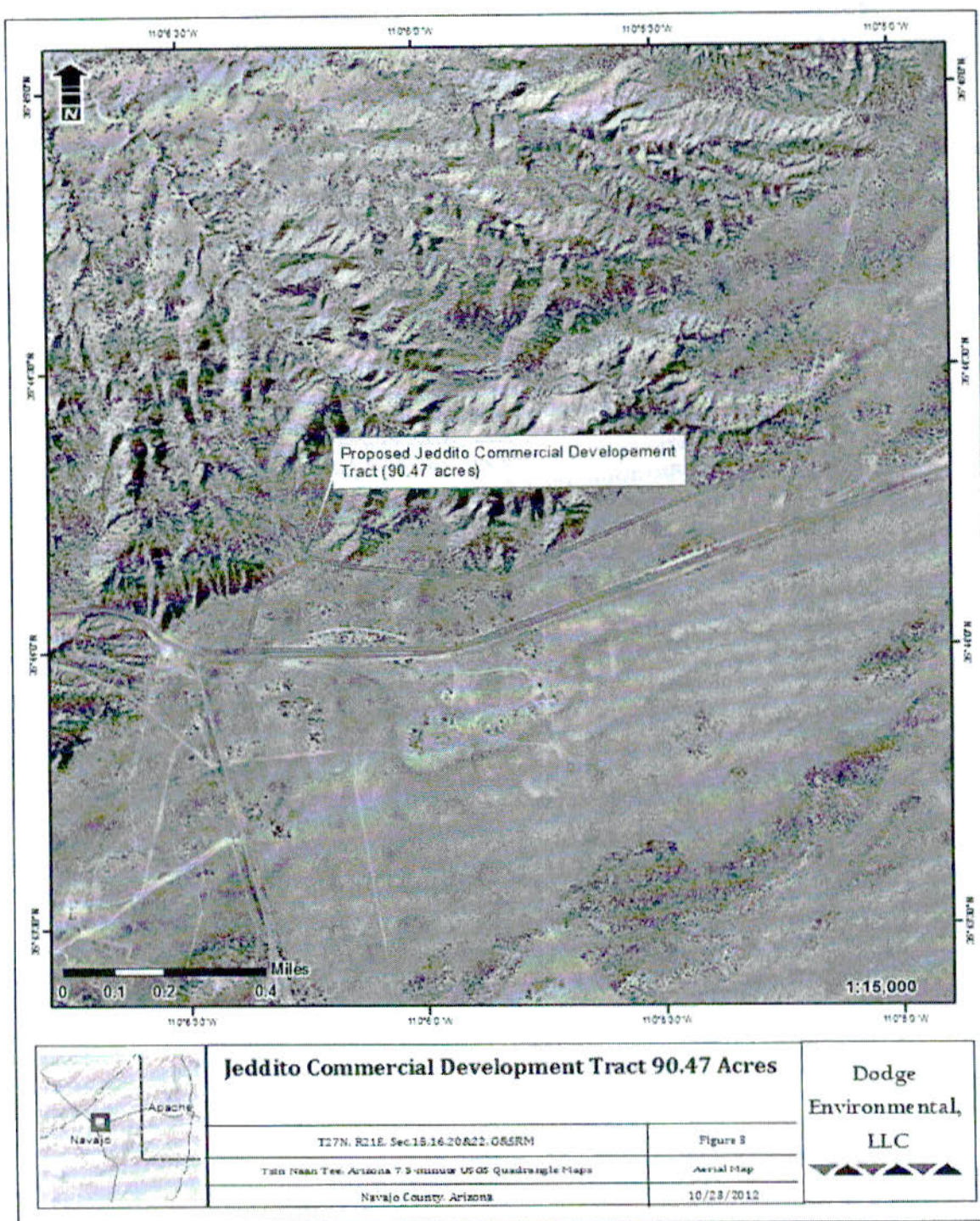
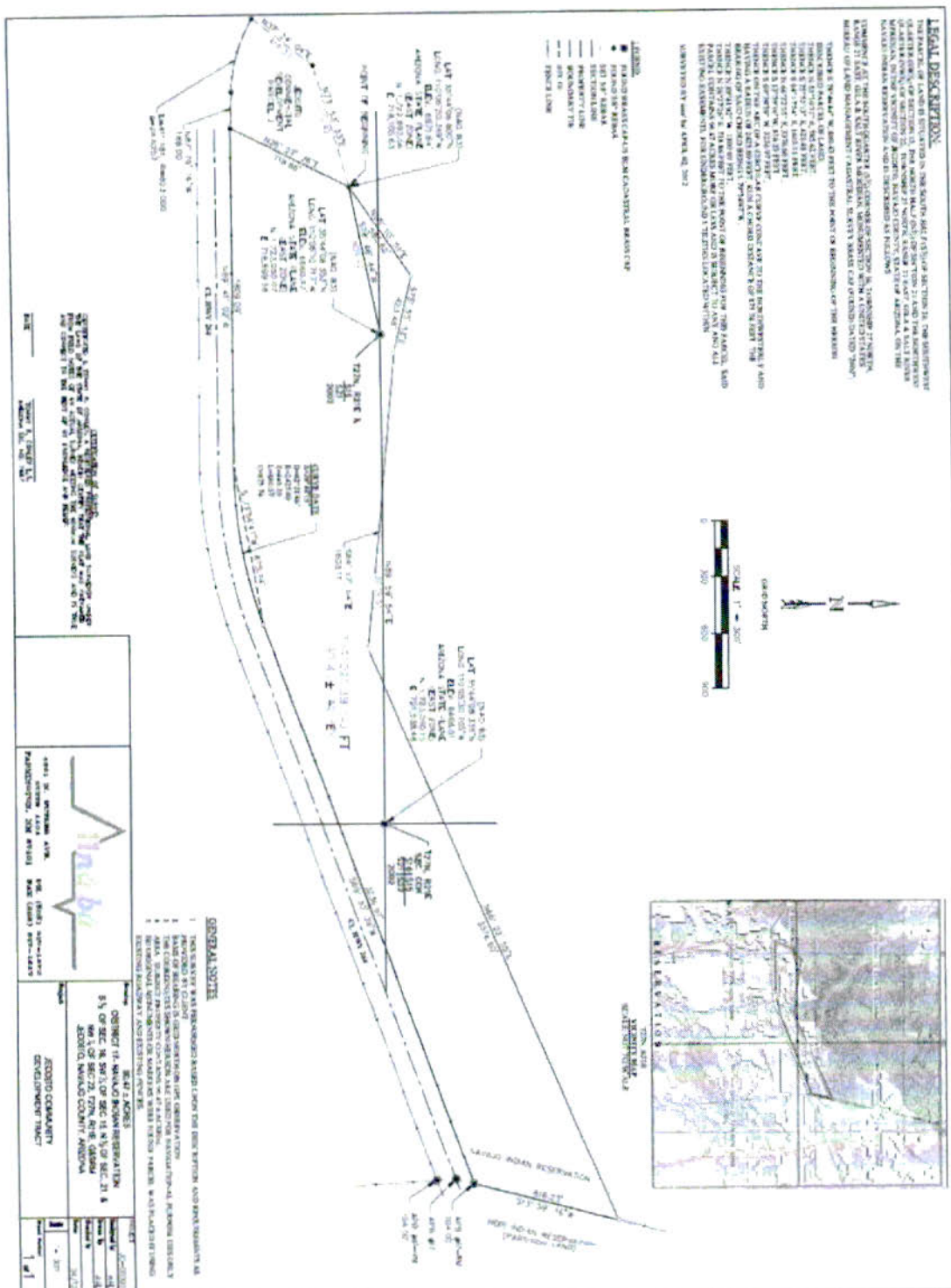


Figure 3. Proposed Aerial Map.

ATTACHMENT B

LEGAL LAND SURVEY PLAT



ATTACHMENT C

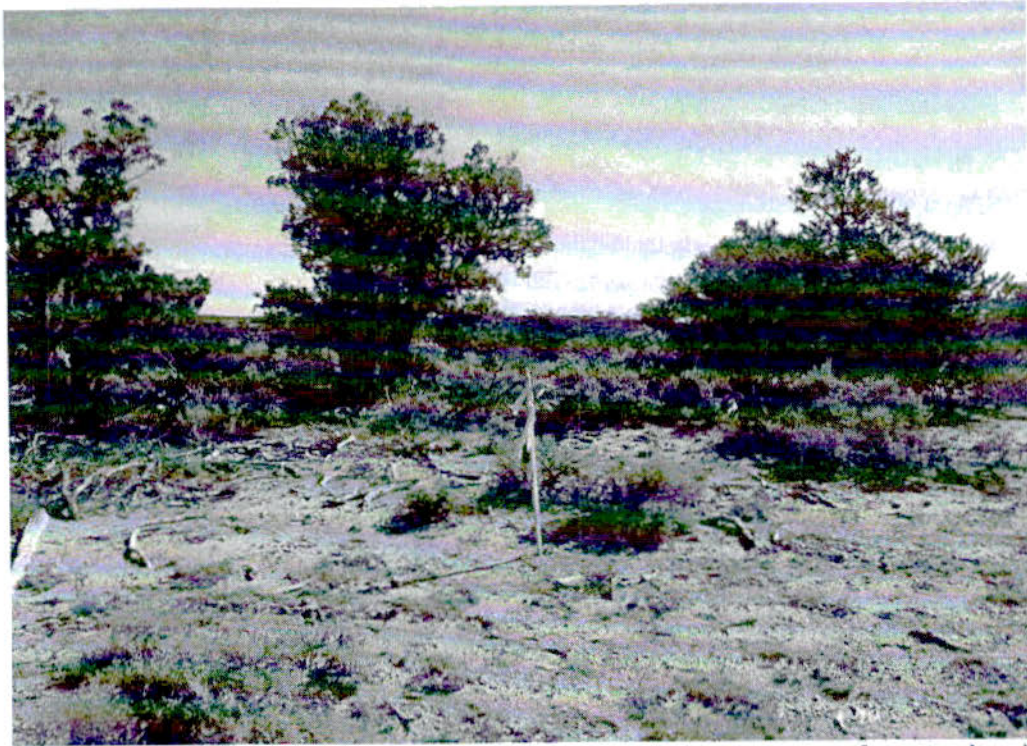
PROJECT AREA PHOTOGRAPHS



Photograph 1. Proposed project site looking east from southwest corner of project (9/25, 2012).



Photograph 2. Proposed project site looking northwest from southeast corner of proposed project site (9/25/2012).



Photograph 3. Proposed project site looking southwest from northeastern area of proposed project site (9/25/2012).



Photograph 4. Proposed project site looking east from northwestern area of proposed project site (9/25/2012).

ATTACHMENT D

NAVAJO NATION NATURAL HERITAGE PROGRAM CONSULTATION LETTER



NAVAJO NATION
Department of Fish & Wildlife
Navajo Natural Heritage Program
P.O. Box 1480
Window Rock, AZ 86515



Phone: 928.871.6472 • Fax: 928.871.7603 • <http://nnhp.nndfw.org>

Ben Shelby, President

Rex Lee Jim, Vice-President

26 September 2012

File#12DOEL-04

John E. Dodge, Biologist/President
Dodge Environmental, LLC
P.O. Box 75
Fruitland, NM 87416

NAVAJO ENDANGERED SPECIES LIST (NESL) INFORMATION FOR:

PROJECT: JEDDITO COMMUNITY DEVELOPMENT TRACT PROJECT
LOCATED ON 90.47-ACRE SITE IN LEGAL DESCRIPTION
SECTIONS 15, 16, 21 & 22; T27N, R21E, G&SRM, NAVAJO COUNTY, AZ

Mr. Dodge:

The following information on species of concern¹ is provided in response to your 21 September 2012 request concerning the subject project, which consists of the proposed 90.47-acre Jeddito Community Development Tract. The proposed action would be confined within a 90.47-acre site for the construction and long-term operation of future community development for Jeddito Chapter, Navajo County, AZ. The project site is located at the junction of Arizona Highway 264 and Navajo Route 6, legal description Sections 15, 16, 21 & 22; T27N, R21E, G&SRM, Navajo County, AZ.

Known to occur within three miles of the project site:

	SCIENTIFIC NAME	COMMON NAME	NESL STATUS	FED. STATUS and/or MBTA*
1.	<i>Mustela nigripes</i>	Black-footed Ferret	G2	ESA Endangered
2.	<i>Vireo vicinior</i>	Gray Vireo	G4	MBTA

*MBTA=Migratory Bird Treaty Act

Species of concern with potential to occur on the 7.5-minute *Tsin Naan Tee*, AZ quadrangle(s) containing

¹"Species of concern" include protected, candidate, and other rare or otherwise sensitive species, including certain native species and species of economic or cultural significance. For each species, the following tribal and federal statuses are indicated: Navajo Endangered Species List (NESL), federal Endangered Species Act (ESA), Migratory Bird Treaty Act (MBTA), and Eagle Protection Act (EPA). No legal protection is afforded species with only ESA candidate or NESL group 4 status; please be aware of these species during surveys and inform the NFWF of observations. Documentation that these species are more numerous or widespread than currently known, and addressing these species in project planning and management is important for conservation and may contribute to ensuring they will not be uplisted in the future. Species without ESA or NESL legal protection (e.g., NESL group 4 species) are only included in responses on a regular basis and may not be included in this response. Please refer to the NESL for a list of group 4 species; contact me if you need a copy.

the project boundaries include the following. Potential is based primarily on quadrangle-wide coarse habitat characteristics and species range information. Your project biologist should determine habitat suitability at the project site(s).

	SCIENTIFIC NAME	COMMON NAME	NESL STATUS	FED. STATUS and/or MBTA*
1.	<i>Antilocapra americana</i>	Pronghorn	G3	
2.	<i>Aquila chrysaetos</i>	Golden Eagle	G3	MBTA
3.	<i>Buteo regalis</i>	Ferruginous Hawk	G3	MBTA
4.	<i>Charadrius montanus</i>	Mountain Plover	G4	ESA Proposed Threatened; MBTA
5.	<i>Falco peregrinus</i>	Peregrine Falcon	G4	MBTA
6.	<i>Mustela nigripes</i>	Black-footed Ferret	G2	ESA Endangered
7.	<i>Salvia pachyphylla</i> ssp. <i>eremopictus</i>	Arizona Rose Sage	G4	

*MBTA=Migratory Bird Treaty Act

AREA 3: LOW SENSITIVITY WILDLIFE RESOURCES

Potential for the black-footed ferret should be evaluated if prairie-dog towns of sufficient size (per NFWD guidelines) occur in the project area.

Potential for *Puccinellia parishii* should be evaluated if wetland conditions exists that contain white alkaline crusts.

Biological surveys need to be conducted during the appropriate season to ensure they are complete and accurate please refer to NN Species Accounts.* Further questions pertaining to surveys should be referred to Species Account. Surveyors on the Navajo Nation must be permitted by the Director, NFWD. Contact Jeff Cole at (928) 871-7068 for permitting procedures. Questions pertaining to surveys should be directed to the NFWD Zoologist (Chad Smith) for animals at 871-7070 and Botanist (Andrea Hazelton) for plants at (928) 523-3221. Questions regarding biological evaluations should be directed to Pamela Kyselka (Acting Environmental Reviewer) at 871-7065.

Potential impacts to wetlands should also be evaluated. The U.S. Fish & Wildlife Service's National Wetlands Inventory (NWI) maps should be examined to determine whether areas classified as wetlands are located close enough to the project site(s) to be impacted. In cases where the maps are inconclusive (e.g., due to their small scale), field surveys must be completed. For field surveys, wetlands identification and delineation methodology contained in the 'Corps of Engineers Wetlands Delineation Manual' (Technical Report Y-87-1) should be used. When wetlands are present, potential impacts must be addressed in an environmental assessment and the Army Corps of Engineers, Phoenix office, must be contacted. NWI maps are available for examination at the NFWD's Natural Heritage Program (NHP) office, or may be purchased through the U.S. Geological Survey (order forms are available through the NHP). The NHP has complete

*Available free of charge on our website at <http://nnhp.navajofishandwildlife.org/>

coverage of the Navajo Nation, excluding Utah, at 1:100,000 scale; and coverage at 1:24,000 scale in the southwestern portion of the Navajo Nation.

The information in this report was identified by the NFWD's biologists and computerized database, and is based on data available at the time of this response. If project planning takes more than two (02) years from the date of this response, verification of the information provided herein is strongly recommended. It should not be regarded as the final statement on the occurrence of any species, nor should it substitute for on-site surveys. Also, because the NFWD's information is continually updated, any given information response is only wholly appropriate for its respective request.

For a list of sensitive species on the Navajo Nation in addition to the species listed on the Navajo Endangered Species List (NESL) please refer to our website at www.nndfw.org.

An invoice for this information is attached.

If you have any questions I may be reached at (928) 871-6472.



Sonya Detzoi, Wildlife Tech.
Natural Heritage Program
Department of Fish and Wildlife

xc: file/chrono

ATTACHMENT E

PLANTS AND WILDLIFE OBSERVED IN THE PROPOSED PROJECT AREA

Plants Observed in the Proposed Project Area

Grasses

Bromus tectorum
Hilaria jamesii
Oryzopsis hymenoides
Sporobolus airoides
Bouteloua eripoda

cheatgrass
 galleta
 Indian ricegrass
 alkali sacaton
 black grama

Forbs

Chenopodium fremontii
Cordylanthus wrightii
Descurainia pinnata
Eriogonum cernuum
Lappula occidentalis
Leucelene ericoides
Macranthera canescens
Salsola tragus
Sphaeralcea coccinia
Townsendia incana

Fremont's goosefoot
 Wright's birdsbeak
 pinnate tansy mustard
 nodding buckwheat
 Western stickseed
 roseheath
 hoary aster
 tumbleweed
 common globemallow
 silver daisy

Shrubs

Atriplex canescens
Chrysothamnus Greenei
Gutierrezia sarothrae
Tetradymia canescens
Chrysothamnus nauseosus

four wing saltbush
 Greene's rabbitbrush
 broom snakeweed
 common horsebrush
 rubber rabbitbrush

Cacti and Yucca

Opuntia polycantha

prickly pear cactus

Trees

Juniperus osteosperma
Pinus edulis

Utah juniper
 piñon pine

Wildlife Observed in the Proposed Project Area and Vicinity

Mammals:

Lepus californicus
Sylvilagus audubonii

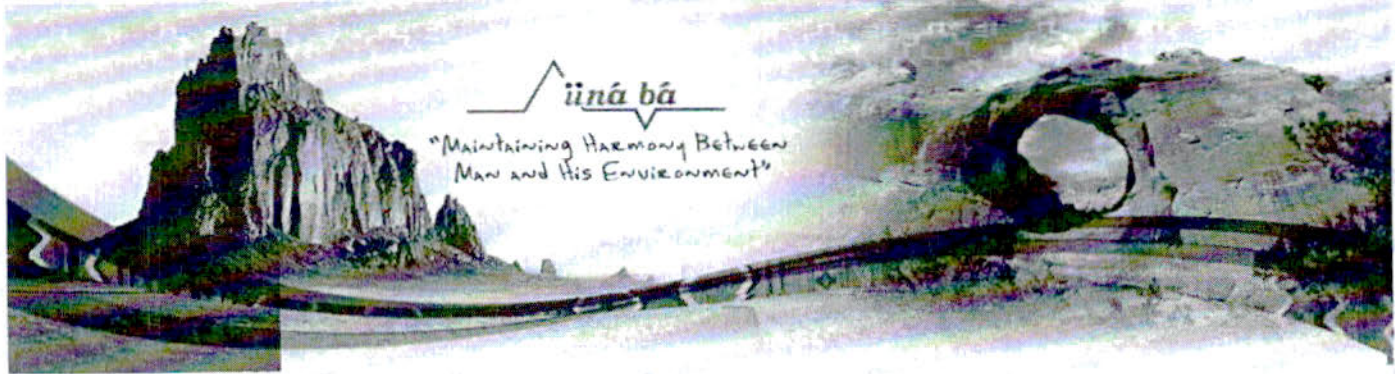
black-tailed jackrabbit
 desert cottontail

Birds:

Chondestes grammacus
Corvus corax
Falco sparverius

lark sparrow
 common raven
 American kestrel

Water ♦ Wastewater ♦ Solid Waste ♦ Roads ♦ Stormwater ♦ Subdivisions ♦ Surveying ♦ GIS



APPENDIX C — CULTURAL RESOURCE INVENTORY REPORT
ENVIRONMENTAL ASSESSMENT REPORT
JEDDITO CHAPTER COMMUNITY DEVELOPMENT TRACT
JEDDITO, NAVAJO COUNTY, ARIZONA

PROJECT NO. JEDDCHA-00002



PREPARED FOR:
JEDDITO CHAPTER
P. O. Box 798
KEAMS CANYON, AZ 86034

PREPARED BY:
IINÁ BÁ, INC.
4801 N. BUTLER AVENUE, SUITE 1101
FARMINGTON, NM 87401
www.iinabá.com
PHONE: (505) 327-1072
FAX: (505) 327-1517
FEBRUARY 19, 2013

Hydrology ♦ Air Quality ♦ ESA ♦ Soil Investigations ♦ SPCC ♦ Water Rights ♦ LUST

CHAEOLOGICAL INVENTORY REPORT DOCUMENTATION PAGE (HPD APR/93)

1. HPD REPORT NO.

2. TITLE OF REPORT: A Cultural Resources
Inventory Survey of the Proposed Jeddito Community
Development with Associated Utilities for *iiná bá*, Inc.
in the Vicinity of Jeddito, Navajo County, Arizona

3. FIELDWORK DATES:

September 24-26, November 5, 2012

4. REPORT DATE:

February 1, 2013

5. CONSULTANT NAME AND ADDRESS:

CSWTA, Inc.
Post Office Box 790
Tuba City, Arizona 86045

6. PERMIT NO.:

B12574

7. CONSULTANT REPORT NO.:

CSWTA-ARCH-2012077

8. SPONSOR NAME AND ADDRESS:

David Esparza, *iiná bá*, Inc.
4801 N. Butler Ave., Ste 1101
Farmington, New Mexico 87401

9. SPONSOR REPORT NO.:

NA

10. AREA OF EFFECT:

90.47 ac.

TOTAL AREA SURVEYED:

96.25ac.

11. LOCATION (MAP ATTACHED):

a. Chapter: Jeddito

e. Land Status: Navajo Tribal Trust Lands

b. Agency: Chinle

f. UTM Zone 12: See Table 1

c. County: Navajo

g. Legal: Township 27N, Range 21E, Section 15, 16, 21 & 22

d. State: Arizona

h. 7.5" Map(s): Tsin Naan Tee, AZ, 1990

i. Lead Agency: BIA

12. REPORT ATTACHMENTS:

a. Description of the Undertaking: See attached report.

b. Existing Data Review: See attached report.

c. Area Environmental & Cultural Setting: See attached report.

d. Field Methods: See attached report.

13. CULTURAL RESOURCE FINDINGS:

a. Location/Identification of Each Resource: See attached report.

b. Evaluation of Significance of Each Resource: See attached report.

14. **MANAGEMENT SUMMARY (RECOMMENDATIONS):** See attached report.

15. **CERTIFICATION:**

Signature: _____ DATE: 02/01/2013

General Charge Name: Loretta Flatrock

Signature: _____ DATE: 02/01/2013

Direct Charge Name: Carol S. Yazzie-Ward

CONSULTANTS REPORT #CSWTA-ARCH-2012077

**A CULTURAL RESOURCES INVENTORY SURVEY FOR THE
PROPOSED JEDDITO COMMUNITY DEVELOPMENT
FOR IINA' BA', INC. IN THE VICINITY OF
JEDDITO, NAVAJO COUNTY, ARIZONA**

**PREPARED FOR AND SUBMITTED FOR:
DAVID ESPARZA, *iiná bá*, INC.
4801 N. BUTLER AVE., STE. 1101
FARMINGTON, NEW MEXICO 87401
(505) 327-1072**

**SUBMITTED BY:
CSWTA, INC.
ARCHAEOLOGICAL CONSULTANTS
POST OFFICE BOX 790
TUBA CITY, ARIZONA 86045
(928) 283-4323**

**CONDUCTED UNDER:
NAVAJO NATION CULTURAL RESOURCES INVENTORY PERMIT #B12574**

FEBRUARY 2013

ABSTRACT

CSWTA, Inc., Archaeological Consultants conducted a cultural resources inventory survey which included both a Traditional Cultural Properties Assessment and an Archaeological Survey for the proposed Jeddito Community Development project site. The project survey was done at the request of the David Esparza of *iiná bá*, Inc. of Farmington, New Mexico. Navajo speaking personnel of CSWTA, Inc. conducted the Traditional Cultural Properties assessment. Files were checked at the Traditional Culture Program office in Window Rock, Arizona for sacred places. Carol S. Yazzie-Ward and Loretta Flatrock conducted a pedestrian archaeological survey on September 24-26, 2012 under NNHPD permit B12574.

The field assessment and surveys conducted totaled an area of approximately 90.47 acres. The survey recorded one historic site, three burials, no cultural resources and no Traditional Cultural Properties.

Archaeological clearance is recommended for the proposed Jeddito Community Development project site, if the historic site and burials sites are completely avoided.

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INTRODUCTION

On September 24-26 and November 5, 2012, Carol S. Yazzie-Ward and Loretta Flatrock with CSWTA, Inc. conducted a cultural resources inventory survey on approximately 90.47 acres of land at the request of David Esparza with *iiná bá*, Inc. of Farmington, New Mexico for the proposed Jeddito Community Development project site. One historic site and three burial sites were recorded. No cultural resources were inventoried and no traditional cultural property or sacred places were inventoried. The cultural resources inventory was completed under Navajo Nation Cultural Resources Inventory Permit #B12574 issued to CSWTA, Inc.

DESCRIPTION OF UNDERTAKING

CSWTA, Inc., Archaeological Consultants conducted a cultural resources inventory survey which included both a Traditional Cultural Properties assessment and an Archaeological Survey on 90.47 acre parcel of land at the request of David Esparza, *iiná bá*, Inc. of Farmington, New Mexico. The Traditional Cultural Properties assessment was conducted by CSWTA, Inc. Navajo speaking personnel. Carol S. Yazzie-Ward and Loretta Flatrock conducted a pedestrian archaeological survey on September 24-26 and November 5, 2012 under NNHPD permit B12574.

The Jeddito Chapter proposes to develop this community development project site on a 816.23 feet by 3,376.60 feet by 2,638.90 feet by 423.48 feet by 585.62 feet by 718.867 feet by 1,809.09 feet by 875.74 feet by 3,236.97 feet parcel of land. The chapter will develop the new commercial proposed development site with a convenience store, laundry mat and gas station facilities. The proposed project tract is adjacent to the north side of US Highway 264 at the US Highway 77 junction. The total area of potential effect equals 3,942,000 square feet or 90.47 acres. Ground disturbance may and will be expected to be intensive and extensive from the use of heavy equipment.

EXISTING DATA REVIEW

Before fieldwork was conducted a site file search of the project area was conducted at the Navajo Nation Historic Preservation Department (NNHPD) in Window Rock, Arizona. The file search indicated that no sites were previously recorded within 300 feet of the project area. One project was previously reported: #HPD 85-1124. No Traditional Cultural Properties or sacred places were previously recorded within 300 feet of the project area.

AREA ENVIRONMENTAL AND CULTURAL SETTING

The project area is located in the vicinity south of Jeddito, Navajo County, Arizona at an elevation between 6,663 feet to 6,733 feet above mean sea level. The project site is on the north side of US Highway 264 and US Highway 77 junction in rolling sand dunes and shallow sandy deposits overlying sandstone bedrock. Deep Aeolian sands cover much of the project site. The nearest water resources are Jeddito Wash to the north and Sand Spring to the west of the project area.

TSIN NAAN TEE QUADRANGLE
ARIZONA-NAVAJO CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)

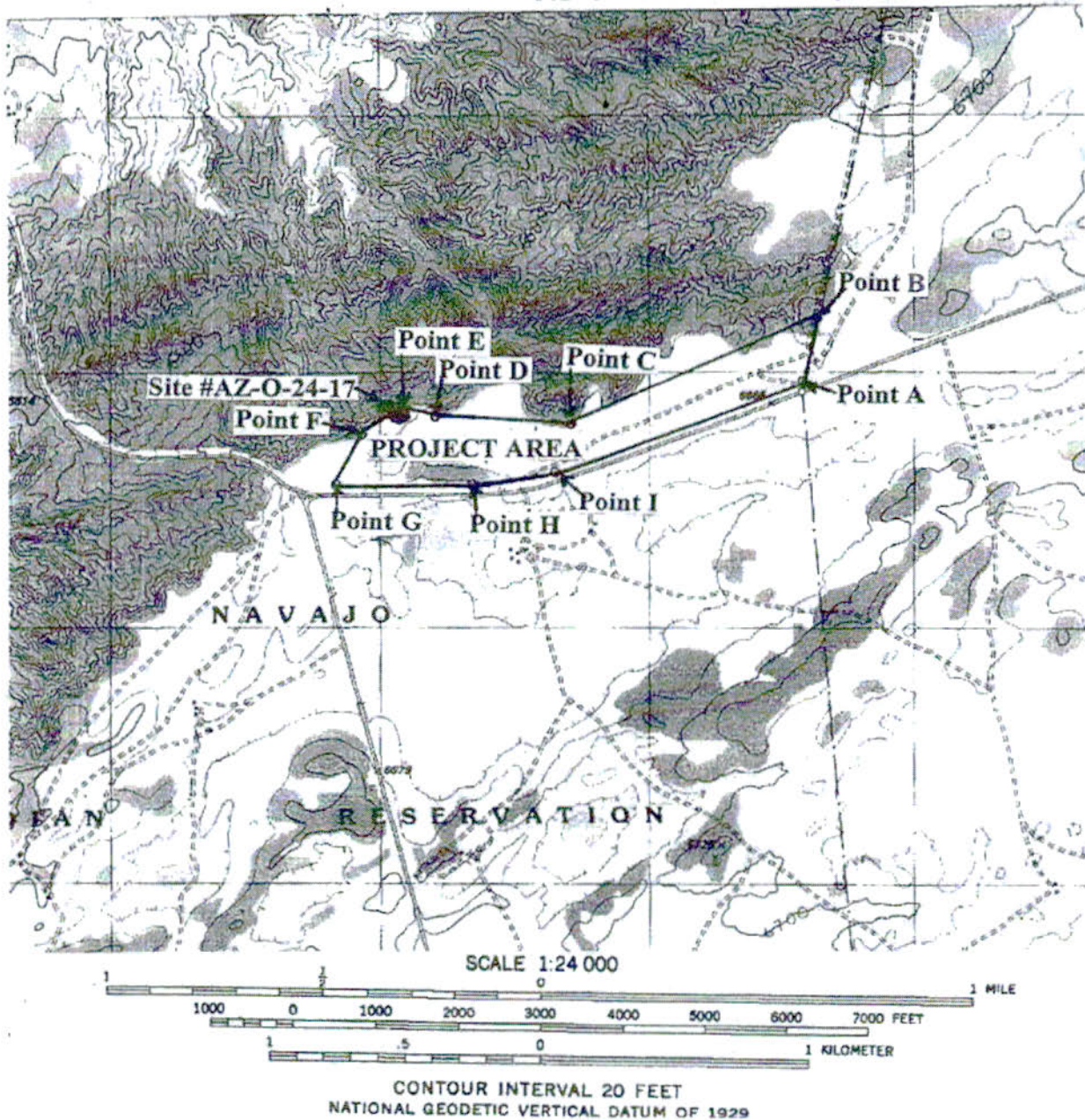


Figure 1. Project area on Tsin Naan Tee Quadrangle, 7.5-minute series, Navajo County, Arizona within the Jeddito Chapter.

Figure 2. Detailed map of the Jeddito Community Development Track Project Site on 90.47 acres.

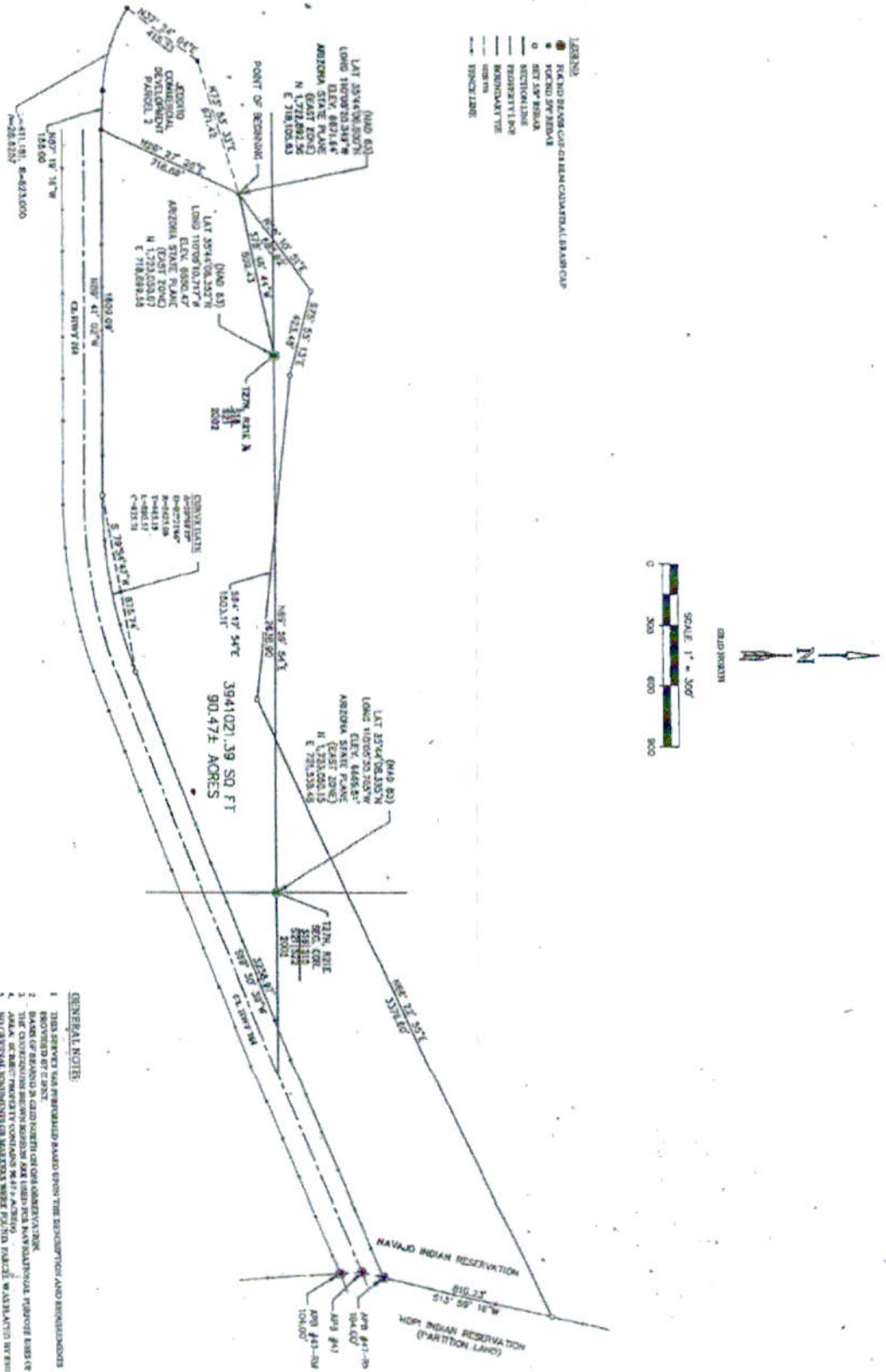


Table 1. UTM Corners, Zone, Legal Description and USGS Quadrangle Map Name.

UTM Corners	UTM (Zone 12) Northing	UTM (Zone 12) Easting	Legal Description Township	Legal Description Range	Legal Description Section	USGS Quadrangle 7.5' Map Name
Point A	3955151	582515	27N	21E	15	Tsin Naan Tee
Point B	3955397	582572	27N	21E	15	Tsin Naan Tee
Point C	3954992	581650	27N	21E	21	Tsin Naan Tee
Point D	3955022	581145	27N	21E	16	Tsin Naan Tee
Point E	3955053	581019	27N	21E	16	Tsin Naan Tee
Point F	3954950	580872	27N	21E	21	Tsin Naan Tee
Point G	3954744	580778	27N	21E	21	Tsin Naan Tee
Point H	3954756	581286	27N	21E	21	Tsin Naan Tee
Point I	3954805	581590	27N	21E	21	Tsin Naan Tee
Site #AZ-O- 24-17	3955013	581023	27N	21E	21	Tsin Naan Tee

The project area is located within the Navajo Nation section of the Colorado Plateau. The dominant geologic formation in these areas is generally sandstone in origin with lesser amounts of shale, limestone, volcanic and alluvial deposits. Soils include well and poorly sorted Aeolian sands, clay and alluvium. These high desert environments provide few water resources. Annual precipitation may be less than 10 inches. Area weather is moderate throughout the year at this elevation. Mid winter snows of a few inches are common at this 6,600 feet elevation level, but short lived, and summer temperatures of 100° are common.

Wind is frequently an extreme force for the area. Vegetation consists of sagebrush, galleta, black grama, Indian ricegrass, Mormon tea, pin cushion cactus, pinon-juniper trees, chokeberry, cliff rose, prickly pear cactus, sand dropseeds, loco weed, yucca, cedar shrubs, snakeweed and globemallow.

Prehistoric Anasazi people settled this region because of permanent water, ample game to hunt and sustainable agriculture. Modern usage is Navajo. Water resources are still abundant within the surrounding area.

FIELD METHODS

The archaeological survey was conducted on September 24-26 and additionally on November 5, 2012, for further investigation of features by CSWTA Inc. archaeological crewmembers were Carol S. Yazzie-Ward and Loretta Flatrock. Approximately 90.47 acres were surveyed for the proposed Jeddito Community Development Track project site. The survey included a buffer zone of 50 feet around the perimeter of the project area. The total area surveyed equaled 4,192,762.50 square feet or 96.25 acres. All exposed ground surfaces were carefully examined and special attention was given areas of erosion and deflation. The area was surveyed by sub-parallel pedestrian transects spaced 10-12 meters apart. The areas along the north side of the project tract where the dirt road dips down into the canyon have been heavily impacted by recent trash dumping. Jeddito Chapter Community Services Coordinator, Donna Boyd was interviewed for knowledge of Traditional Cultural Properties or sacred places.

CULTURAL RESOURCE FINDINGS

Location/Identification of Each Resource

One historic habitation site was discovered and recorded (Site Survey and Management Form attached). Site #AZ-O-24-17 is a possible habitation site dated to the 1950s and consists of living quarters, cooking area, possible sweatlodge and unknown pile of rocks. This site measures approximately 125.78 meters (400 feet) (E-W) and 220.1 meters (700 feet) (N-S), totaling 27,686.69 square meters. The location is along the northern boundary line and southwest of a stake located at UTM 3955022N, 581145E.

No cultural resource sites were inventoried. No Traditional Cultural Properties or sacred places were inventoried.

Evaluation of Significance of Each Resource

Site #AZ-O-24-17 is a Navajo, 1950s habitation which possess integrity of location, setting, materials and association, not eligible under criteria a-c, eligible under criterion d under NRHP. Is of no archaeological interest and does not meet the 100-year age requirement on ARPA. Does not merit protection under AIRFA. The burials are associated with this habitation site. The original owner of this homestead is buried approximately 200 feet to the northwest of the dismantled hogan, plus his mother and father are both buried in the same location. Identification of Gravesites, Human Remains and Funerary Items and Statement of Wishes for Burials with Lineal Descendants forms are attached with site form.

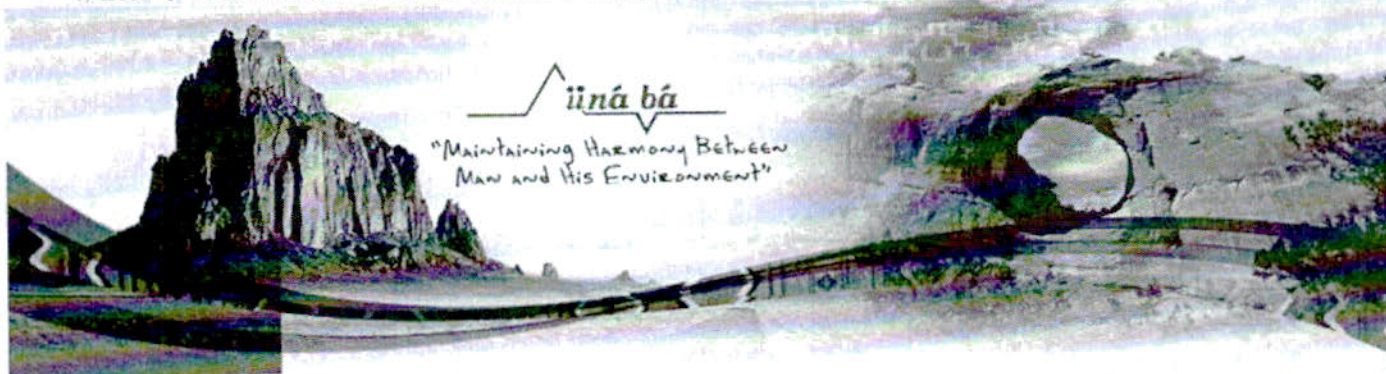
RECOMMENDATIONS

Conditional Archaeological clearance is recommended for the proposed Jeddito Community Development Track project site with associated utilities provided that the historical site and burial site be avoided completely. In the event of a discovery ("discovery means any previously unidentified cultural resources including but not limited to archaeological deposits, human remains, or locations reportedly associated with Native American religious/traditional beliefs or practices"), all operations in the immediate vicinity of the discovery must cease, and the Navajo Nation Historic Preservation Department must be notified at (928) 871-7148.

REFERENCES

- Chronic, Halka 1983. Roadside Geology of Arizona. Mountain Press Publishing Company, Missoula.
- Kosik, Fran 1996. Native Roads. The Complete Motoring Guide to the Navajo and Hopi Nations. Rio Nuevo Publishers, Tucson.
- Linford, Laurance D. 2000. Navajo Places. History, Legend, Landscape. The University of Utah Press, Salt Lake City.

Water ♦ Wastewater ♦ Solid Waste ♦ Roads ♦ Stormwater ♦ Subdivisions ♦ Surveying ♦ GIS



APPENDIX D — ADDITIONAL DOCUMENTS OF SIGNIFICANCE
ENVIRONMENTAL ASSESSMENT REPORT
JEDITO CHAPTER COMMUNITY DEVELOPMENT TRACT
JEDITO, NAVAJO COUNTY, ARIZONA

PROJECT No. JEDDCHA-00002



PREPARED FOR:
JEDITO CHAPTER
P. O. Box 798
KEAMS CANYON, AZ 86034

PREPARED BY:
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FEBRUARY 19, 2013

Hydrology ♦ Air Quality ♦ ESA ♦ Soil Investigations ♦ SPCC ♦ Water Rights ♦ LUST



United States
Department of
Agriculture



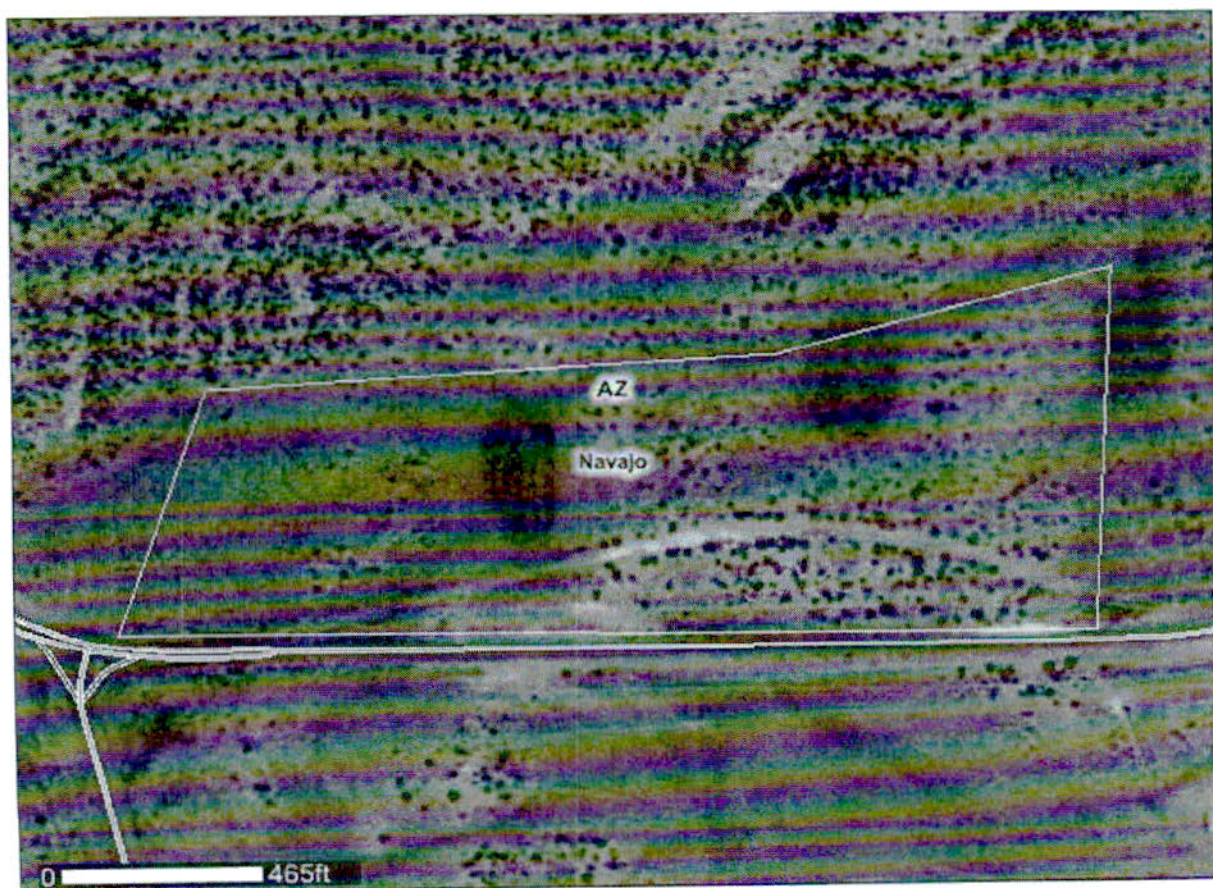
NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for Fort Defiance Area, Parts of Apache and Navajo Counties, Arizona and McKinley and San Juan Counties, New Mexico

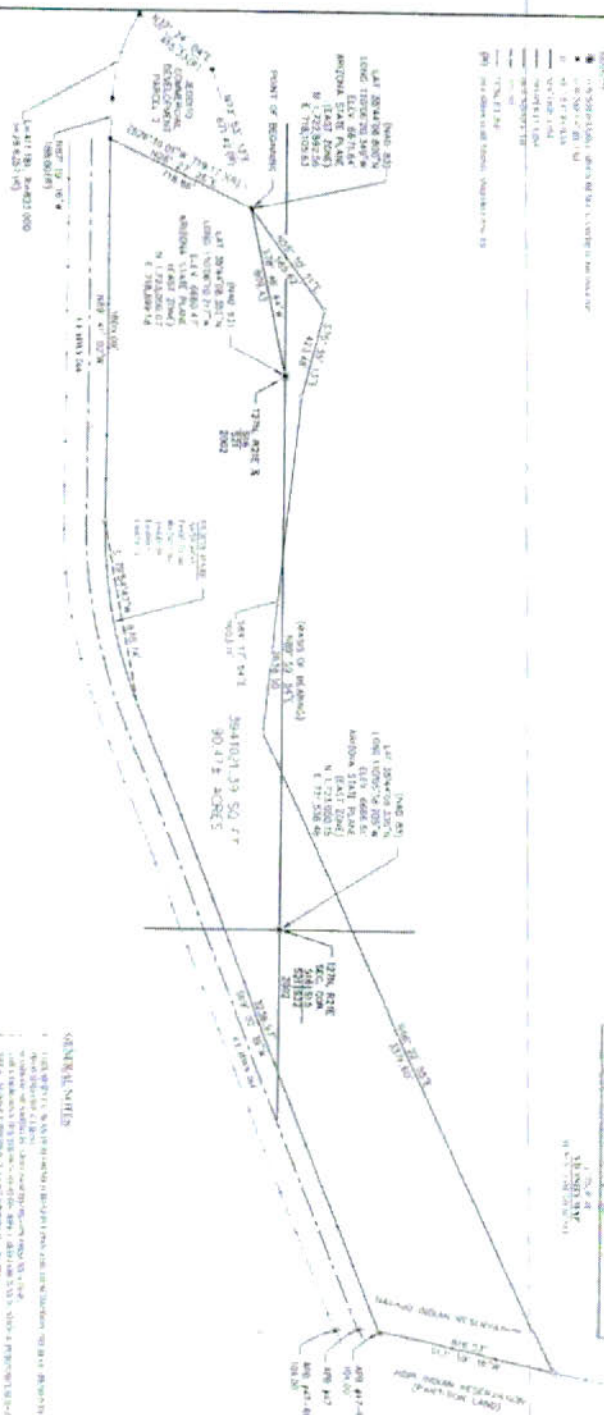
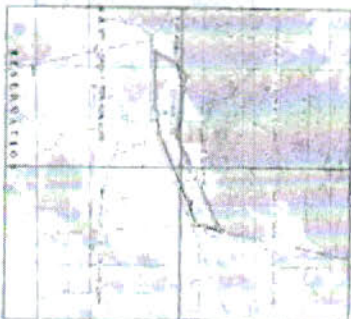
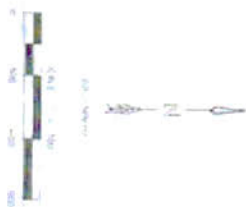
Jeddito Community Development
Tract



February 18, 2013

THE *Journal of the Philosophy of Education Society of Great Britain* is the leading journal in the field of education and philosophy. It is the only journal in the field to publish original research in both education and philosophy. The journal is published quarterly and is available in both print and electronic formats. The journal is published by the Philosophy of Education Society of Great Britain (PESGB) and is available to members of the society at a special price. The journal is also available to non-members at a special price. The journal is published by the Philosophy of Education Society of Great Britain (PESGB) and is available to members of the society at a special price. The journal is also available to non-members at a special price.

4. *Quadratus lumborum* (Fig. 5.10). This right-angled triangle has its base as the distance between the 12th rib and the iliac crest, and its height as the distance between the 12th rib and the iliac crest. The area is $\frac{1}{2} \times \text{base} \times \text{height}$. The area is $\frac{1}{2} \times 12 \times 12 = 72$ cm². The area is 72 cm².



STUN TUNES

SECRETION OF LACTIC ACID BY THE LIVER OF THE LARVA OF THE MOSQUITO CULEX TRITAENATA (DIPTERA: CULICIDAE) IN RESPONSE TO A CHANGING PHOTOPERIOD. JAMES L. HARRIS AND JOHN W. HARRIS, JR. Department of Biology, University of Maryland, College Park, Maryland 20742



indaba

[illegible]

FIELD CLEARANCE CHECKLIST

(This form covers only damages and compensation to individual land users. It does not cover consideration or other fees to the Navajo Tribe. Use back if necessary to complete this form.)

1. Project Identification:

Applicant: The Navajo Nation, P.O. Box 9000, Window Rock, AZ 86515

Type of Project: Sanitation Facilities and Domestic Waterlines

Purpose: To provide water and sewer to the Jeddito Community

Location: Jeddito, Navajo County, Arizona (T27N, R20E- Sec.2, Sec. 10, Sec.13 SE/4, Sec.24 N/2, Sec 34) and (T27N, R21E- Sec. 18, Sec. 19 NW/4)

Identification number(s): Jeddito Member Extension Phase IV, NA-14-T42

2. Amount of land affected: 19.01 acres

3. Land status: Trust ☒ Fee _____ Other _____

4. List names of all individuals whose land use rights will be affected by project:

Names

Census Number

Type of Land
Use Right

1. NO GRAZING PERMITTEES, Since 1973

5. Are all land users with claims to the affected lands as shown in Branch of Land Operations records included in the list in item 4? yes

6. Have Grazing Committee or Land Board Member (whichever is appropriate) for the affected areas confirm and user list in item 4 by signing acknowledgement below. yes

ACKNOWLEDGEMENT

I acknowledge that due notice was given to the affected community of the proposed project, and according to my records and to the best of my knowledge, the list of individuals in item 4 includes all land uses who have land use right in the affected lands.

8-13-18

Date

[Signature]
Grazing Committee or Land Board Member

7-3a
District No.

JEDDITO SPRING QUADRANGLE

1991

ARIZONA-APACHE COUNTY
7.5 MINUTE SERIES (TOPOGRAPHIC)

T 27 N, R 20 E
SECS. 2 & 10

P E

M E S A

TRUE POINT OF BEGINNING
LINE 'EH'
LAT: 35° 46' 23.79" N
LONG: 110° 09' 58.32" W

END OF
LINE 'EH'

INDIAN

TRUE POINT OF BEGINNING
LINE 'F-10'
LAT: 35° 45' 37.39" N
LONG: 110° 11' 16.46" W

END OF
LINE 'F-10'

Skunk
Springs

LEGEND

PROPOSED WATERLINE ———
EXISTING WATERLINE ———
EXPANDED ROW ———
HOME ———
TANK OR PUMPHOUSE PARCEL ———

U.S. DEPARTMENT OF HEALTH AND HUMAN SERVICES
PUBLIC HEALTH SERVICE
INDIAN HEALTH SERVICE

JEDDITO MEMBER EXTENSION PHASE IV
NA-14-T42 /XE1
PTC MAP
JEDDITO CHAPTER, NAVAJO NATION

DRAWN BY: LT
DATE: 6/1/2018

SHEET NO. 03 OF 03

OFFICE OF ENVIRONMENTAL HEALTH & ENGINEERING
FORT DEFIANCE DISTRICT
FORT DEFIANCE, ARIZONA

JEDDITO SPRING QUADRANGLE

1991

ARIZONA-APACHE COUNTY
7.5 MINUTE SERIES (TOPOGRAPHIC)

T 27 N, R 20 E
SEC. 34

1"=2000'

END OF LINE 'A-3-B4'

TRUE BEGINNING OF LINE 'A-3-B4-1'

TRUE BEGINNING OF LINE 'A-3-B4'

Begin Expanded ROW 50' Wide

END OF LINE 'A-3-B3'

TRUE BEGINNING OF LINE 'A-3-B3'

END OF LINE 'A-3-B'

End Expanded ROW 50' Wide

END OF LINE 'A-3-B2'

End Expanded ROW 100' Wide

Begin Expanded ROW 100' Wide

End Expanded ROW 50' Wide

END OF LINE 'A-3-B4-1'

TRUE BEGINNING OF LINE 'A-3-B2'

TRUE BEGINNING OF LINE 'A-3-B1'

End Expanded ROW 50' Wide

Begin Expanded ROW 50' Wide

TRUE BEGINNING OF LINE 'A-3-B'

LAT: 35° 42' 07.76" N
LONG: 110° 11' 02.34" W

Begin Expanded ROW 50' Wide

End Expanded ROW 50' Wide

END OF LINE 'A-3-B1'

LEGEND

PROPOSED WATERLINE

EXISTING WATERLINE

EXPANDED ROW

HOME

TANK OR PUMPHOUSE PARCEL

U.S. DEPARTMENT OF HEALTH AND HUMAN SERVICES
PUBLIC HEALTH SERVICE
INDIAN HEALTH SERVICE

JEDDITO MEMBER EXTENSION PHASE IV

NA-14-T42 /XE1

PTC MAP

JEDDITO CHAPTER, NAVAJO NATION

DRAWN BY: LT

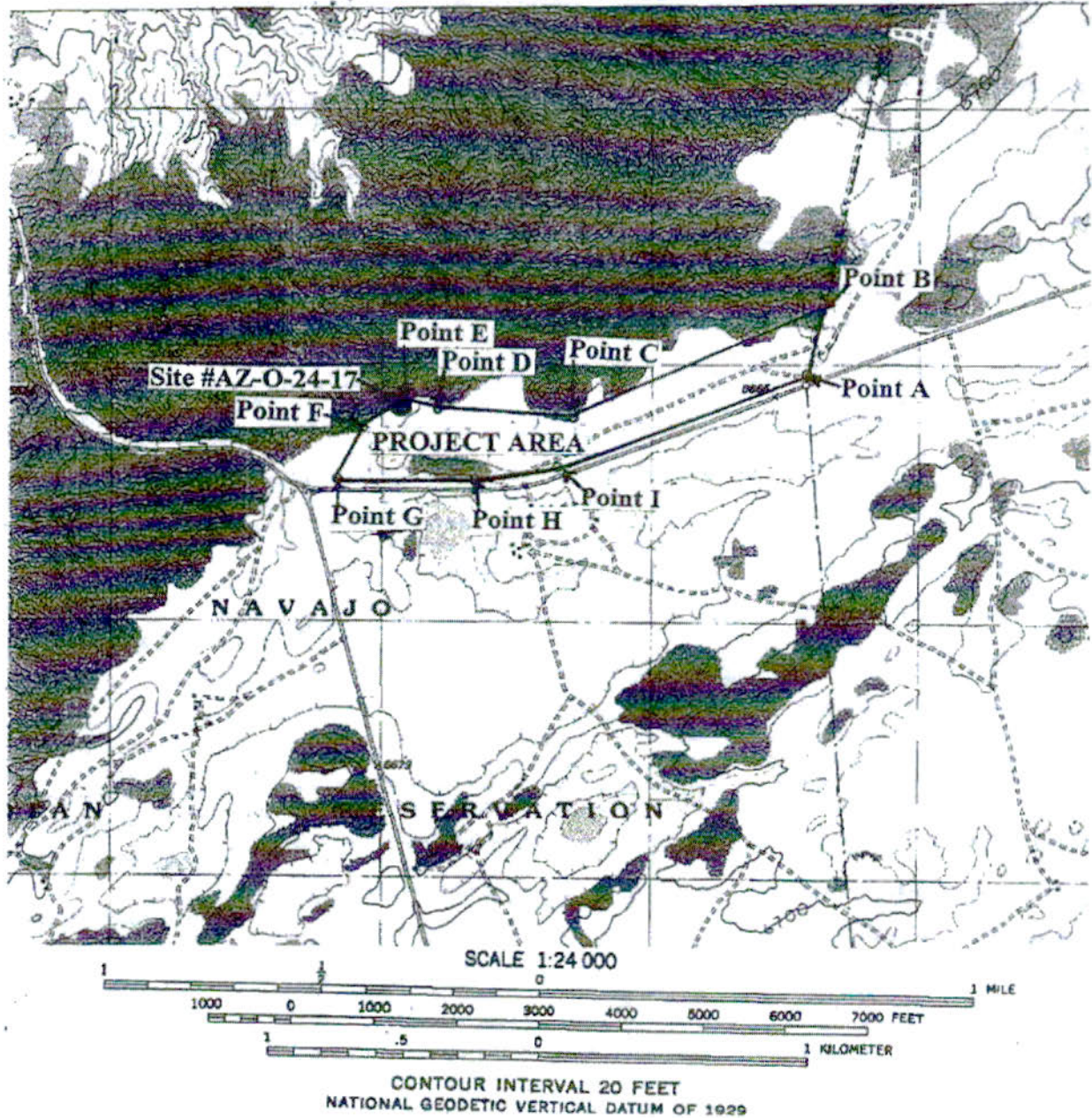
DATE: 8/1/2018

SHEET NO. 02 OF 03

OFFICE OF ENVIRONMENTAL HEALTH & ENGINEERING
FORT DEFIANCE DISTRICT
FORT DEFIANCE, ARIZONA

H O P I

TSIN NAAN TEE QUADRANGLE
ARIZONA-NAVAJO CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)



USGS TOPOGRAPHIC REFERENCE MAP

JEDDITO SPRING QUADRANGLE

1991

ARIZONA-APACHE COUNTY
7.5 MINUTE SERIES (TOPOGRAPHIC)

T 27 N, R 20 E
AND
T 27 N, R 21 E

1" = 2000'

TRUE POINT OF BEGINNING
LINE "B-1"
LAT: 35° 44' 50.87" N
LONG: 110° 08' 14.65" W

TRUE POINT OF BEGINNING
LINE "A-2A"
LAT: 35° 44' 30.98" N
LONG: 110° 07' 47.84" W

Begin Expanded ROW
50' Wide
End Expanded ROW
50' Wide

END OF
LINE "A-2A"

Begin Expanded
ROW-50' Wide
End Expanded
ROW-50' Wide

TRUE POINT OF BEGINNING
LINE "B-2"

End Expanded ROW
50' Wide

Begin Expanded ROW
50' Wide
End Expanded ROW
50' Wide

END OF
LINE "B-2"

Begin Expanded ROW
100' Wide
End Expanded ROW
100' Wide

END OF
LINE "B-1"

Spring

End Expanded ROW
100' Wide
Begin Expanded ROW
100' Wide

Begin Expanded ROW
50' Wide

LEGEND

PROPOSED WATERLINE ---
EXISTING WATERLINE ---
EXPANDED ROW ---
HOME #
TANK OR PUMPHOUSE PARCEL

U.S. DEPARTMENT OF HEALTH AND HUMAN SERVICES
PUBLIC HEALTH SERVICE
INDIAN HEALTH SERVICE

JEDDITO MEMBER EXTENSION PHASE IV
NA-14-T42 /XE1
PTC MAP
JEDDITO CHAPTER, NAVAJO NATION

DRAWN BY: LT
DATE: 8/1/2018

SHEET NO. 01 OF 03

OFFICE OF ENVIRONMENTAL HEALTH & ENGINEERING
FORT DEFIANCE DISTRICT
FORT DEFIANCE, ARIZONA

FILE COPY

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://soils.usda.gov/sqi/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<http://offices.sc.egov.usda.gov/locator/app?agency=nrsc>) or your NRCS State Soil Scientist (http://soils.usda.gov/contact/state_offices/).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Soil Data Mart Web site or the NRCS Web Soil Survey. The Soil Data Mart is the data storage site for the official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil scientists classified and named the soils in the survey area, they compared the

Custom Soil Resource Report

individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Map Unit Legend

Fort Defiance Area, Parts of Apache and Navajo Counties, Arizona and McKinley and San Juan Counties, New Mexico (AZ715)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
10	Begay-Doakum family complex, 2 to 15 percent slopes	33.0	100.0%
Totals for Area of Interest		33.0	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Custom Soil Resource Report

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Fort Defiance Area, Parts of Apache and Navajo Counties, Arizona and McKinley and San Juan Counties, New Mexico

10—Begay-Doakum family complex, 2 to 15 percent slopes

Map Unit Setting

Elevation: 6,400 to 7,200 feet

Mean annual precipitation: 10 to 14 inches

Mean annual air temperature: 50 to 53 degrees F

Frost-free period: 120 to 150 days

Map Unit Composition

Begay and similar soils: 50 percent

Doakum family and similar soils: 40 percent

Description of Begay

Setting

Landform: Fan terraces

Landform position (two-dimensional): Summit, backslope

Landform position (three-dimensional): Tread

Down-slope shape: Convex

Across-slope shape: Convex

Parent material: Eolian deposits and fan alluvium derived from sandstone

Properties and qualities

Slope: 2 to 15 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Capacity of the most limiting layer to transmit water (Ksat): High (1.98 to 5.95 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 2 percent

Gypsum, maximum content: 1 percent

Maximum salinity: Nonsaline (0.0 to 2.0 mmhos/cm)

Sodium adsorption ratio, maximum: 2.0

Available water capacity: Moderate (about 7.7 inches)

Interpretive groups

Farmland classification: Not prime farmland

Land capability (nonirrigated): 6c

Hydrologic Soil Group: B

Ecological site: Sandy Loam Upland 10-14" p.z. (R035XC317AZ)

Typical profile

0 to 2 inches: Fine sandy loam

2 to 15 inches: Fine sandy loam

15 to 33 inches: Fine sandy loam

33 to 43 inches: Fine sandy loam

43 to 46 inches: Very gravelly loamy fine sand

46 to 70 inches: Loamy fine sand

Custom Soil Resource Report

Description of Doakum Family

Setting

Landform: Fan terraces
Landform position (two-dimensional): Summit, backslope
Landform position (three-dimensional): Tread
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Fan alluvium derived from sandstone and shale

Properties and qualities

Slope: 2 to 15 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 2 percent
Maximum salinity: Nonsaline (0.0 to 2.0 mmhos/cm)
Available water capacity: Moderate (about 7.5 inches)

Interpretive groups

Farmland classification: Not prime farmland
Land capability (nonirrigated): 6c
Hydrologic Soil Group: C
Ecological site: Loamy Upland 10-14" p.z. (R035XC313AZ)

Typical profile

0 to 1 inches: Fine sandy loam
1 to 6 inches: Very fine sandy loam
6 to 16 inches: Fine sandy loam
16 to 30 inches: Sandy clay loam
30 to 47 inches: Sandy loam
47 to 80 inches: Loamy sand

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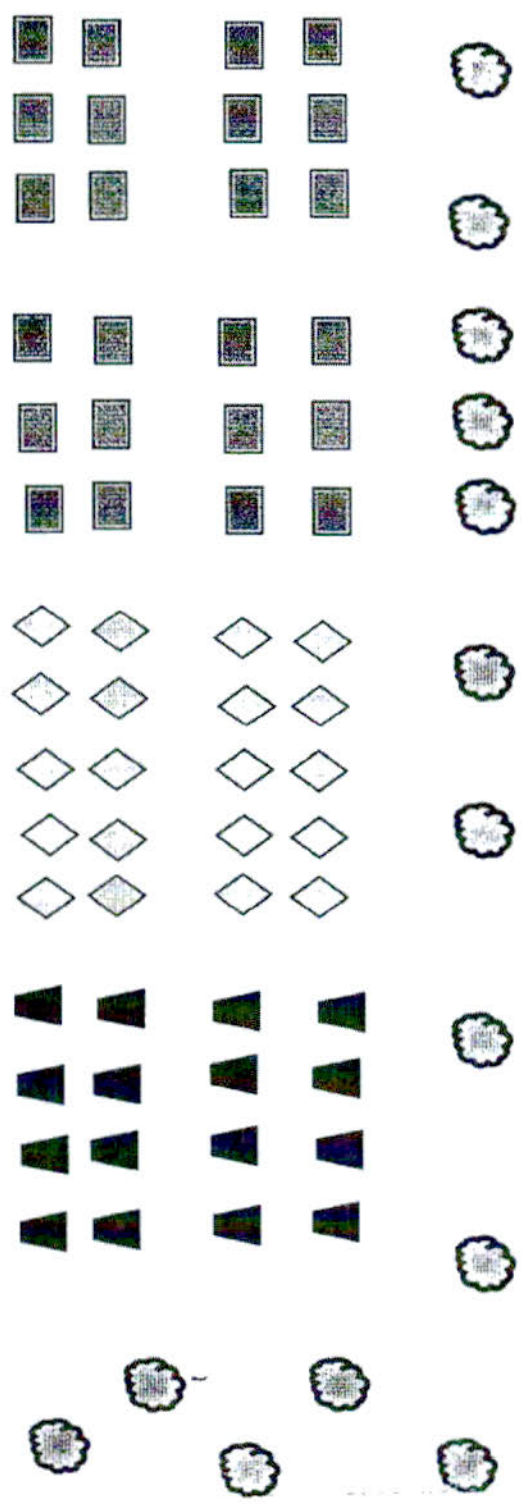




Veterans' Housing

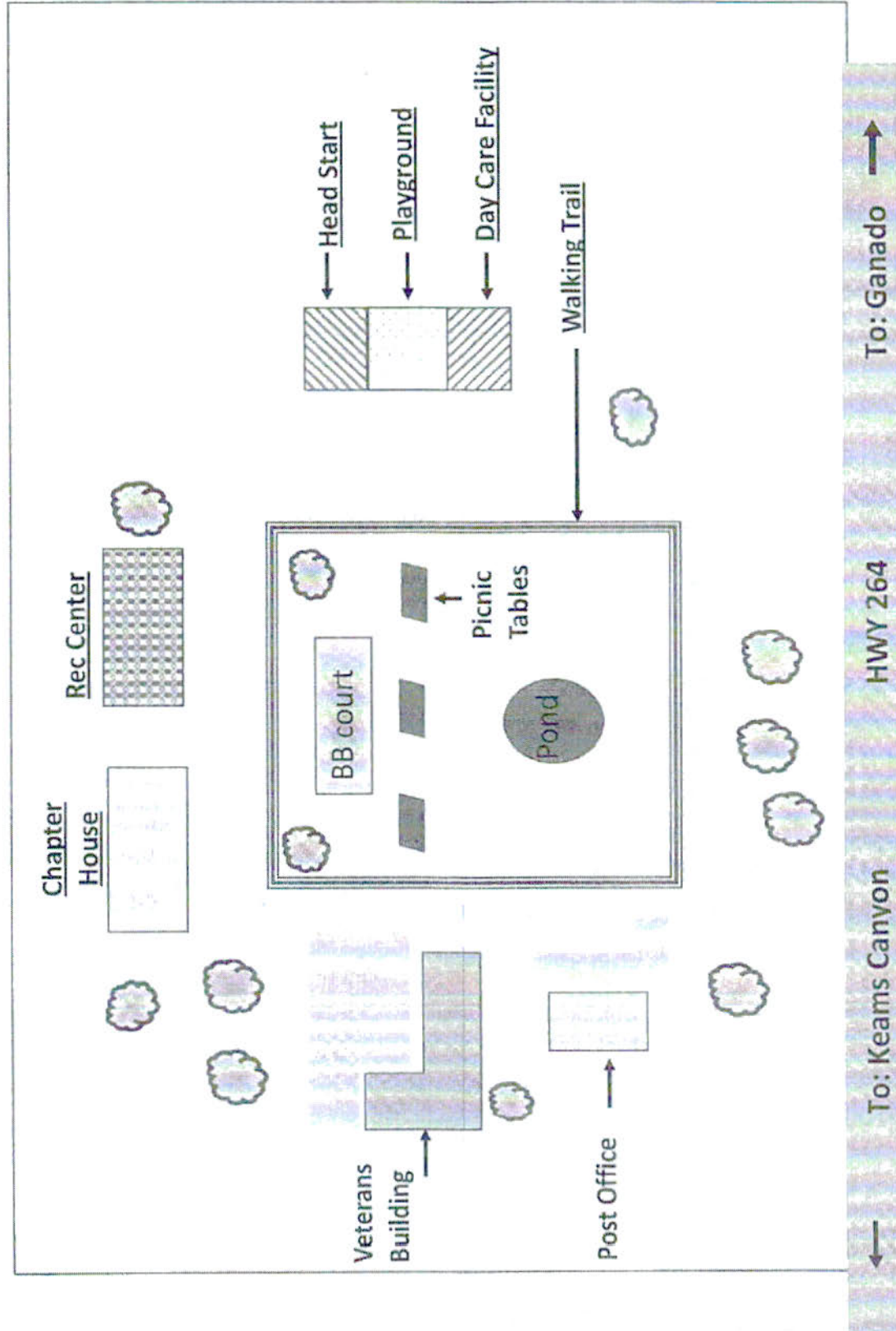
Elderly Housing

General Housing



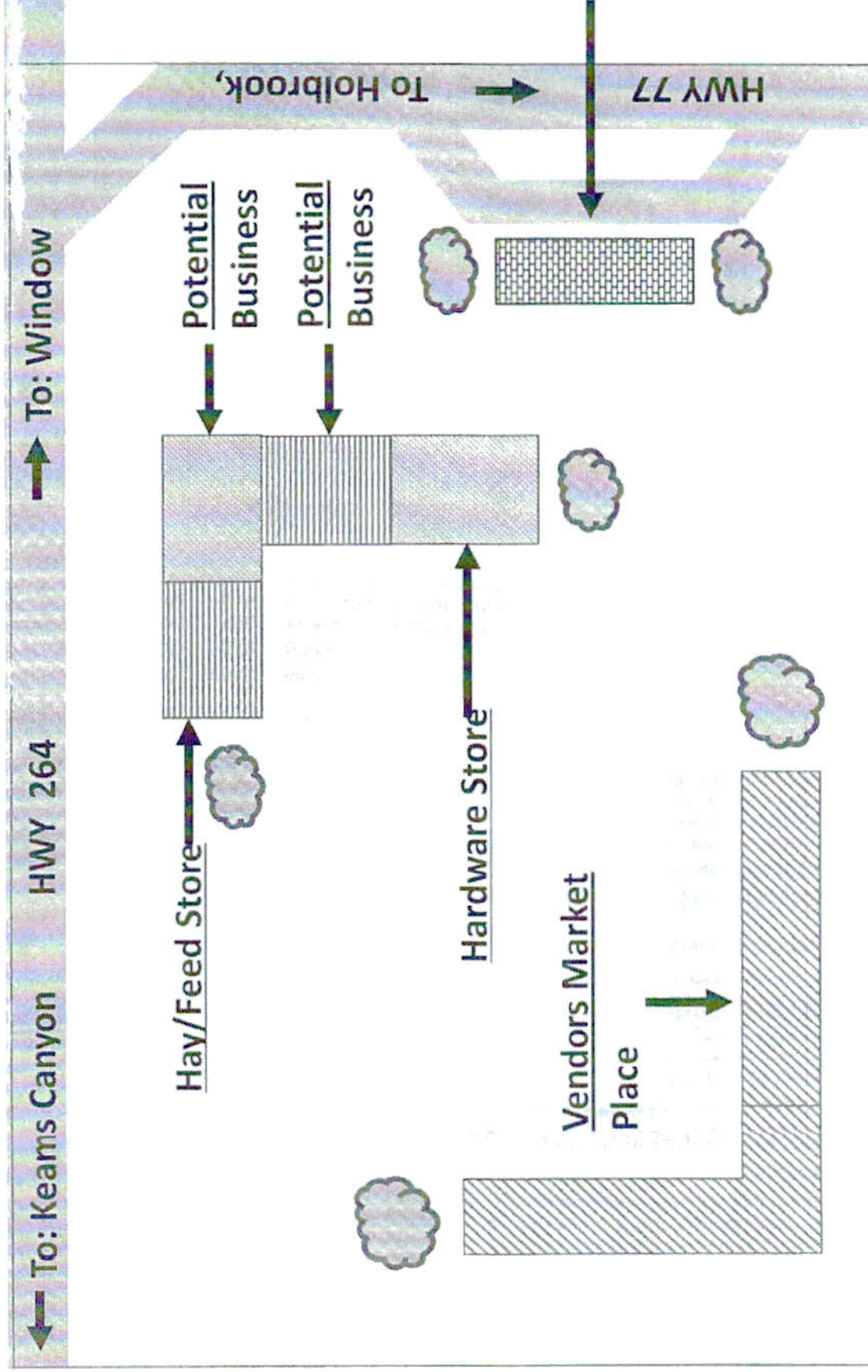
To: Keams Canyon
 HWY 264
 To: Ganado

MAP
 Proposed NHA Housing 30 Acres of 90.47 Acres



MAP

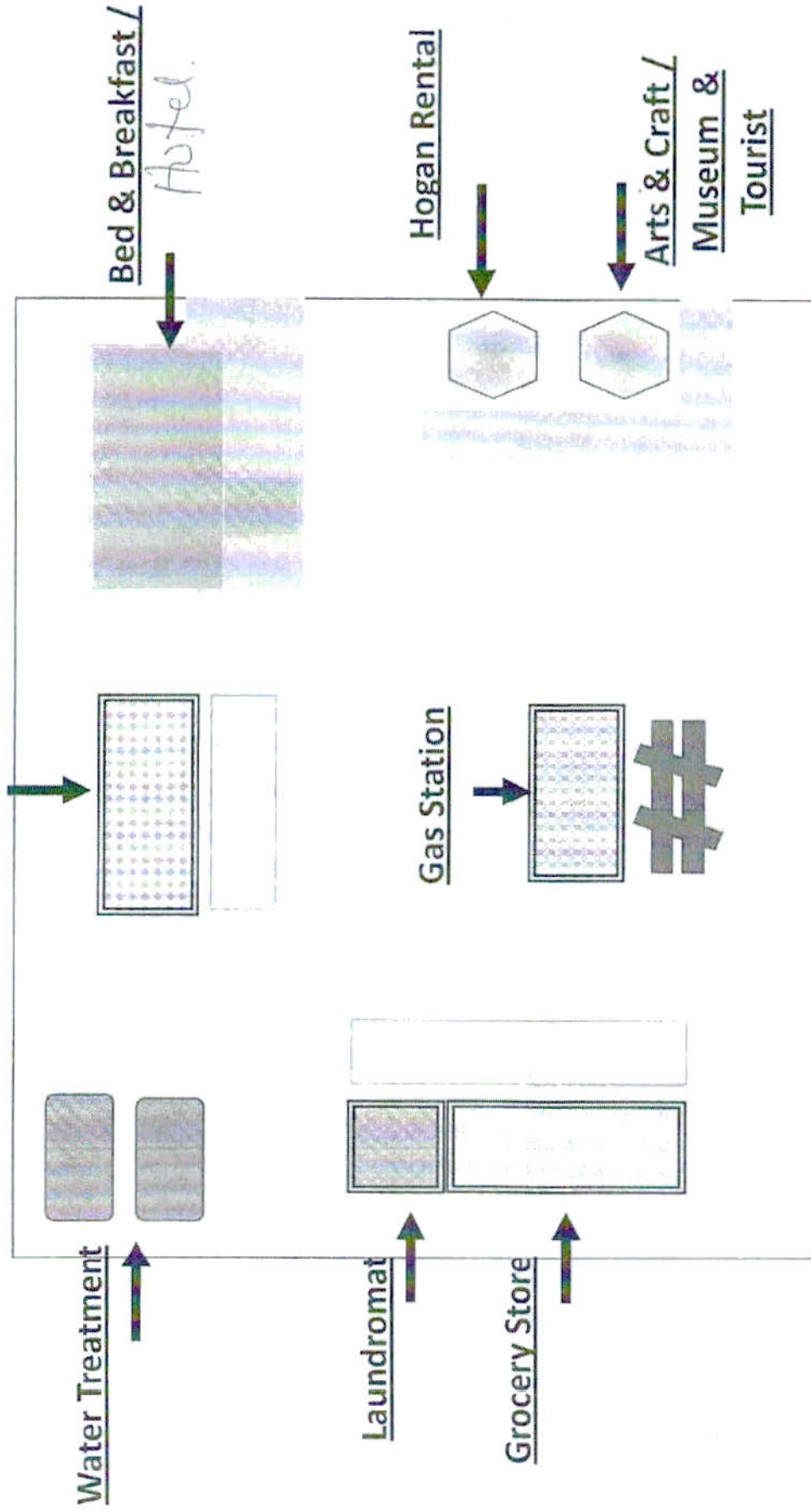
Proposed Business Center 60 Acres of 90.47 Acres



MAP

Proposed Commercial Development - South Side 15 Acres

Restaurant



MAP

Proposed Commercial Development – North Side 15 Acres

CSWTA, INC.
Site Survey and Management Form

SITE NO: AZ-O-24-17 FIELD OR OTHER NAME: _____ DATE RECORDED: November 5, 2012

PROJECT NUMBER AND NAME: CSWTA-ARCH-2012077: A Cultural Resources Inventory Survey of the Proposed Jeddito Community Development with Associated Utilities for iiná bá, Inc. in the Vicinity of Jeddito, Navajo County, Arizona.

ORGANIZATION: CSWTA, Inc. ARCHAEOLOGIST(S): Carol S. Yazzie-Ward/Loretta Flatrock

USGS MAP REFERENCE: Tsin Naan Tee, 7.5 minute quadrangle, 1990

LEGAL LOCATION: Township 27 North, Range 21 East, Sections 16 and 21

UTM Zone 12: 3955013 Northing 581023 Easting

STATE: Arizona COUNTY: Navajo CHAPTER: Jeddito

LAND STATUS: Navajo Tribal Trust Lands

GROUND VISIBILITY, KIND AND EXTENT OF COVER? Ground visibility is approximately 80%. Coverage is sagebrush and grasses.

TOPOGRAPHY: The site is located at the top of mesa overlooking the valley to the north of Jeddito Wash.

DRAINAGE: Jeddito Wash is to the north approximately two miles.

ELEVATION: 6,663 feet (2,031 meters) SLOPE AND DIRECTION: Slightly slopes to the South at 2 degrees.

SEDIMENT TYPE: _____

OTHER: _____

VEGETATION PRESENT: The vegetation present within the project area consists of the following: sagebrush, pinon-juniper, Mormon tea, galleta, black grama, Indian ricegrass, pin cushion, chokeberry, cliff rose, prickly pear, sand dropseed, loco weed, yucca, cedar shrubs, snakeweed and globemallow.

CULTURAL AFFILIATION: Navajo SITE TYPE: Habitation with possible sweatlodge and three graves.

PERIOD(S) OF OCCUPATION (DATE, IF KNOWN): 1950s habitation and burials are at least 20 years old.

HOW DATED? Items found at site and interviews.

DIMENSIONS OF SITE (L x W): 125.78 meters x 220.11 meters TOTAL AREA (SQ M): 27,686.69 square meters

HOW DETERMINED: Metric measuring tape

ARCHITECTURE PRESENT? Yes DESCRIBE: Dismantled hogan, cooking pit, dismantled shed house and possible sweatlodge and three gravesites.

ARTIFACTS OBSERVED/COUNTED: KC Baking Powder lid, rusted milk cans, rusted metal rectangle storage box, open and unopened sardine cans, very thick broken coke bottles, and other glassware shards (red and green).

COLLECTION MADE: No OF WHAT?: N/A METHOD: N/A

PHOTO TAKEN? No B/W ROLL: No FRAME(S): N/A COLOR ROLL: No FRAME(S): N/A

SITE DESCRIPTION: Site consists of a dismantled hogan, cooking pit, dismantled shed house, possible sweatlodge, with 20+ items scattered in the area. The items included KC baking powder lid, milk cans, metal rectangle storage box, open and an unopened sardine cans, very thick broken coke bottle, and several other glassware shards (red and green). The site measures approximately 400 feet (N-S) and 700 feet (E-W) totaling 280,000 square feet.

CONDITION OF SITE: Poor

CAUSES OF DISTURBANCE: Erosion and livestock grazing.

LOCATION OF SITE RELATIVE TO PROJECT AREA: The habitation area is just south of the most northern point of the western section of the project area atop the mesa over looking the Jeddito valley to the north. The gravesite location is approximately 45 feet to the boundary line and 175 feet northwest of the habitation site.

EXTENT OF INVESTIGATION DATE: This recording.

RESEARCH POTENTIAL: Poor

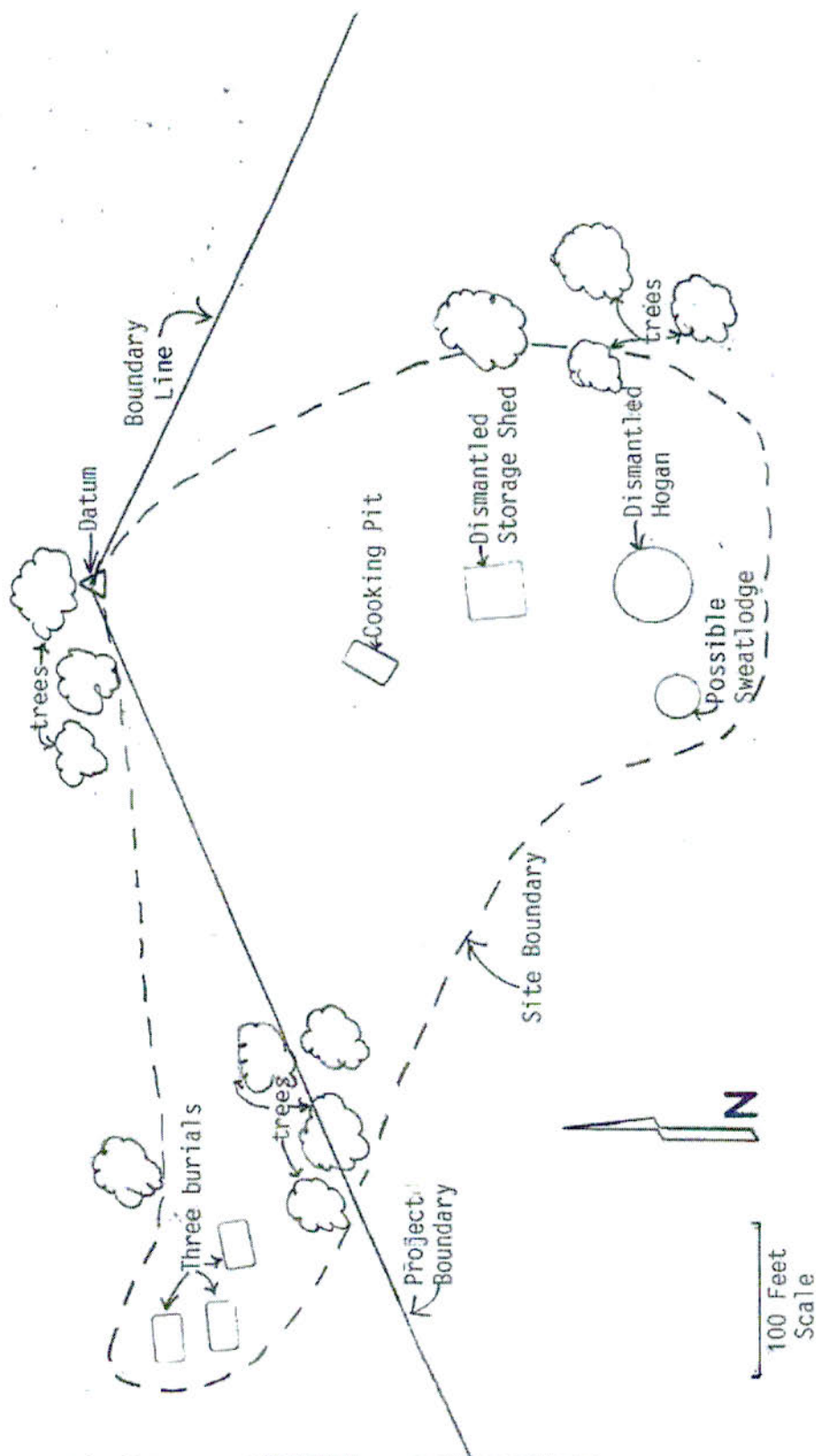
RECOMMENDATIONS: The habitation site and gravesite are to be completely avoided as requested by daughter of the descendants.

SITE ASSESSMENT UNDER 36 CFR 60.4 (NATIONAL REGISTER):

INTEGRITY: location, setting, materials and association

CRITERIA a-d: a-c: not eligible, d: eligible

50-YEAR GUIDELINE: Meets



SITE #AZ-O-24-17 MAP

Jeddito Proposed Commercial Site Development



Site Evaluation and Master Plan For the 15 Acre Sites at Jeddito, Arizona

November 5, 2010

Submitted by



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Section II – Technical Approach

In order to estimate the potential for full development of the two Jeddito Commercial Sites at the intersection of Highway 264 and Highway 77 certain assumptions have been made regarding how the land will be developed in terms of access, parking lots, septic and waste water lagoon, utility rights-of-way, and open space such as setbacks, and how these will affect the area allotted for building construction. Information from the topographic survey indicates that the site north of Highway 264, an area of approximately 7 acres, is most suitable for building development due to the gentle slope of the terrain. The site south of highway 264 is more difficult to develop due to the slope of the site, which would make the earthwork portion of the work more costly. These assumptions were developed for maximum building development in order to allow for a variety of development contingencies.

For the desired effect of realistic development schedules, the site is divided into four phases for development as shown on the Development Potential Map included in Appendix A. Our calculations are based on the entire developable area of the sites, but are subdivided into the indicated phases in the conclusion to this section. The two sites have been withdrawn for this purpose.

Section III – Site Access

Both portions of the site have direct access from State of Arizona highways, but access to the north site is complicated by the hill and curve on highway 264, which would make entrance and egress from the site more dangerous for vehicles. Highway 77, however, ends at the intersection and traffic stops there, which will make for much safer access to any development. It has been suggested that the Arizona Department of Transportation might be willing to allow the construction of a roundabout at the intersection of the two highways to slow traffic down and allow for easier and safer access to the north portion of the site. If ADOT is willing, the roundabout traffic control circle, as indicated on the drawings, at the intersection of the two roads would allow access to the north site near the center of its south boundary. Access to the southern portion of the site would still be from highway 77 south of the intersection.

Section IV – Building Area

The site considered in this study covers a total of 15 acres with 8 acres in the area south of highway 264 and 7 acres north of highway 264. Rock Gap Engineering (RGE) considers the northern portion as the best location for the first two phases of the development and the southern portion as the area to be developed later due to the gentle grades and suitability of the northern site for the location of the sewage lagoon which will be necessary for the proposed laundry. Phase 1 of the development of the site will include one building containing a grocery market with gasoline sales, a laundry and a lease space that could be used for perhaps an arts and crafts shop, a bank, a contract post office, cell phone sales and service office or other use. This first building would contain approximately 10,000 in order to accommodate those functions. There would be sufficient space on the site to expand this building by perhaps 4,000 square feet if there is demand for commercial space.

In addition to this first building, Phase 2 proposes a space on the site for a free-standing restaurant building of 2,500 to 3,000 square feet. A restaurant of this size could seat approximately 80 to 100 patrons.

On the southern site we propose to accommodate two phases, (Phase 3 and Phase 4) which could be developed after Phase 1 and 2 of the north site. For Phase 3 we propose an 8,500 square foot Ranch Supply Store and 3,200 square foot hay barn. This area also includes a fenced area between the ranch supply store and the hay barn for outdoor storage of equipment and supplies. This may be a good fit for the ranchers of this area who generally have to travel long distances to acquire supplies and animal feed.

We propose for Phase 4, two 4,800 square foot retail/office buildings for this area with the appropriate parking. A new septic system will be designed to be installed below ground between the two buildings of Phase 3 and Phase 4. Due to the grades of this portion of the site, all of these buildings are proposed to be located on the lower portion of the site close to Highway 77.

Section V - Parking Areas

The general rule for calculation of parking space requirements is that for every 200 square feet of building area one parking space will be required. For restaurants, one parking space is required for each four seats plus parking for the staff. Each parking space requires at least 350 square feet of actual parking area plus drive aisle and access. The development of 10,000 square feet of building would require parking for 50 cars taking up an area of approximately 17,500 square feet or about 0.4 acre. Access driveways, areas for deliveries of merchandise and supplies, and the paving around the fuel pumps will add approximately 2.5 acres more of paving for a total of nearly 3 acres. The addition of another 4,000 square feet of leasable space would require the accommodation of another 20 cars on approximately 7,000 square feet of parking area. The addition of the restaurant would require parking for 25 to 30 cars and another 10,000 square feet of paving.

Section VI – Utilities

Water

The commercial development has been characterized with the following characteristics:

Phase 1, Laundromat/Mini-Mart (2,000 sq. ft., North commercial complex)

12 washing machines

2 toilets, 2 sinks, slop sink

Possibility of minor food service in the mini-mart may require grease trap

Phase 2, Restaurant (3,000 sq.ft. North commercial complex)

Fast food type, 100 capacity

5 toilets and sinks

Kitchen wash down/grease trap

Phase 3, Retail (2, 4,800 sq. ft. shops, South commercial complex)

1 toilet & sink each (employee use only)

Phase 4, Retail (8,500 sq. ft. ranch supply with hay barn, South commercial complex)

2 toilets, 2 sinks in ranch supply store

Slop sink

An existing waterline is available traversing the South commercial complex site. Water is available although flow quantity and pressure details will need to be verified as design progresses. A 6" waterline will branch from the existing waterline and be installed west of the proposed retail stores and then bored/jacked under Highway 264, west of the intersection with Highway 77. A fire hydrant should be located in the southern berm area between the gasoline pumps and the restaurant.

Wastewater

Wastewater collection and treatment for the two major areas (North and South complexes) are very different in nature and lend themselves to separate treatment systems. The north complex contains the high-volume, low organic Laundromat and the medium volume, high organic restaurant. In the initial consideration some thought was given to providing sustainable, 'green' aspects to the wastewater collection, treatment and disposal system. Several issues were considered:

- Provide a high-quality wastewater treatment system for effluent reuse. Such a concept would provide mechanical treatment of the wastewater and produce an effluent that could be re-used in the area. Such a facility could also be a location where septic tank wastes and possibly even RV dump tank wastes could be accepted for a fee and be treated. Such a facility would then also have a high quality effluent that could be used for irrigation purposes in the surrounding area. The proposed commercial complex presently has a rather low organic loading of a treatment system. Addition of septic tank wastes is a waste that is very high in organics and often difficult to treat because of its high organic content. In this

case, some addition septic tank wastes could be considered advantageous. It also could be a money-making outlet for the commercial complex for septic tank waste haulers in the vicinity.

A mechanical treatment facility could be designed to provide a high quality effluent. Such a facility could be either a membrane-type or aeration type facility. Looking ahead at the treatment sizing requirements, such a facility would have a capital cost in the range of \$30-45/gpd treated, thus would be in the range of \$500-700,000 and would have a significantly higher operating/maintenance cost. But the addition of septic tank waste as an income source may provide financial return to offset the high initial and yearly costs.

Effluent reuse would also be an advantage for irrigation. However the quantity of flow may not be sufficient to use in any concentrated commercial enterprise. A commercial golf course has a daily water use in the 300,000 gpd range; even an established 9-hole course has a demand over 100,000 gpd. Crops usually require in the range of 15-30 inches of water per year, which is equivalent to approximately 1-2,000 gallons per day per acre irrigated. The estimated 15,000 gpd wastewater flow would provide sufficient water to irrigate approximately 7-10 acres. However, there is no identified need for such irrigated water at this time.

A commitment to install a very high quality but high cost treatment system is not justified at this time. Thus, this potential alternative was not considered further.

- Reuse the effluent for grey-water recycle uses. Such a concept can provide a reduced use of well water and has the capability of 'reusing' water several times in the overall looped cycle of water use. Grey-water recycle could provide toilet-flushing water to all facilities, which would provide a reduced use of well water. The disadvantage to this is that it would require separate piping just to the toilets at all commercial facilities and a pressurization system at the source of the recycle water.

If grey-water recycling is something which would be desired for incorporation into the overall commercial design, this can be accomplished at a later date. But at this time, no further evaluation will be conducted with the concept.

Both of these concepts, although noble in their concept, were discarded as being beyond the scope of services to be provided. If such concepts were to be considered of value, more detailed analysis could be provided beyond the Preliminary Design phase.

Wastewater - South Complex

With a total of 4 toilets and 4 sinks in the South complex, the volume of waste is very similar to a large 5-bedroom residential house. Thus, a septic tank/drain tile field is the treatment/disposal system of choice. Water use for the number of toilets/sinks anticipated is approximately 920 gallons/day. Arizona Department of Environmental Quality (AZDEQ), the regulatory agency which dictates water/wastewater requirements, requires a minimum septic tank size of 1,500 gallons for a fixture count of less than 35.

Drain tile field design is dependent upon the soil type within the designated area, which is located at the extreme southern end of the complex. Soil percolation tests are required to identify the percolation rate of the effluent from the septic tank. This test determines how quickly the liquid is absorbed into the soil. Based upon general assumption for a range of reasonable percolation rates as shown below AZDEQ allows a specific Soil Absorption Rate (SAR) to be used, thus the tile field would have a range of sizes as shown:

Percolation Rate (minute/inch)	SAR (gpd/sq.ft.)	Total Length of Drain Tile Req'd (LF) *
5	0.60	255
40	0.21	730
60	0.17	900

* LF = 920 gal/day x 6 sq.ft absorption per LF drain

SAR (gpd/sq.ft.)

The room available for the drain tile field is approximately 70' x 300' and has adequate room for the total length shown above, assuming lines that are approximately 10' apart with 2 to 4 lines from a central distribution box.

Wastewater – North complex

The flows from this complex are estimated as follows:

Laundromat/Mini Mart

12 Washing machines	450 gpd/machine	5,400 gpd
2 Toilets	400 gpd/unit	800 gpd
Slop Sink	800 gpd/unit	<u>800 gpd</u>
Sub-Total		7,000 gpd

Restaurant

1000 customers/day	8 gpd/customer	<u>8,000 gpd</u>
Grand Total Flow		15,000 gpd

The treatment facility of choice for a small flow as shown above would be a facultative lagoon. Such a facility is a pond with earthen sides (likely 3:1 side slopes, at least 2 feet freeboard, lined with 60 mil hypalon liner) with a depth of 3-5 feet. Oxidation of organics is completed by aerobic bacteria that grow in the shallow pond and the liquid is oxygenated by normal wind action. With half of the hydraulic loading from the Laundromat, the influent organic loading of such a pond, assumed at approximately 250 mg/l, has been calculated to be approximately 30-40 pounds BOD per day, thus the organic loading on the pond is fairly low. USEPA design guidelines recommend loading rates for facultative ponds to be approximately 20-60 # BOD/Day/Acre which results in a 0.4 Ac pond. AZDEQ requires 90 day minimum hydraulic loading rate in 3 cells total,

resulting in a 0.8 Ac pond. Thus the overriding hydraulic loading of a pond approximately 36,000 sq. ft. or 0.8 Acres in size has been chosen.

The site shows an irregular pond size 240 feet in E-W length with access roadway encircling it. 8' high security fence with barbed wire and adequate signage will also be provided with a double leaf 20' wide gate at the southwest corner. Gravity sewer from the Laundromat will exit the north of the building at the back, continue east and discharge into the first cell of the lagoon on the east side in the middle of the pond. In order to provide the 3-cell requirement, vertical baffles will be installed. These baffles will be constructed of wood, fiberglass, or concrete depending on the final design chosen. These baffles will have holes for hydraulic flow between cells while providing separation overall. Effluent from the third cell on the west will include a rock filter for algae retention within the pond. A rock filter consists of 3-4 cubic yards of gravel or small rocks surrounding the inlet end of the outlet pipe.

Several alternatives for disposal have been considered, with a desirability in the approximate order shown below:

- Evaporation
- Drain Tile Field
- Combination Evaporation/Percolation
- Surface Discharge

Evaporation of water in the arid region of the commercial complex could be feasible if there is sufficient land. With a net positive evaporation rate of approximately 30" over the rainfall received, a 15,000 gpd wastewater would require approximately 6.7 acres of land to evaporate on an annual basis. Such amount of land is not available, thus this alternative was dropped from further consideration.

A drain tile field was also considered. Similar to the South complex but much larger, a drain tile field was considered, as shown below:

Percolation		Total Length
Rate (minute/inch)	SAR (gpd/sq.ft.)	of Drain Tile Req'd (LF) *
5	0.60	4,200
40	0.21	12,000
60	0.17	14,700

* LF = 15,000 gal/day x 6 sq.ft absorption per LF drain

SAR (gpd/sq.ft.)

It becomes obvious quickly that such a system is not economically feasible nor is the land available for installation. This alternative was also dropped from further consideration.

A combination evaporation/percolation pond could be installed in the remaining land to the west of the proposed facultative lagoon. The net evaporation rate of 30" per year would reduce the flow by approximately 2,200 gpd, down to approximately 12,800 gpd. The area available is approximately 0.8 acres potentially available to the west of the proposed facultative pond. In order to percolate 12,800 gpd (1,711 cubic feet/day) through a 0.8 acre pond, a percolation rate of would be required.

Depending upon the percolation rate the amount of percolation that could occur in a combination percolation/evaporation pond required would vary. However, if a percolation rate of 60 minutes per inch could be obtained and assuming no evaporation, such a pond would be approximately 1000 sq. ft or 32' x 32'. The full 15,000 gpd would occupy approximately 2 feet in such a percolation pond. For conservative purposes, such a pond should be doubled in size to 2000 sq. ft. or 45' x 45' and would represent an percolation rate of approximately 120 minutes per inch.

AZDEQ will require monitoring wells to be placed on the up- and down-gradient sides of the percolation pond. Such monitoring will determine whether the facilities installed are degrading the groundwater within the area.

Surface discharge is the final alternative to consider. Unfortunately within the general area there are no arroyos or watercourses into which the effluent may be discharged. This would be essentially making a stream where no stream previously existed and is not a desirable condition.

In consideration of all disposal methods, depending on percolation characteristics of the area, it is recommended that a percolation pond with at least a 50' x 50' surface area be constructed directly west of the proposed facultative lagoon.

Electricity

According to the survey, an existing electrical line traverses the south commercial complex. This line can be tapped for electrical service to both north and south complexes. It is understood that this line carries 480-VAC 3 phase power. If the final design of facilities requires reduction in power, a transformer can be installed as part of the first phase of commercial construction. Electrical power can be run in conduit underground under the state highway to the first few phases.

Gas

Gas utility is not available in the area. If required for any of the commercial buildings, propane will be the economical gas of choice.

Section VII – Conceptual Traffic Summary

The proposed site development is located at the intersection of Arizona State Highway 264 and State Highway 77. According to the Holbrook District office of the Arizona Department of Transportation (ADOT), State Highway 264 (SH-264) is owned entirely by ADOT. The limit of ADOT ownership of State Highway 77 is roughly thirteen miles north of Interstate 40. From that point north, up to the intersection with SH-264, the road is owned by the Navajo Division of Transportation and it is named Navajo Route 6. Both of these facilities are rural in nature with two a single lane of traffic in each direction.

Our team looked at conceptual options that may provide efficient and safe access to both sites. Further engineering study will be required including a possible traffic impact study and additional meetings with the Arizona DOT and the Navajo DOT.

Development Phases 1 & 2

The entrance to the Phase 1 development should align directly north of the termination of Route 6. This provides the safest movement of vehicles through the intersection. Any entrance option either east or west of Route 6 creates more conflict points, which would result in more accidents. Providing a fourth leg to intersection will allow the driver to see all oncoming vehicles on the other three approaches.

As the project progresses the team will need to go out to the site and evaluate sight distance, especially on SH-264 as it drops into the canyon. The current speed limit on SH-264 is 45 mph

Intersection Option 1

A roundabout intersection would lend itself well to this area. The terrain is fairly flat at the intersection and there is plenty of available highway Right-of-Way. A roundabout will allow the north Phase 1 entrance to be an integral leg, thus creating more opportunity for vehicles to enter the Phase 1 businesses. The roundabout also calms

traffic and reduces speeds by requiring drivers to slow down enough to safely navigate the turns. This would require additional signing and lighting of the intersection. See attached conceptual view.

Intersection Option 2

A conventional at grade intersection could also be utilized. Depending on traffic patterns, as derived from the traffic study a stop controlled intersection or signalized intersection may be warranted.

On a stop controlled intersection, speed change lanes would be required to minimize the speed differential between vehicles entering or exiting the roadway. The lengths of these lanes would adhere to ADOT standards but would be considerable in length (~370 feet for deceleration, ~ 550 feet for the acceleration lane).

As mentioned above an issue for consideration of the entrance is sight distance. Sight distance at intersections allows the drivers of stopped vehicles a sufficient view of the intersecting highway to decide when to enter the intersecting highway or to cross it. This would need to be analyzed carefully, as the vehicles traveling eastbound along SH 264 are coming out of a curve and also descending a hill.

Development Phases 3 & 4

This phase of development's access would be directly off of Route 6. In order not to conflict with traffic movements and operations at the intersection of SH-264 and Route 6, we would recommend that the entrance be located at the southernmost point that the property boundaries will allow. This would allow for the development of right and left turn lanes if required by a traffic study.

Recommendations

Our first recommendation is to develop a Traffic Impact Analysis in accordance with Arizona DOT and Navajo DOT requirements. This purpose of this document is to determine the effects that the proposed development will have on the surrounding

transportation network. The document will also assist in developing the necessary improvements and also identify potential problems with the proposed development. As part of the of the traffic report intersection option would be recommended, from a conceptual standpoint a conventional rural roundabout may be an option to consider.

Section VIII – Estimate of Probable Construction Cost

Estimated Potential of Usable Space and Probable Cost of Building Construction, Utility Costs and Cost for New Roundabout:

Phase 1 Development

<u>Proposed Space</u>	<u>Bldg. Size</u>	<u>Estimated cost</u>
• Market	6,000 SF	\$1,200,000
• Laundry	2,000 SF	\$400,000
• Additional lease space	6,000 SF	\$1,200,000
• Site Utilities		\$338,111
• Site Paving		\$103,215

Phase 1 Subtotal cost estimate **\$3,241,326**

Phase 2 Development

• Restaurant	3,000 SF	\$600,000
• Site Utilities		\$26,000
• Site Paving		\$54,567

Phase 2 Subtotal cost estimate **\$680,567**

Phase 3 Development

• Ranch Supply	8,500 SF	\$1,700,000
• Hay Barn	3,200 SF	\$320,000
• Site Utilities		\$56,500
• Site Paving		\$62,728

Phase 3 Subtotal cost estimate **\$2,139,228**

Phase 4 Development

• Lease space #1	4,800 SF	\$960,000
• Lease space #2	4,800 SF	\$960,000
• Site Utilities are included in Phase 3		0
• Site Paving		\$31,364

<u>Phase 4 Subtotal Cost Estimate</u>	Total Sq. ft. 8,300 SF	<u>\$1,951,364</u>
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Total Estimated Cost Phases 1 through 4
Without Roundabout

Sub-Total	<u>\$8,012,485</u>
25% Contingency	\$2,003,121

<u>Total Estimated Construction Cost (Without Roundabout)</u>	<u>\$10,015,606</u>
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Highway Improvement Round-about

• Roundabout at Highway Intersection if Required	\$212,435
25% Contingency	\$53,109
Sub-total	<u>\$265,544</u>

<u>Total Estimated Construction Cost (With Roundabout)</u>	<u>\$10,281,150</u>
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Section VIII - Conclusion

Naturally, it will take many years to develop the entire commercial zone in Phases 1- 4, and it is likely that over the years the Jeddito Chapter's vision for the site will evolve as new opportunities and constraints present themselves. Therefore this master plan has separated the development into four phases to be completed over five years and ten years. Planning for the infrastructure necessary for full development is prudent, however, and will make the development possible. The development of the round-about at the intersection of Highway 77 and Highway 264 may be necessary in order to provide safer traffic patterns at the ingresses and egresses to this proposed new development.

THE
NAVAJO
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JEROME PETE, JR.
Grazing Member

VERDE YAZZIE
Community Service Coordinator

VACANT
Account Maintenance Specialist

RESOLUTION OF THE JEDDITO CHAPTER

JEDD-04-14-19-02

APPROVING AND SUPPORTING THE RECERTIFICATION OF JEDDITO CHAPTER'S COMMUNITY LAND USE PLANNING MANUAL AND COMMITTEE.

WHEREAS:

1. The Jeddito Chapter is a duly certified chapter under the Navajo Nation Government pursuant to the 26 NNC, Section 33 and is recognized as one of the 110 Navajo Nation Chapters certified and enumerated in 11 NNC Section 10; and
2. Pursuant to the Navajo Nation Code, Section 1 (B) the Jeddito Chapter is delegated the governmental authority to make decisions over local matter with Navajo Law, Customs, and Traditions; and
3. The Jeddito Chapter Community Land Use Planning committee was re-established on August 13, 2013 by Resolution JEDD-08-18-13-003; and
4. Pursuant to Resolution No. CAP-34-98, the Navajo Nation adopted the Navajo Nation Local Governance Act "LGA", Title 26 of the Navajo Nation Code; and
5. To accommodate the short and long-term basic needs of the Chapter relating to community, economic, and infrastructure development and to preserve grazing and culturally significant areas, the Jeddito Chapter determined that in the best interest of the community the recertification of the CLUPC manual is necessary to continue the planning process of Jeddito.

NOW THEREFOR BE IT RESOLVED THAT:

1. The Jeddito Chapter's Administration, Chapter Official and its membership approve and support the recertification of the Community Land Use Planning Committee and its Manual.
2. Jeddito Chapter's CLUP-C is comprised of five local individuals that advocate for economic and infrastructure development as well the preservation of the community's cultural area, land use, and grazing comprised of the following:

1. Eddie Kaibetoney
2. Hector Begaye
3. Yvonne Hernandez
4. Brenda Mina
5. Vacant

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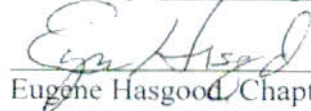
VERDE YAZZIE
Community Service Coordinator

VACANT
Account Maintenance Specialist

CERTIFICATION

I hereby certify that the foregoing resolution was considered at a duly called Chapter meeting at Jeddito Chapter, Navajo Nation, Arizona at which a quorum was present and the same passed by a vote of 16 in favor 0 opposed and 5 abstained this 14th day of April, 2019.

Motion by: Hector Begaye Second by: Eddie Kaibetoney



Eugene Hasgood, Chapter President

RESOURCES AND DEVELOPMENT COMMITTEE
24th Navajo Nation Council
Special Meeting
May 6, 2019

ROLL CALL
VOTE TALLY SHEET:

Legislation # 0094-19: An Action Relating to Resources and Development Committee: Recertifying Jeddito Chapter Community Land Use Plan Which has Reevaluated and Readjusted Jeddito Chapter's Previous Community-Based Land Use Plan. *Sponsor: Honorable Vince James.*

Date: May 6, 2019

Meeting Location: Tsaile/Wheatfields Chapter, Wheatfields, Arizona

Main Motion: Mark Freeland S: Kee Allen Begay Vote: 3 -0-1 (CNV)

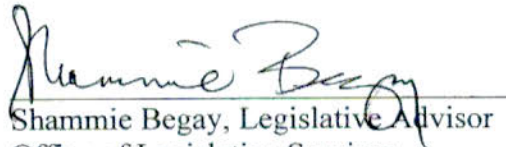
Yeas: Mark Freeland, Wilson Stewart, Jr., and Kee Allen Begay, Jr.

Nays: None

Excused: Thomas Walker, Jr. and Herman M. Daniels, Jr.



Honorable Rickie Nez, Presiding Chairman
Resources and Development Committee



Shammie Begay, Legislative Advisor
Office of Legislative Services