

LEGISLATIVE SUMMARY SHEET

Tracking No. 0148-15

DATE: April 29, 2015

TITLE OF RESOLUTION: PROPOSED STANDING COMMITTEE RESOLUTION; AN ACTION RELATING TO RESOURCES AND DEVELOPMENT; APPROVING THE LAND WITHDRAWAL OF 25.00 ACRES, MORE OR LESS, OF NAVAJO NATION TRUST LANDS, THE FORMER SUNRISE TRADING POST SITE, LOCATED WITHIN THE CORNFIELDS CHAPTER VICINITY, NAVAJO NATION, (APACHE COUNTY) ARIZONA FOR BUSINESS DEVELOPMENT PURPOSES

PURPOSE: Approving the withdrawal of 25.00 acres (the former Sunrise Trading Post site) for business development purposes located in Cornfields Chapter vicinity, Apache County, Arizona.

This written summary does not address recommended amendments as may be provided by the standing committees. The Office of Legislative Counsel requests each Council Delegate to review each proposed resolution in detail.

5-DAY BILL HOLD PERIOD: Latanya Burt
Website Posting Time/Date: 3:44pm 5/6/15
Posting End Date: 5/11/15
Eligible for Action: 5/12/15

PROPOSED STANDING COMMITTEE RESOLUTION
23ND NAVAJO NATION COUNCIL -- First Year, 2015

INTRODUCED BY

ALTON JOE SHEPHERD
(Prime Sponsor) 

TRACKING NO. 0148-15

AN ACTION

RELATING TO RESOURCES AND DEVELOPMENT;
APPROVING THE LAND WITHDRAWAL OF 25.00 ACRES, MORE OR LESS, OF
NAVAJO NATION TRUST LANDS, THE FORMER SUNRISE TRADING POST
SITE, LOCATED WITHIN THE CORNFIELDS CHAPTER VICINITY, NAVAJO
NATION, (APACHE COUNTY) ARIZONA FOR BUSINESS DEVELOPMENT
PURPOSES

BE IT ENACTED:

Section One. Findings

- A. Pursuant to 2 N.N.C. §500, the Resources and Development Committee is hereby established as a standing committee of the Navajo Nation Council; and
- B. Pursuant to 2 N.N.C. § 500 B 2(a), the Resources and Development Committee grants final approval for all land withdrawals; and
- C. Pursuant to the Cornfields Chapter Resolution No. CF/FEB2014-80, attached hereto and incorporated herein as Exhibit A, the Chapter requests the withdrawal of 25.00 acres, more or less (the former Sunrise Trading Post site) for business development purposes; and
- D. The proposed area consists of 25.00 acres, more or less, of Navajo Nation Tract Lands located in the Northwest Quarter (NW1/4) of Section 17 and the Northeast Quarter (NE1/4) of Section 18, Township 25 North, Range 26 East,

1 G&SRM, Navajo Nation (Apache County, Arizona). The location is more
2 particularly described on the survey map attached hereto as Exhibit B; and

3 E. The Project Review Section with the Navajo Land Department has obtained the
4 consent from the affected land users (i.e. grazing permittees) attached hereto as
5 Exhibit C; and

6 F. All environmental and archaeological surveys and studies have been completed
7 and received appropriate clearances attached hereto and incorporated herein by
8 this reference. The Navajo Nation Fish and Wildlife Biological Resources
9 Compliance Form is attached as Exhibit D. The Cornfields Chapter Sunrise
10 Development Parcel Environmental Assessment is attached as Exhibit E. The
11 Cornfields Chapter Sunrise Trading Post Development Project packet containing
12 Chapter Resolutions, Consent Forms, Survey & Land Descriptions,
13 Archaeological/Cultural Resource Inventory Report, Environmental
14 Assessment, and other supporting documents is attached as Exhibit F.

15 **Section Two. Approval**

16 The Resources and Development Committee of the Navajo Nation Council hereby
17 approves the land withdrawal of 25.00 acres, more or less, of Navajo Nation Trust
18 Lands for the Cornfields Chapter, Arizona, Navajo Nation (Apache County, Arizona)
19 for business development purposes. The location is more particularly described on the
20 survey map attached hereto as Exhibit B.

CF/FEB2014-80

RESOLUTION OF THE CORNFIELDS CHAPTER

Reaffirming Resolution #CF/APRIL10-30 Supporting and Approval of the Community Land Use Planning (CLUP) Committee's Request to the Navajo Nation Land Administration to Withdraw Land for Three (3) Sites Within Cornfields Chapter Designated for Business Development

WHEREAS:

1. The Cornfields Chapter is a duly certified local governing entity recognized by the Navajo Nation Council to address the needs of the Chapter residents and the economic development of the chapter for primary benefit of the local people, and to facilitate communications between and among the local people with agencies of the Navajo Nation, the United States, and where appropriate, the State of Arizona; and
2. The Cornfields Chapter approved Resolution #CF/APRIL10-30 that supports and approves the CLUP Committee's request to Navajo Nation Land Administration to withdraw land for three (3) sites within Cornfields Chapter designated for business development; and
3. The Cornfields Chapter with CLUP Committee completed and identified the three (3) business sites, which are:
 - a. Former Sunrise Trading Post
 - b. Intersection of Route 15 and Route 151
 - c. Deer Point Business Development
4. The Cornfields Chapter believes it is in the best interest of the community to support and approve CLUP Committee's request for withdraw of land for the three (3) designated business sites.

NOW THEREFORE BE IT RESOLVED THAT:

Cornfields Chapter reaffirms and supports and approval of the Community Land Use Planning (CLUP) Committee's request the Navajo Nation Land Administration to withdraw land for three (3) sites within Cornfields Chapter designated for business development.

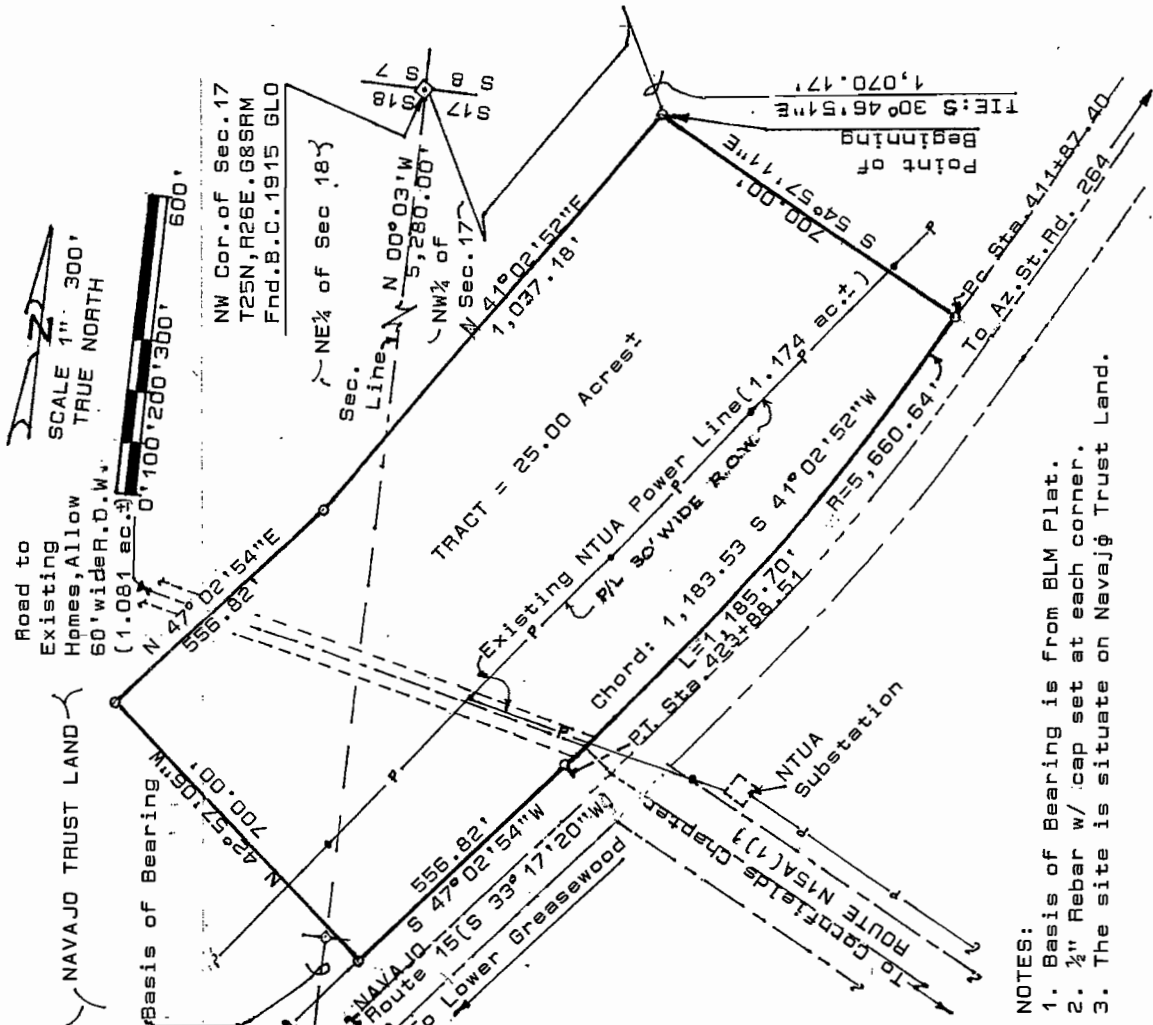
CERTIFICATION

We hereby certify that the foregoing Resolution was considered at a duly called regular meeting of the Cornfields Chapter at Cornfields, Navajo Nation, Arizona at which a quorum was present, and that the same was passed by a vote of 35 in favor, 0 opposed, and 1 abstained this 9th day of February 2014.



Presiding President

Motion: Cecelia White
Second: Alban Yazzie



CORNFIELDS CHAPTER BUSINESS SITE TRACT
IN THE NW¼ OF SEC. 17 AND THE NE¼ OF SEC. 18, T26N, R25E, G8SRM
CORNFIELDS, APACHE COUNTY, ARIZONA
February 16, 2007

EXHIBIT
B

LEGAL DESCRIPTION

A CERTAIN TRACT OF LAND SITUATE IN THE NORTHWEST QUARTER OF SECTION 17 AND THE NORTHEAST QUARTER (NE¼) OF SECTION 18, TOWNSHIP 25 NORTH, RANGE 26 EAST, GILA AND SALT RIVER MERIDIAN, IN THE WESTERLY VICINITY OF CORNFIELDS COMMUNITY CHAPTER HOUSE, IN CORNFIELDS, APACHE COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

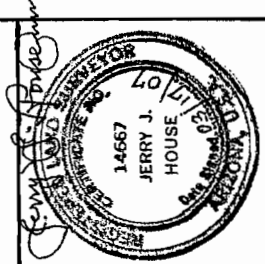
COMMENCING at a Brass Cap, the NW corner of said Section 17; thence run S 30° 46' 51" E a distance of 1,070.17 feet to the NW corner and the point of beginning of the herein described tract; Thence S 54° 57' 11" E a distance of 700.00 feet to NE corner and a point on the west R.O.W. Line of Navajo Route 15, being a point of curve, the road center line station 411+87.40; Thence along the said West R.O.W. Line and along the arc of a curve to the right, it's Long Chord bears S 41° 02' 52" W a distance of 1,183.53 feet; Arc length=1,185.70 feet and the radius = S, 660.64 feet, to a point of tangent, sta. 423+88.51; Thence continue of the said West R.O.W. Line S 47° 02' 54" W a distance of 556.82 feet to the SE corner; Thence N 42° 57' 06" W a distance of 700.00 feet to the SW corner; Thence N 47° 02' 54" E a distance 556.82 feet to a point; Thence N 41° 02' 52" E a distance of 1,037.18 feet to the point of beginning.

The enclosed described area comprises of 27.255 acres more or less. LESS 1.174 acres occupied by NTUA existing power line and the existing road is 1.081 acres, the remainder 25.00 acres for the business site.

SURVEYOR'S CERTIFICATION

I, Jerry J. House, a duly qualified Registered Land Surveyor under the law of the State of Arizona, do hereby certify that this survey and the plat as shown hereon were prepared from the actual survey by me or under my direct supervision and that they are true and correct to the best of my knowledge and belief.

Jerry J. House
Arizona Certification No. 14687



- NOTES:
1. Basis of Bearing is from BLM Plat.
 2. ½" Rebar w/ cap set at each corner.
 3. The site is situate on Navajo Trust Land.



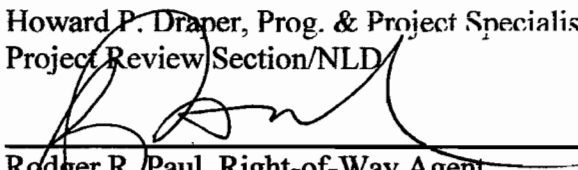
The Navajo Nation

DR. JOE SHIRLEY, JR.
President

EXHIBIT
C
tabbies
BEN SHIRLEY
Vice President

MEMORANDUM

TO: Howard P. Draper, Prog. & Project Specialist
Project Review Section/NLD

FROM: 
Rodger R. Paul, Right-of-Way Agent
Project Review Section/NLD

DATE: June 04, 2014

SUBJECT: **FIELD INVESTIGATION FOR LAND WITHDRAWAL**
Cornfields, Apache County, Arizona

The Cornfields Chapter, Post Office Box # 478, Ganado, Arizona 86505 has a chapter resolution and other supporting documents requesting for field clearances to withdraw twenty five (25.00) acres, more or less of Navajo Tribal Trust Land (NTTL), for development of a Visitor Center/Indoor Deli, Restoration of the Sunrise Trading Post, Picnic Area/Vendor Booth, Veteran Memorial/Museum. The proposed tract is located in the NW ¼ of Sec. 17 & the NE ¼ of Sec. 18, Township 25North, Range 26 East, G&SRM, Cornfields, Apache County, Arizona.

The Project Review Section/Chinle Land Department has conducted and completed the field investigation on the above project. Met with Mr. Patrick Yazzie Grazing Committee Member from Cornfields chapter to identify the affected land users, upon review of the attached survey plat (legal description) the proposed site is located on the Navajo Tribal Trust Land (NTTL), according to his records and knowledge there is no land user (grazing permittee) affected by the project. Back in 2010 Ms. Marie Shirley gave her written consent for the land withdraw, now she is deceased and her grazing permit has not been probated. Since Cornfields chapter passed chapter resolution supporting the project, Mr. Yazzie also recommended the project for further processing. Attached hereto is a memorandum from Mr. Yazzie for your information and use.

Should you have any question please contact me at Chinle Land Department (928) 674-2315 or (928) 797-1835

cc: Office File
Cornfields Chapter

Document No. 002261Date Issued: 07/10/2014**EXECUTIVE OFFICIAL REVIEW**Title of Document: W/drawal 25acres Cornfields chap Contact Name: DRAPER, HOWARDProgram/Division: DIVISION OF NATURAL RESOURCESEmail: howarddraper@frontiernet.net Phone Number: 928 871-6447☐ **Business Site Lease** Sufficient Insufficient

- | | | | |
|---|-------------|---|---|
| 1. Division: _____ | Date: _____ | □ | □ |
| 2. Office of the Controller: _____ | Date: _____ | □ | □ |
| (only if Procurement Clearance is not issued within 30 days of the initiation of the E.O. review) | | | |
| 3. Office of the Attorney General: _____ | Date: _____ | □ | □ |

☐ **Business and Industrial Development Financing, Veteran Loans, (i.e. Loan, Loan Guarantee and Investment) or Delegation of Approving and/or Management Authority of Leasing transactions**

- | | | | |
|--|-------------|---|---|
| 1. Division: _____ | Date: _____ | □ | □ |
| 2. Office of the Attorney General: _____ | Date: _____ | □ | □ |

☐ **Fund Management Plan, Expenditure Plans, Carry Over Requests, Budget Modifications**

- | | | | |
|---|-------------|---|---|
| 1. Office of Management and Budget: _____ | Date: _____ | □ | □ |
| 2. Office of the Controller: _____ | Date: _____ | □ | □ |
| 3. Office of the Attorney General: _____ | Date: _____ | □ | □ |

☐ **Navajo Housing Authority Request for Release of Funds**

- | | | | |
|--|-------------|---|---|
| 1. NNEPA: _____ | Date: _____ | □ | □ |
| 2. Office of the Attorney General: _____ | Date: _____ | □ | □ |

☐ **Lease Purchase Agreements**

- | | | | |
|--|-------------|---|---|
| 1. Office of the Controller: _____ | Date: _____ | □ | □ |
| (recommendation only) | | | |
| 2. Office of the Attorney General: _____ | Date: _____ | □ | □ |

☐ **Grant Applications**

- | | | | |
|---|-------------|---|---|
| 1. Office of Management and Budget: _____ | Date: _____ | □ | □ |
| 2. Office of the Controller: _____ | Date: _____ | □ | □ |
| 3. Office of the Attorney General: _____ | Date: _____ | □ | □ |

☐ **Five Management Plan of the Local Governance Act, Delegation of an Approving Authority from a Standing Committee, Local Ordinances (Local Government Units), or Plans of Operation/Division Policies Requiring Committee Approval**

- | | | | |
|--|-------------|---|---|
| 1. Division: _____ | Date: _____ | □ | □ |
| 2. Office of the Attorney General: _____ | Date: _____ | □ | □ |

☐ **Relinquishment of Navajo Membership**

- | | | | |
|--|-------------|---|---|
| 1. Land Department: _____ | Date: _____ | □ | □ |
| 2. Elections: _____ | Date: _____ | □ | □ |
| 3. Office of the Attorney General: _____ | Date: _____ | □ | □ |

☐ **Land Withdrawal or Relinquishment for Commercial Purposes**

Sufficient Insufficient

1. Division: _____ Date: _____ ☐ ☐
2. Office of the Attorney General: _____ Date: _____ ☐ ☐

☐ **Land Withdrawals for Non-Commercial Purposes, General Land Leases and Resource Leases**

1. NLD *See Ltr of 8/15/14* _____ Date: *16 July 14* ☒ ☐
2. F&W _____ Date: *8/18/14* ☒ ☐
3. HPD _____ Date: *7-28-14* ☒ ☐
4. Minerals _____ Date: _____ ☐ ☐
5. NNEPA _____ Date: *11-13-2014* ☒ ☐
6. DNR _____ Date: *11/27/14* ☒ ☐
7. DOJ *(16)* _____ Date: *1/5/15* ☒ ☐

☐ **Rights of Way**

1. NLD _____ Date: _____ ☐ ☐
2. F&W _____ Date: _____ ☐ ☐
3. HPD _____ Date: _____ ☐ ☐
4. Minerals _____ Date: _____ ☐ ☐
5. NNEPA _____ Date: _____ ☐ ☐
6. Office of the Attorney General: _____ Date: _____ ☐ ☐
7. OPVP _____ Date: _____ ☐ ☐

☐ **Oil and Gas Prospecting Permits, Drilling and Exploration Permits, Mining Permit, Mining Lease**

1. Minerals _____ Date: _____ ☐ ☐
2. OPVP _____ Date: _____ ☐ ☐
3. NLD _____ Date: _____ ☐ ☐

☐ **Assignment of Mineral Lease**

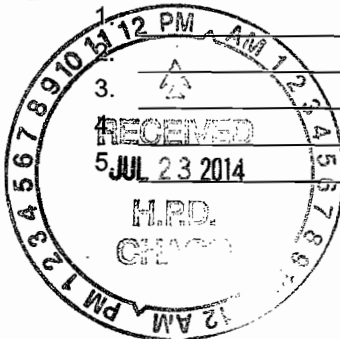
1. Minerals _____ Date: _____ ☐ ☐
2. DNR _____ Date: _____ ☐ ☐
3. DOJ _____ Date: _____ ☐ ☐

☐ **ROW (where there has been no delegation of authority to the Navajo Land Department to grant the Nation's consent to a ROW)**

1. NLD _____ Date: _____ ☐ ☐
2. F&W _____ Date: _____ ☐ ☐
3. HPD _____ Date: _____ ☐ ☐
4. Minerals _____ Date: _____ ☐ ☐
5. NNEPA _____ Date: _____ ☐ ☐
6. DNR _____ Date: _____ ☐ ☐
7. DOJ _____ Date: _____ ☐ ☐
8. OPVP _____ Date: _____ ☐ ☐

☐ **OTHER:**

1. _____ Date: _____ ☐ ☐
2. _____ Date: _____ ☐ ☐
3. _____ Date: _____ ☐ ☐
4. _____ Date: _____ ☐ ☐
5. _____ Date: _____ ☐ ☐



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.: Sunrise Trading Post Development Parcel

DESCRIPTION: Cornfields Chapters proposes land withdrawal consisting of 11.6± acres for economic development.

LOCATION: NW¼ of Sec. 17 and NE¼ of Sec. 18, T25N, R26E, G&SRM, Apache County, Arizona

REPRESENTATIVE: Howard Draper, Project Review Section, Navajo Land Department

ACTION AGENCY: Navajo Nation & Bureau of Indian Affairs

B.R. REPORT TITLE / DATE / PREPARER: EA-Sunrise Development Parcel/JAN 2014/UrbanTech Ltd. i.a.w. Arcadis US

SIGNIFICANT BIOLOGICAL RESOURCES FOUND: Area 3.

POTENTIAL IMPACTS

NESL SPECIES POTENTIALLY IMPACTED: NA

FEDERALLY-LISTED SPECIES AFFECTED: NA

OTHER SIGNIFICANT IMPACTS TO BIOLOGICAL RESOURCES: NA

AVOIDANCE / MITIGATION MEASURES: NA

CONDITIONS OF COMPLIANCE*: [1] If clearing and grading of the project site is scheduled to occur during the Burrowing Owl (*Athene cunicularia*) breeding season of 01 MAR-15 AUG, a survey will be required. The survey must include a 0.4 km (¼ mi) buffer outside the edge of the area to be cleared and graded. Follow the survey protocol outlined in the NESL Species Accounts.

FORM PREPARED BY / DATE: Pamela A. Kyselka/15 AUG 2014

COPIES TO: (add categories as necessary)

☒ 31A ☒

2 NTC § 164 Recommendation: <input type="checkbox"/> Approval <input checked="" type="checkbox"/> Conditional Approval (with memo) <input type="checkbox"/> Disapproval (with memo) <input type="checkbox"/> Categorical Exclusion (with request letter) <input type="checkbox"/> None (with memo)	Signature Gloria M. Tom, Director, Navajo Nation Department of Fish and Wildlife	Date 8/18/14
--	--	------------------------

*I understand and accept the conditions of compliance, and acknowledge that lack of signature may be grounds for the Department not recommending the above described project for approval to the Tribal Decision-maker.

Representative's signature

Date



**PRESIDENT
BEN SHELLY
VICE PRESIDENT
REX LEE JIM**

NAVAJO FISH AND WILDLIFE P.O. BOX 1480 WINDOW ROCK, AZ 86515

15 August 2014

EOR002261

Cornfields Chapter
Navajo Nation
Post Office Box 478
Ganado, Arizona 86505

To whom it may concern,

The Navajo Nation Department of Fish and Wildlife (NNDFW) reviewed the Environmental Assessment for the proposed Sunrise Development Parcel located in the Cornfields Chapter, Arizona. The purpose of this letter is to inform you that we are granting the proposed land withdrawal a Conditional Approval. The project is approved with the following condition:

[1] If clearing and grading of the project site is scheduled to occur during the Burrowing Owl (*Athene cunicularia*) breeding season of 01 MAR-15 AUG, a survey will be required. The survey must include a 0.4 km (1/4 mi) buffer outside the edge of the area to be cleared and graded. Follow the survey protocol outlined in the NESL Species Accounts.

Please contact me at 928-871-7065 with any questions that you have concerning the review of this project.

Sincerely,

A handwritten signature in black ink, appearing to read "P. Kyselka", is written over a horizontal line.

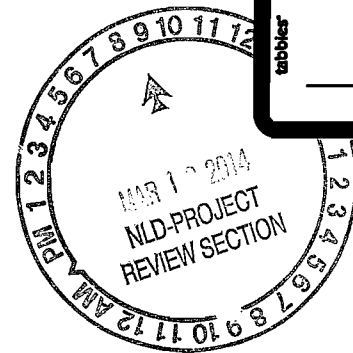
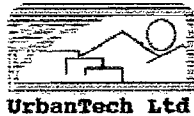
Pamela A. Kyselka, Wildlife Biologist
Navajo Nation Department of Fish and Wildlife

CONCURRENCE

A handwritten signature in black ink, appearing to read "G. Tom", is written over a horizontal line.

Gloria Tom, Director
Department of Fish and Wildlife

8/18/14
Date



Cornfields Chapter

January 2014
Draft #2; Rev. #2

Sunrise Development Parcel Environmental Assessment

In association with:



**Cornfields Chapter: Sunrise Site
Environmental Assessment
(January 2014)**

Project: Sunrise Trading Post Site Development

**Prepared for: Cornfields Chapter
Navajo Nation
P.O. Box 478
Ganado, Arizona 86505**

Prepared by:

**UrbanTech Ltd.
16845 N. 29th Ave.; Suite 1-348
Phoenix, Arizona 85053**

In association with:

**Arcadis US
410 N 44th St #1000
Phoenix, Arizona 85008**

**Contact: Philip J. Entz AICP, Pres.
UrbanTech Ltd.
Tel: 602-678-0533**

- 3.11 Other Values
 - 3.11.1 Wilderness Areas
 - 3.11.2 Noise and Light
 - 3.11.3 Visual
 - 3.11.4 Public Health and Safety

4 – ENVIRONMENTAL CONSEQUENCES

- 4.1 Land Resources
 - 4.1.1 Topography
 - 4.1.2 Soils
 - 4.1.3 Geology Setting, Mineral, and Paleontological Resources
- 4.2 Water Resources
 - 4.2.1 Groundwater and Surface Water
 - 4.2.2 Floodplains
 - 4.2.3 Wetlands, Riparian Areas, and Wild and Scenic Rivers
- 4.3 Air Quality
 - 4.3.1 Quality/Visibility
 - 4.3.2 Climate/Meteorology
- 4.4 Living Resources
 - 4.4.1 Vegetation
 - 4.4.2 Wildlife
 - 4.4.3 Federally Listed Threatened and Endangered Species
 - 4.4.4 Agriculture/Farmland
- 4.5 Cultural Resources
- 4.6 Socioeconomic Conditions
 - 4.6.1 Employment and Income
 - 4.6.2 Population and Demographic Trends
 - 4.6.3 Lifestyle and Cultural Values
 - 4.6.4 Community Infrastructure
- 4.7 Environmental Justice
- 4.8 Indian Trust Assets
- 4.9 Hazardous Materials
- 4.10 Resource Use Patterns
 - 4.10.1 Transportation Corridors
 - 4.10.2 Agriculture
 - 4.10.3 Land Use Plans
- 4.11 Other Values
 - 4.11.1 Wilderness Areas
 - 4.11.2 Noise and Light
 - 4.11.3 Visual
 - 4.11.4 Public Health and Safety

5 – LIST OF PREPARERS AND CONTRIBUTORS

6 – CONSULTATION AND COORDINATION

7 – DOCUMENT PREPARER'S SIGNATURE

8 - REFERENCES

APPENDICES

APPENDIX A Property Survey

APPENDIX B Proposed Development Plan

APPENDIX C Apache County USFWS Species List

APPENDIX D Cultural Resources Compliance

LIST OF FIGURES

FIGURE 1 Project Area Map

FIGURE 2 Project Area Aerial

FIGURE 3 Topographic Map

LIST OF TABLES

TABLE 1 Habitat Suitability Assessment for Sensitive Species

1 – INTRODUCTION

1.1 Project Background

The Cornfields Chapter of the Navajo Nation proposes to implement development on an 11.6-Acre site (Appendix A) that includes the ruins of the former Sunrise Trading Post structure. Strategic Planning, a Feasibility Study, preliminary Development Planning and other actions have been completed in preparation for the proposed development of the site. The development of the site will require approvals from the Navajo Nation and the Bureau of Indian Affairs (BIA). The federal action triggers the National Environmental Policy Act (NEPA) process. This environmental assessment documents the potential impacts of the development of the Sunrise Trading Post Site on the human and natural surroundings.

1.2 Project Location and Description

The Cornfields Chapter is one of 110 recognized chapters of the Navajo Nation and is located in the southeastern portion of the Navajo Nation, within Apache County. The community of Cornfields has an estimated population of 1600 people. The proposed project site consists of approximately 11.6-acres and lies on the west side of Navajo Route 15. The project is within the Sunrise Springs Quadrangle, Arizona-Apache Co., 7.5-Minute Series USGS Topographic Map (2001). Figure A (following page) illustrates the nature of the site.

The Project consists of the development of several site improvements including:

- Visitor Center with Indoor Deli.
- Restoration of the Sunrise Trading Post as a clean visitable Ruin
- Picnic Area
- Vendor Booths
- A Veteran's Memorial
- A Future Cornfields Chapter Museum.

The existing ruin of the Sunrise Trading Post is proposed to remain as-is, where-is except for the clean-up of hazardous debris and existing graffiti.

1.3 Purpose and Need

The Sunrise Trading Post site is one of three economic development parcels available to the Cornfields Chapter of the Navajo Nation. The purpose and need for the project is to provide micro-enterprise business opportunities and employment for local Tribal Members and to provide needed income for both Tribal Members and the Cornfields Chapter. This will also provide resources for the Chapter to provide a wider variety of Public Services to their Members.



Figure 1: Aerial of Sunrise Trading Post area

2 – PROPOSED ACTION AND ALTERNATIVES

2.1 Proposed Action

Under the proposed action, the Cornfields Chapter **would** implement a phased development program for the site (See proposed Development Plan in Appendix B). The plan would be developed over a period of approximately five years, including final project design, obtaining funding and construction of the Project. During this time, further assurances would be pursued regarding the Sunrise Trading Post structure in accordance with conditions of the Cultural Clearance issued 11/10/09 by the Navajo Nation Archeology Department (Appendix D).

2.2. No-Action Alternative

Under the no-action alternative, the proposed project **would** not be constructed. No economic development **would** occur and the Cornfields Chapter **would** continue to lack local employment and business opportunities. The Chapter also **would** continue to provide minimal public services to its Members.

2.3 Alternatives Considered but Eliminated

During the planning phases of the project, various types of development and various arrangements of elements of site development were considered. The proposed action reflects the development determined to be most feasible and have the least impact on the existing Sunrise Trading Post ruin and adjacent land uses.

3 – AFFECTED ENVIRONMENT

This Chapter describes the existing conditions both within and surrounding the subject site. This data is then used to evaluate the impacts that are discussed in Chapter 4.

3.1 Land Resources [Physical characteristics of the site geography and soils]

3.1.1 Topography

The general topography of the site consists of a flat area with gentle slopes, back to the northwest by a series of low bluffs and washes. Elevations range from 6100 to nearly 6200 feet in the immediate area. Figure 2, below, illustrates the local topography.

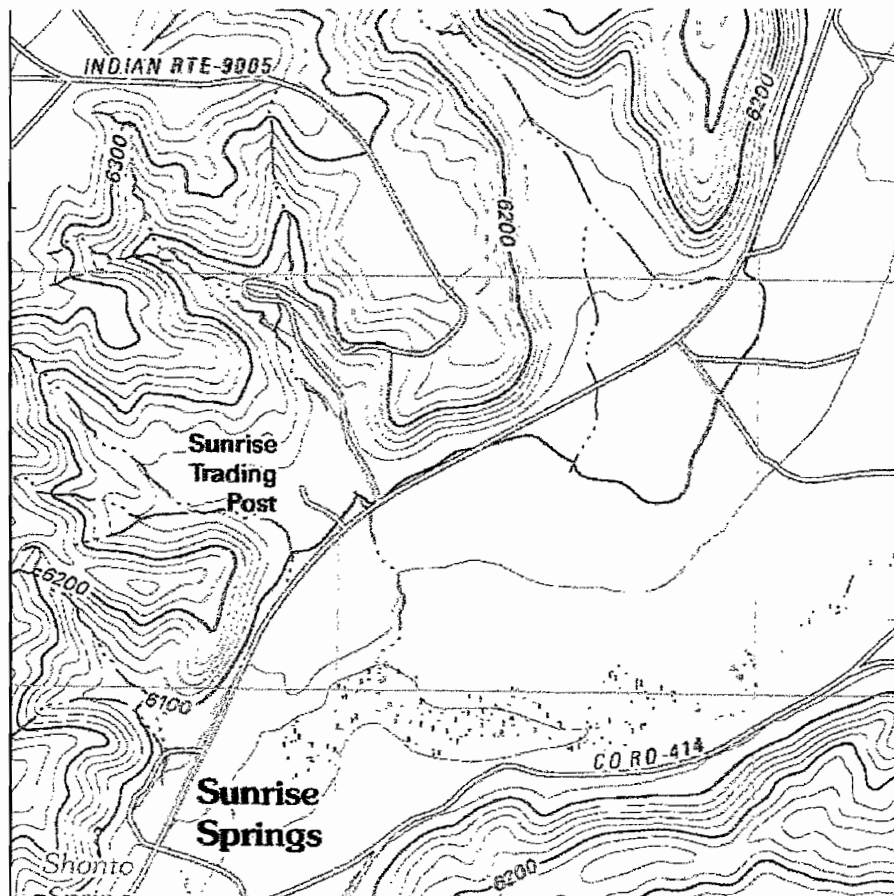


Figure 2

3.1.2 Soils

Soils at the Sunrise Trading Post Site area have been mapped in *Soil Survey of Fort Defiance Area, Parts of Apache and Navajo Counties, Arizona, and McKinley and San Juan Counties, New Mexico* (NRCS) in 2007. The soils are identified as Zia sandy loam. This is comprised of Zia and similar soils at 85 percent, and other minor components at 15 percent, including Riverwash, Radnik, and Pinavetes family. Parent materials are eolian deposits and stream alluvium derived from sandstone and shale. Zia sandy loam is well drained, has moderately rapid permeability (2.0 to 6.0 in/hr), has low shrink-swell potential (about 2.0 percent), and has negligible flooding or ponding hazards.

3.1.3 Geology Setting, Mineral, and Paleontological Resources

The Navajo Nation is situated in the south-central region of the Colorado Plateau, an area that has remained relatively tectonically stable since late Precambrian time and only moderately unstable by the orogeny of Late Cretaceous and early Tertiary time (Cooley et.al 1969).

The reservation has been divided into several hydrogeologic subdivisions on the basis of differences in the exposed sedimentary rocks, structure and physiography (Cooley et. al 1969). The project site lies in the Chinle Valley subdivision, underlain by easily eroded Triassic sediments. It is a lowland between the scarred sandstone slopes on the Defiance Plateau and the imposing eastern escarpment of Black Mesa. In general, the area consists of gentle slopes underlain with bedrock and alluvium.

3.2 Water Resources *[Surface water, Groundwater, Floodplains and conditions created by these]*

3.2.1 Groundwater and Surface Water

Surface water generally drains on the site to the Southeast toward the Big Wilderness Wash, which then drains to the Southeast feeding the larger Pueblo Colorado Wash. The drainage on the site is well-defined by a central wash that bifurcates the site near the trading post ruins. The balance of drainageways consists of braided channels that lead to the Big Wilderness Wash.

Ground water is at a shallow depth in the alluvium (200'), but increases in depth where Sandstone and Shinarum occur in the Chinle Valley multiple-aquifer system. The overall system dips westward and northwestward. The subject site is along the highest portions of the aquifer system (shallowest depth to water) [Cooley et. al.].

3.2.2 Floodplains

Based on a general definition of floodplains, the project site is not located within a floodplain. A floodplain has been defined as "lowland and relatively flat areas adjoining inland and coastal waters...." and "a nearly level alluvial plain that borders a stream and is subject to flooding

unless protected artificially”, by Presidential Executive Order 11988-Floodplain Management and the U.S. Department of Agriculture, respectively.

3.2.3 Wetlands, Riparian Areas, and Wild and Scenic Rivers

There are no wetlands or riparian areas on or near the subject site. There is a wash that periodically drains the site during the area’s minimal rainfall; however, no standing water exists due to the nature of the soils.

There are no “Wild & Scenic Rivers” designated anywhere on the Navajo Reservation. Solely Fossil Creek and the Verde River in Arizona have that designation.

3.3 Air Quality [characteristics of the air and the air quality in the area]

3.3.1 Quality/Visibility

The National Ambient Air Quality Standards (NAAQS) establish limits for pollutants considered harmful to public health and the environment. Under the NAAQS, there are six principal pollutants which are called “criteria” pollutants. They include carbon monoxide, lead, nitrogen dioxide, ozone, particulate matter and sulfur dioxide. Air quality trends show air pollution concentrations in the southwest have improved since the standards were established. Maps posted at the U.S. EPA website (www.epa.gov/region9/air, May 2013) indicate that air quality of the Navajo Nation is within the NAAQS.

3.3.2 Climate/Meteorology

The project region experiences relatively cold winters with temperatures averaging near 10-degrees Fahrenheit. Snow depths however are minimal and snows are irregular throughout December, January and February. Precipitation averages a relatively low 9.5” annually and rains are scattered throughout the year. The average maximum temperature (early August) is 84.7° Fahrenheit but can peak in the 90’s. The average minimum temperature (mid January) is 10.1-degrees Fahrenheit (Wunderground.com Historical Data (Ganado, AZ). Prevailing winter winds are from the northwest and locally eddy around the existing bluffs creating non-directional breezes on-site. Summer winds are generally from the southwest and not subject to the eddying effects of the bluffs.

3.4 Living Resources [vegetation and wildlife of the area, included protected species and their likelihood to occur (field investigation conducted 6/4/13)]

3.4.1 Vegetation

The project site is within an area defined as Great Basin Desert Scrub (Brown 1994). The area is associated with Upland Sonoran Desert Scrub and Great Basin Pinyon-Juniper Woodland vegetation. Species diversity is low with dominant shrubs occupying vast tracts of land.

Characteristic vegetation is low growing, widely space hemispherical, non-sprouting shrubs with widely-spaced bunchgrasses. Dominant shrubs include big sagebrush, black sagebrush, Bigelow sagebrush, shadscale, fourwing saltbush, rabbitbrush, winterfat, hopsage, horsebrush, blackbrush, and greasewood. Associated grasses may include blue gramma, galleta grass, Indian ricegrass, western wheatgrass, Junegrass, and several muhleys or dropseeds. Forbs include several gilia, buckwheat, penstemon, lupine, and globemallow species. Cacti number and species in Great Basin Desertscrub are relatively few in comparison to those found in warm deserts. Cactus plants are small in stature or prostrate and include several species of prickly pear, hedge hog, and cholla.

Human disturbance and subsequent grazing on the Sunrise Trading Post site and adjacent areas have removed substantial varieties of the original grasses with the exception of Blue Gamma.

3.4.2 Wildlife

During the field survey of the Sunrise Site, no wildlife was observed.

3.4.3 Federally Listed Threatened and Endangered Species

A biological evaluation was conducted to assess potential impacts to threatened and endangered and sensitive species. The evaluation was based on a list of TES species provided by US Fish and Wildlife Service (USFWS) that are known to occur or have potential to occur on or near the project site (Appendix C). The list was supplemented by information contained in the "Navajo Nation Endangered Species List; Species Accounts; Version 3.08; August 2008". The effects are discussed in Section 4.4.2. A chart illustrating the results follows:

Federally Listed Species Potentially Occurring in Apache County, Arizona (USF&W Listing 1/31/13 - current on 7/8/13 and NAVAJO ENDANGERED SPECIES LIST – Sept 10,2008)

<i>Common Name (Species Name)</i>	<i>Status</i>	<i>Range or Habitat Requirements</i>	<i>Potential for Occurrence in Project Area</i>	<i>Determination of Effect</i>
Apache (Arizona) trout (<i>Oncorhynchus gilae apache</i>)	USFWS Threatened NESL RCS-41-08 Not Listed	Streams and rivers generally above 6,000 ft. elevation with adequate stream flow and shading; temperatures below 77 degrees F; and substrate composed of boulders, rocks, gravel and some sand and silt.	Unlikely to occur. There is no permanent aquatic habitat in the vicinity that is similar to that associated with this species.	No Effect.

Federally Listed Species Potentially Occurring in Apache County, Arizona
(USF&W Listing 1/31/13 - current on 7/8/13 and
NAVAJO ENDANGERED SPECIES LIST – Sept 10,2008)

Common Name (Species Name)	Status	Range or Habitat Requirements	Potential for Occurrence in Project Area	Determination of Effect
Black-footed ferret (<i>Mustela nigripes</i>)	USFWS Endangered NESL RCS-41-08 Group 2	Grassland plains generally found in association with prairie dogs. Elevation less than 10,500 ft.	Unlikely to occur. No wild populations of this species are currently known to exist in Arizona. Reintroduced population exists in Aubrey Valley (Coconino County), Arizona.	No Effect.
California condor (<i>Gymnogyps californianus</i>)	USFWS Endangered NESL RCS-41-08 Group 4	High desert canyons and plateaus. Elevation varies.	Recovery program has reintroduced condors to Northern Arizona, but in Coconino County.	No Effect.
Chiricahua leopard frog (<i>Lithobates chiricahuensis</i>)	USFWS Endangered NESL RCS-41-08 Not Listed	Restricted to springs, livestock tanks, and streams in upper portion of watersheds that are free from nonnative predators or where marginal habitat for nonnative predators exists. Elevation of 3,281 – 8,890 ft.	Unlikely to occur. There is no permanent aquatic habitat in the vicinity that is similar to that associated with this species.	No Effect.
Little Colorado spinedace (<i>Lepidomeda vittata</i>)	USFWS Endangered NESL RCS-41-08 Not Listed	Moderate to small streams; found in pools and riffles with water flowing over fine gravel and silt substrate. Elevation of 4,000 – 8,000 ft.	Unlikely to occur. There is no permanent aquatic habitat in the vicinity that is similar to that associated with this species.	No Effect.

**Federally Listed Species Potentially Occurring in Apache County, Arizona
(USF&W Listing 1/31/13 - current on 7/8/13 and**

NAVAJO ENDANGERED SPECIES LIST – Sept 10,2008)

Common Name (Species Name)	Status	Range or Habitat Requirements	Potential for Occurrence in Project Area	Determination of Effect
Loach minnow (Tiaroga cobitis)	USFWS	Benthic species of small to large perennial streams with swift shallow water over cobble and gravel. Recurrent flooding and natural hydrograph important. Elev. <8000 ft.	Unlikely to occur. There is no permanent aquatic habitat in the vicinity that is similar to that associated with this species.	No Effect.
	Endangered			
	NESL RCS-41-08 Not Listed			
Mexican gray wolf (<i>Canis lupus baileyi</i>)	USFWS	Chaparral, woodland, and forested areas. May cross desert areas. Elevation of 4,000 to 12,000 ft.	Unlikely to occur. Generally reintroduced in southern Apache County on the White Mountain Apache Reservation. Critical habitat was established as old-growth forests; none exist in this portion of the Navajo Reservation.	No Effect.
	Endangered			
	NESL RCS-41-08 Not Listed			
Mexican spotted owl (<i>Strix occidentalis lucida</i>)	USFWS	Nest in canyons and dense forests with multi- layered foliage structure. Elev. 4100 - 9000 ft.	Unlikely to occur. There is no habitat in the project area or the surrounding vicinity.	No Effect.
	Threatened			
	NESL RCS-41-08 Group 3			

Federally Listed Species Potentially Occurring in Apache County, Arizona
(USF&W Listing 1/31/13 - current on 7/8/13 and
NAVAJO ENDANGERED SPECIES LIST – Sept 10,2008)

Common Name (Species Name)	Status	Range or Habitat Requirements	Potential for Occurrence in Project Area	Determination of Effect
Navajo sedge (<i>Carex specuicola</i>)	USFWS Threatened NESL RCS-41-08 Group 3	Found in silty soils at shady seeps and springs. There is Designated critical habitat on the Navajo Nation near the Inscription House Ruins. Also found at seep springs on vertical cliffs of pink-red Navajo sandstone at elevations of 5,700 – 6,000 ft.	Unlikely to occur. There is no habitat in the project area or the surrounding vicinity. The designated critical habitat is 100-miles northwest of the subject site.	No Effect.
Southwestern willow flycatcher (<i>Empidonax traillii extimus</i>)	USFWS Endangered NESL RCS-41-08 Group 2	Cottonwood/willow and tamarisk vegetation communities along rivers and streams. Designated habitat in this area of Arizona only includes the Little Colorado River. Elev. < 8500 ft.	Unlikely to occur. There is neither riparian habitat nor tamarisks on-site or in the vicinity.	No Effect.
Three Forks springsnail (<i>Pyrgulopsis trivialis</i>)	USFWS Endangered NESL RCS-41-08 Not Listed	Rheocrene springs, seeps, marshes, spring pools, outflows and diverse lotic waters. Distribution limited to Boneyard Creek and Boneyard Bog Spring complexes in the North Fork of the East Fork Black River watershed. Critical habitat is designated for 17.2 acres (77 FR 23060).	Unlikely to occur. The habitat lies in southeastern Apache County, over 100 miles from the subject site.	No Effect.

Federally Listed Species Potentially Occurring in Apache County, Arizona
(USF&W Listing 1/31/13 - current on 7/8/13 and
NAVAJO ENDANGERED SPECIES LIST – Sept 10,2008)

<i>Common Name (Species Name)</i>	<i>Status</i>	<i>Range or Habitat Requirements</i>	<i>Potential for Occurrence in Project Area</i>	<i>Determination of Effect</i>
Zuni bluehead sucker <i>(Catostomus discorbolus yarrowi)</i>	USFWS Proposed Endangered NESL RCS-41-08 Not Listed	Small streams in low velocity, moderate deep pools, and pool-runs with seasonal dense algae. Young prefer quieter shoreline. The fish is found in two drainages on the Navajo Nation (1.) Kinlichee Creek [Little Colorado River] and (2.) Canyon de Chelly [San Juan River]. Elevations over 6,000 ft.	Unlikely to occur. The closest habitat would be Kinlichee Creek, which lies approximately 20-miles east of the subject site.	No Effect.
Zuni fleabane <i>(Erigeron rhizomatus)</i>	USFWS Threatened NESL RCS-41-08 Not Listed	Selenium-rich red or gray detrital clay soils derived from the Chinle and Baca formations at elevations between 7,300 and 8,000 ft.	Unlikely to occur. The subject site does not contain the necessary soils and is at a substantially lower elevation.	No Effect.
New Mexico meadow jumping mouse <i>(Zapus hudsonius luteus)</i>	USFWS Candidate NESL RCS-41-08 Not Listed	Nests in dry soils but also uses moist, streamside, dense riparian/wetland vegetation. The New Mexican jumping mouse is diminished to 6 populations in the White Mountains, Arizona. An inventory and status assessment throughout its historical range in Arizona is currently being conducted.	Unlikely to occur. There are no springs or riparian habitats in the vicinity. The current habitat analysis shows the populations to be in central and southern Apache County, approximately 80-miles southwest of the subject site.	No Effect.



Federally Listed Species Potentially Occurring in Apache County, Arizona
(USF&W Listing 1/31/13 - current on 7/8/13 and
NAVAJO ENDANGERED SPECIES LIST – Sept 10,2008)

<i>Common Name (Species Name)</i>	<i>Status</i>	<i>Range or Habitat Requirements</i>	<i>Potential for Occurrence in Project Area</i>	<i>Determination of Effect</i>
Northern Mexican Gartersnake (<i>Thamnophis eques megalops</i>)	USFWS Candidate NESL RCS-41-08 Not Listed	Cienegas, stock tanks, large river riparian woodlands and forest, streamside gallery forests. Elevation range is 130 - 8500 ft.	Unlikely to occur. There is no habitat due to the lack of vegetation. Further, there are no riparian woodlands or forests in this area of the Reservation. There have been no observations of the species on-site.	No Effect.
Roundtail chub (<i>Gila robusta</i>)	USFWS Candidate NESL RCS-41-08 Group 2	Cool to warm waters of rivers and streams, often occupy the deepest pools and eddies of large streams. Elevation range is 1,000 – 7,500 ft.	Unlikely to occur. There is no permanent aquatic habitat in the vicinity that is similar to that associated with this species.	No Effect.
Yellow-billed cuckoo (<i>Coccyzus americanus</i>)	USFWS Candidate NESL RCS-41-08 Group 2	Large blocks or riparian woodlands (cottonwood, willow, or tamarisk galleries). Elev. < 6500 ft.	Unlikely to occur. There is no habitat. There are no riparian woodlands or forests in this area of the Reservation.	No Effect.
Arizona Willow	Conservation Agreement between USFWS, Forest Service and Park Service. NESL RCS-41-08 Not Listed	Unshaded or partially shaded wet meadows, streamsid es and cienegas; typically in or adjacent to perennial water. Known in the vicinity of Mount Baldy, on the Apache-Sitgreaves National Forest, and private land at elevations greater than 8,000 ft.	Unlikely to occur. There is no habitat and the site's elevation (6,100 ft.) is substantially below the species' range.	No Effect.

Federally Listed Species Potentially Occurring in Apache County, Arizona
(USF&W Listing 1/31/13 - current on 7/8/13 and
NAVAJO ENDANGERED SPECIES LIST – Sept 10,2008)

Common Name (Species Name)	Status	Range or Habitat Requirements	Potential for Occurrence in Project Area	Determination of Effect
Gooddings Onion (<i>Allium gooddingii</i>)	Conservation Agreement between USFWS, USFS, NESL RCS-41-08 Not Listed	Shaded sites on north- trending drainages, on slopes, or in narrow canyons, within mixed conifer and spruce fir forests.	Unlikely to occur. There is no habitat and the site's elevation (6,100 ft.) is substantially below the species' range.	No Effect

3.4.4 Agriculture/Farmland

The site has not been in agricultural use. Some localized grazing has been allowed, but the land does not lie within a current livestock permitted area. There are no prime or unique farmland in the immediate project area.

3.5 Cultural Resources [The status of Cultural Resource Investigations on the Site]

The Navajo Nation Historic Preservation Department (NNHPD) conducted a field survey of the site. Records research that the site has been previously surveyed and previous reports have been written, including: *"Sunrise Trading Post: A Reconnaissance on the Destruction of the Compound, Lower Greasewood Chapter, Arizona. Report HPD-91-096, Navajo Nation Historic Preservation Department, Window Rock, AZ"*. (Begay, Richard. 1991).

Following reviews on-site and research, Clearance was issued 11/10/09 by the Navajo Nation Archeology Department (Appendix D). The Clearance includes the condition that the site appears to represent a property that is potentially Register eligible. Further, at least one of the components does appear to merit protection under ARPA [note: The Trading Post Ruin].

Therefore, a determination of no historic properties affected is recommended for the area of the site provided that the [Sunrise Trading Post] site is avoided during all proposed construction activities and future development activities.

3.6 Socioeconomic Conditions *[The status of the residents of the area impacted by the proposed action]*

3.6.1 Employment and Income

According to American Factfinder (Cornfields Chapter Navajo; custom data search), there are 61 people in the Labor Force in the Cornfields Chapter, of which only 37 are employed. The unemployment rate is severe at 23.8%. Per Capita income is low at \$9,399. Primary employment categories include Educational, Recreation, Ranching and Food industries.

3.6.2 Population and Demographic Trends

According to the U.S. Census 2010 Census Summary File DP-1 for Cornfields, the total population in the census tract is 911, though the extended area served may include as many as 1600 residents. The median age was 35.4 years. The census also shows 355 housing units with 286 of them occupied. The average household size is 3.06 persons. In comparison, the U.S. average is about 2.5 people per household.

3.6.3 Lifestyle and Cultural Values

Generally speaking, the communities of the Navajo Nation comprise a variety of people and lifestyles. Residents in Cornfields are generally isolated with the nearest commercial outlet at least ten (10) miles away. Due to the remoteness of the chapter and the community, there is a lack of jobs. A majority of the people still rely on livestock and farming for subsistence, if working locally. The few people who have jobs commute out of the community. Most residents practice the traditional Navajo lifestyle or live a combination of traditional and modern lifestyles. Individual lifestyles reflect cultural values, attitudes, and expectations.

3.6.4 Community Infrastructure

The following infrastructure systems are in effect for the Cornfields Chapter area of the Navajo Reservation

- **Water:** Water services in the area are predominately provided for home sites. The Indian Health Services (IHS) designed and provided these existing services for the home sites. There is a six (6") inch main pipeline along Navajo Route 15 with lateral pipelines feeding the homesteads. After a year of operation IHS turns these water services over to NTUA for operations and maintenance. There are water sources in the vicinity of the potential development site.
- **Sewer:** The sewer conveyance piping for a central sewage collection system is not available at the site. The only central collection sewer pond system is at the Chapter House area supporting facilities around the Chapter House and the Navajo Housing Authority (NHA) housing development adjacent to the Chapter House.

- **Power:** Three phase power would be needed for the potential development sites. The subject site has both single-phase and three-phase power available along the NR15 frontage.
- **Natural Gas:** Natural gas service is not available in the immediate area. The service would have to be piped from Ganado, Arizona. Liquefied Petroleum Gas (LPG) may have to be considered if the development sites are going to require gas service.
- **Telecommunications:** Frontier Communications is the provider for telephone and internet services in the Cornfields Chapter area. The telephone lines and fiber optics cabling are provided adjacent to power line provider lines. This may be aerial lines on existing telephone poles or direct burial cable in the ground.

3.7 Environmental Justice

The proposed project is located in Cornfields Chapter where 98% of the population is Native American. Federal agencies are required to evaluate issues related to environmental justice where it is defined as the pursuit of equal justice and equal protection under the law for all environmental statutes and regulations without discrimination based on race, ethnicity, and/or socioeconomic status. No environmental justice issues were identified.

3.8 Indian Trust Assets

Except for management of allotment lands, no Indian Trust Resources are found in the project area.

3.9 Hazardous Materials *[Primary Research was performed using mapping data at the EPA Envirofacts Warehouse website and the Arizona Department of Environmental Quality website.]*

3.9.1 RCRA Sites:

Based on the EPA data base, there are no Subtitle C or Subtitle D sites involving hazardous waste near the proposed site. The closest RCRA sites are in the Town of Ganado.

3.9.2 RCRA Subtitle I Sites

No underground storage tanks were evidenced in a site visit and none appear on the RCRA search or in a search of ADEQ records. No underground storage tanks will be installed as part of the proposed project.

3.9.3 Toxic Substances

Based on site visits and the U.S. EPA Envirofacts website (www.epa.gov/enviro), no Toxic Substances Control Act sites occur on or near the project area. No toxic substances will be used, generated, handled, or stored on or near the project site as part of the construction or operation of the proposed project.

3.10 Resource Use Patterns *[The following resources or land uses are not found in the project area: hunting, fishing, gathering, timber harvesting, mining, or solid waste dumpsites. However, the following land uses or practices occur in this region: transportation network, land use plans, and agriculture.]*

3.10.1 Transportation Corridors

The site fronts on Navajo Route 15, which is a principle corridor between Dilkon and Burnside Junction. Traffic utilizing the corridor access Ganado, Chinle and Canyon de Chelly. All other roads in the area are of dirt.

The corridor also serves as a mainline utility corridor for the area and most available utilities parallel the roadway within its margin.

3.10.2 Agriculture

The 11-acre site is not and has not been in agricultural use, as referenced previously in Section 3.4.4.

3.10.3 Land Use Plans

Several Land Use Planning exercises have been performed over the years. Documentation includes the following:

- Cornfields Chapter; Community Land Use Plan 2005 (April 29,2005); [Jones & Stokes]
- Strategic Planning: Cornfields Chapter: Among the Rabbit Brush
- Cornfields 4 Commercial Sites Economic Feasibility Study (June 2013); [Southwest Business Development Consultants]

The proposed project site and the proposed project elements are reflected in the previous Land Use Plans and Strategic Planning that has been performed.

3.11 Other Values

3.11.1 Wilderness Areas

There are no wilderness areas near the subject Sunrise Trading Post site.

3.11.2 Noise and Light

The primary noise generator in the area is traffic on Navajo Route 15. The traffic is not of sufficient levels to create a noise nuisance.

3.11.3 Visual

The subject site has views generally to the east toward the Pueblo Colorado Wash. No scenic byways or scenic areas protected by law occur in the project area.

3.11.4 Public Health and Safety

The Cornfields Chapter community is primarily served via services provided out of Ganado Arizona, approximately ½-hour away by Road. Police and Fire Services are from that location. Medical services are provided by Sage Memorial Hospital, a private facility also located in Ganado.

4 – ENVIRONMENTAL CONSEQUENCES

[This section discusses the impacts on the natural or human environment as a result of the proposed action. The section also lists mitigation measures that reduce or eliminate any impacts that are identified.]

4.1 Land Uses

4.1.1 Topography

The existing topography will not substantially be changed. Initial plans retain the wash that bifurcates the site. Areas where parking planned will remain sloped at approximately 2%. Spot development areas, such as the microenterprise area will be similarly sloped or terraced. The bluffs on the property are being left as-is, where-is. No grading of these features is planned. Therefore, no impact on the site's topography is anticipated.

4.1.2 Soils

Soils will be disturbed during the construction of project elements. The extent of soil erosion will be minimal, not only due to the nature of the soils, but also because the project is designed to conform to the existing topography without appreciably altering drainage patterns.

4.1.3 Geology Setting, Mineral, and Paleontological Resources

No mining is proposed as a part of this project, so no impact to the geological or mineral resources is contemplated.

4.2 Water Resources

4.2.1 Groundwater and Surface Water

As described under "4.1.2 Soils" previously, no impact on drainage is anticipated. Due to the quantity and depth of groundwater resources in the immediate area, no appreciable impact on groundwater resources are anticipated. Water demand is also limited by the nature of facilities that are planned for the site, most of which are low-impact outdoor uses.

4.2.3 Floodplains

There are no floodplains in the immediate area of the proposed project; therefore, there will be no impacts.

4.2.4 Wetlands, Riparian Areas, and Wild and Scenic Rivers

There are no Wetlands, Riparian Areas, or Wild & Scenic Rivers in the area of the proposed project or nearby; therefore, there will be no impacts.

4.3 Air Quality

4.3.1 Quality/Visibility

The construction of the project will cause some increase in localized particulate matter that can be mitigated by implementing dust control measures during the construction period(s). The impacts will be short term and minor.

Mitigation: Minimize fugitive dust during the construction period by applying water to the ground.

3.3.2 Climate/Meteorology

The surrounding area's climate and meteorology will not be impacted by the proposed project.

4.4 Living Resources

4.4.1 Vegetation

The property is previously disturbed, with remnants of previous paving in place. Development is planned to be inserted into the site in "pods" of development to avoid wholesale changes to the site. Mature trees existing adjacent to the Trading Post ruin are to be left as-is, where-is as part of the intent to retain the relic. Removal of any significant vegetation other than some native grasses is minimized.

Mitigation: No construction activities will be allowed adjacent to the Sunrise Trading Post structure or adjacent to the bases of the bluffs at the northwest edge of the property.

4.4.2 Wildlife

No wildlife was observed during site visits; therefore no impact on wildlife is anticipated.

4.4.3 Federally Listed Threatened and Endangered Species

The biological evaluation showed that the site contains no habitat for the majority of species on the Federal and Navajo lists. Individual species may have slight losses of potential habitat, but due to the proposed projects size and type, the impact will be long-term, but negligible.

4.4.4 Agriculture/Farmland

No agricultural uses exist on-property and the property is not significant as Prime farmland. There will be no impact.

4.5 Cultural Resources

Three occurrences were discovered during a survey of the site. The Isolated Occurrences (IOs) do not appear to Register-eligible properties; therefore, a determination of no historic properties affected for the areas containing the IOs was recommended with no further stipulations. The site appears to represent a property [Sunrise Trading Post] that is potentially Register eligible. Further, the Trading Post does appear to merit protection under ARPA. Therefore, a determination of no historic properties affected is recommended for the area of the site provided that the [Trading Post] site is avoided during all proposed construction activities and future development activities.

Mitigation: No construction activities will be allowed in the immediate area of the Sunrise Trading Post, which said area will be defined in association with the Navajo Nation Archeology Department.

4.6 Socioeconomic Conditions

4.6.1 Employment and Income

The proposed project should have a positive impact on employment and income. The impact however will be relatively small, but will be long-term.

4.6.2 Population and Demographic Trends

No impacts on local population or demographic trends are expected to be generated by this Sunrise Trading Post property project.

4.6.3 Lifestyle and Cultural Values

No impact on lifestyle or cultural values is expected to be generated by this project.

4.6.4 Community Infrastructure

Improvements will be necessary to Community infrastructure in the area. Electric, telecommunications and roadway access are developed. Water and sewer development are expected to be on-site as a portion of the proposed project's development. These will be new systems and will not impact the Community's existing water and wastewater capacities or systems.

4.7 Environmental Justice

The Community is comprised of low-income minority residents. Based on the purpose of the project and the nature of the project, only positive benefits are expected from its

implementation. No negative impacts are anticipated.

4.8 Indian Trust Assets

There are no listed Trust Assets in the area; therefore no impact on trust assets is contemplated.

4.9 Hazardous Materials

There are no RCRA sites in the vicinity and no toxic substance sites, so there is no impact on the proposed project. The proposed project does not include any elements that would generate hazardous or toxic materials; therefore, there is no impact from implementing the proposed project.

4.10 Resource Use Patterns

4.10.1 Transportation Corridors

Since the purpose of the project is primarily to capture existing traffic along Navajo Route 15, only a minor impact will occur during the construction and operations of the proposed project.

4.10.2 Agriculture

There is no agricultural use existing on the property; therefore, there will be no impact.

4.10.3 Land Use Plans

The proposed project is a continuation of existing studies that have identified the site and the elements of the project on the site. The proposed project is in conformance with previous planning activities.

4.11 Other Values

4.11.1 Wilderness Areas

There are no designated wilderness areas in the vicinity; therefore, there will be no impact.

4.11.2 Noise and Light

There will be a local increase in noise during the construction period. Ambient noise would return to pre-development levels once construction is complete. The proposed project will have no long-term impact to ambient noise levels.

The installation of security lighting will increase light levels in the long-term; however, the use

of “Dark Sky” fixtures and photometric design to minimize light-bleeding will contain light level increases within the project boundaries, minimizing impacts on surrounding property.

Mitigation: On-site lighting shall consist of “Dark Sky” fixtures and shall be designed to minimize any light-bleeding into surrounding properties.

4.11.3 Visual

The only vertical construction being contemplated is a 3000 s.f. visitor’s center. The balance of the proposed project is on the surface of the property. The impacts to the visual setting are long-term, but minimal.

4.11.4 Public Health & Safety

No impact to the Health & Safety of the Cornfields Community is expected to result from the proposed project.

4.12 Cumulative Impacts

The impacts resulting from project activities are minor in the form of temporary and highly localized surface disturbances. Cumulative impacts result from the incremental impact of the action when added to other past, present, or reasonably foreseeable future actions regardless of what agency or person undertakes these actions. Cumulative impacts can result from individually minor, but collectively significant actions taking place over a period of time.

No adverse cumulative impacts are anticipated as a result of the proposed project.

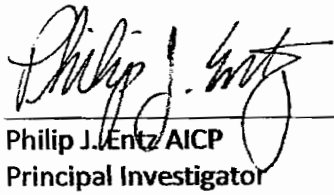
5 – LIST OF PREPARERS

Preparer/Title	Task	Company/Agency
Philip J. Entz, Pres. Project Manager	Preparation of EA	UrbanTech Ltd.
Al Francis Senior Project Manager	Utilities and Regulatory Coordination	Arcadis US
Timothy O'Neill PE Engineering Consultant	Utility Demands and Drainage Considerations	O'Neill Engineering LLC
Dave Ullrich Planning Consultant	Drainage considerations and mapping	O'Neill Engineering LLC
Douglas Stroh Architectural Consultant	Architectural Considerations	Stroh Architecture Inc.
Linda Laughing ASO Cultural Resources	Cultural Resource Clearance	Navajo Nation Archeology Department
Antoinette Kurley-Begay Principal Archeologist	Cultural Resource Inventory	Navajo Nation Archeology Department

6 – CONSULTATION AND COORDINATION

Name	Title	Company/Agency
Justin Johnson	President	Cornfields Chapter
Jimmy Taliman Sr.	Vice President	Cornfields Chapter
Elizabeth Johnson	Chapter Manager	Cornfields Chapter
Cecelia White	Resident	Cornfields Chapter
Joyce Moore	Resident	Cornfields Chapter
Charlie Taliman	Resident	Cornfields Chapter
Gordon Dempsey	Resident	Cornfields Chapter
Bertha Dempsey	Resident	Cornfields Chapter
Kevin S. White	Resident	Cornfields Chapter
Alton Shepherd	Council Delegate	Navajo Nation
Ralph T. Begay	Representative	Ft. Defiance Regional Business Development Office, Division of Economic Development
Gregory Bahe	Civil Engineer	Navajo Tribal Utility Authority
Anslem Harney	Representative	CRBDO / FDRBDO

7 - DOCUMENT PREPARER'S SIGNATURE



Philip J. Entz AICP
Principal Investigator

17 January 2014
Date

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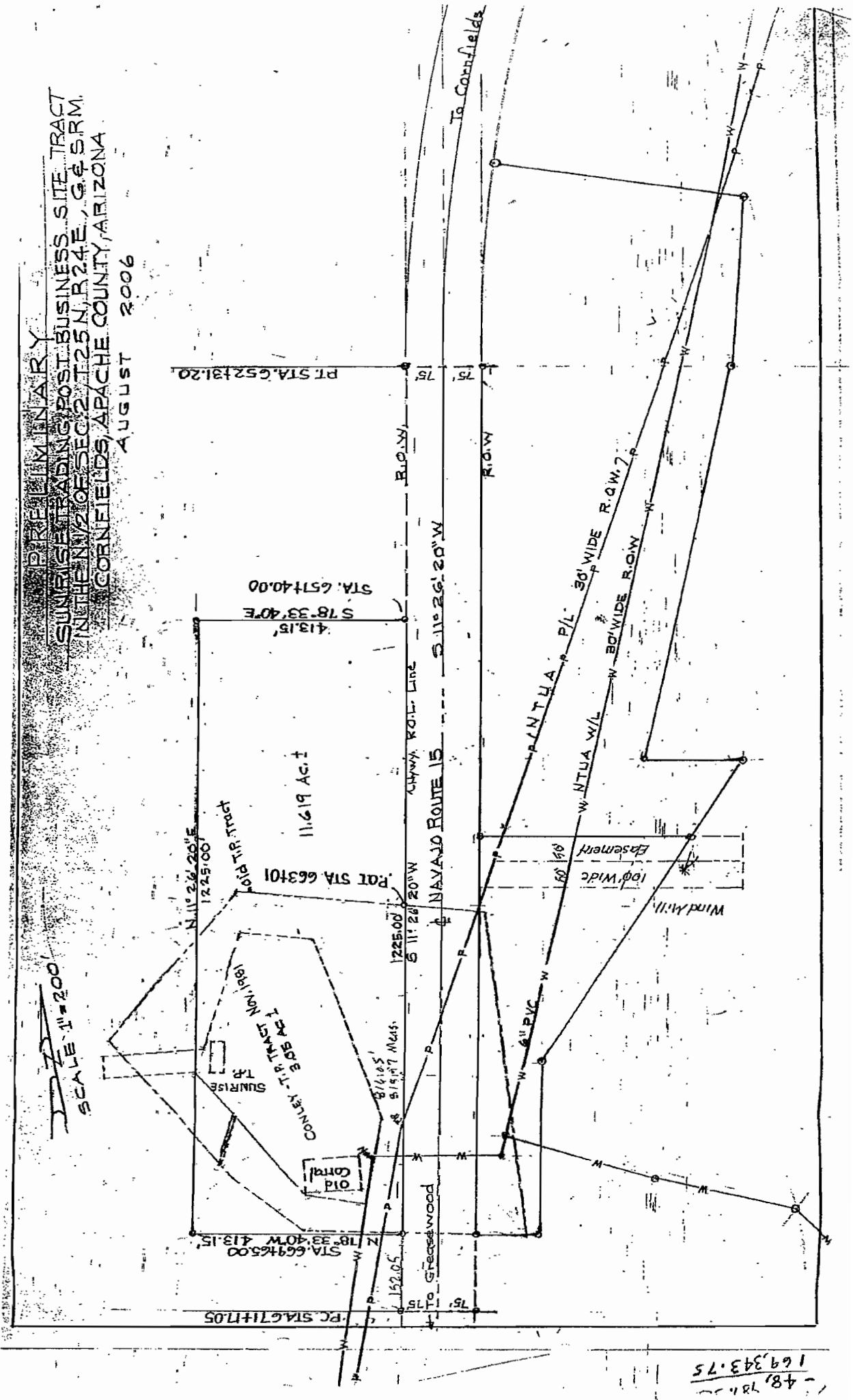
Appendix A Property Survey

SCALE 1"=200'

PRELIMINARY

SUNRISE TRADING POST BUSINESS SITE TRACT
IN THE NW 1/4 OF SEC 2, T25N, R24E, G&S.R.M.
CORNFIELDS, APACHE COUNTY, ARIZONA

AUGUST 2006



169,343.75
-48,784.50

SUNRISE TRADING POST BUSINESS SITE TRACTS
IN THE N½ OF SECTION 2, T25N, R24E, G8SRM
AND IN THE S½ OF SECTION 35, T26N, R24E, G8SRM
CORNFIELDS, APACHE COUNTY, ARIZONA
JANUARY 03, 2007

PAGE 2 of 2

LEGAL DESCRIPTION

TRACT 1 :

A CERTAIN TRACT OF LAND SITUATE IN THE NORTHERN HALF, (N½), OF SECTION 2, TOWNSHIP 25 NORTH, RANGE 24 EAST, GILA & SALT RIVER MERIDIAN, IN THE SOUTHWESTERLY VICINITY OF CORNFIELDS, APACHE COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS :

COMMENCING at a BLM Brass Cap, the northeast corner of said Section 2, thence run S 74°29'11"W, a distance of 2,635.15 feet to a point on the west R.O.W. Line of Navajo Route 15 highway sta.669+65.00 and the southeast corner and the point of beginning of the herein described tract of land;
Thence N 64°45'59"W, a distance of 413.15 feet to the southwest corner;
Thence N 25°14'01"E, a distance of 1,225.00 feet to the northwest corner;
Thence S 64°45'59"E, a distance of 413.15 feet to the northeast corner and a point on the said west R.O.W. Line, sta.657+40.00;
Thence along the said R.O.W. Line S 25°14'01"W, a distance of 1,225.00 feet to the point of beginning. The enclosed described area comprises of 11.619 acres, less NTUA utility R.O.W. 0.154 acre for w/l & 0.154 acre for p/l = total acreage of 11.311 acres more or less for Tract 1.
Also subject any and all other existing underground utility easements.


TRACT 2 :

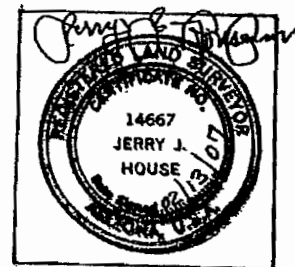
COMMENCING at a BLM Brass Cap, the southeast corner of said Section 35; thence run S 85°37'41"W, a distance of 1,702.55 feet to the southeast corner and the point of beginning of the herein described tract of land;
Thence N 64°45'59"W, a distance of 366.10 feet to the southwest corner and a point on the east R.O.W. Line of Navajo Route 15, sta.660+86.08;
Thence along the said east R.O.W. Line N 25°14'01"E, a distance of 853.88 feet to a point of curve to the right, P.C. sta.652+13.20;
Thence along the curve to the right with arc distance of 607.49 feet and the radius of 2,789.94 feet and the chord bear N 31°28'18"E, a distance of 606.29 feet to the northeast corner, P.O.C., (point on curve);
Thence S 52°17'26"E, a distance of 509.60 feet to the southeast corner;
Thence S 27°49'51"W, a distance of 493.12 feet to point;
Thence S 36°48'09"W, a distance of 872.61 feet to the point of beginning. The enclosed described area comprises of 15.641 acres, LESS NTUA utility R.O.W. 0.963 acre for W/L and 0.988 acre for P/L = total acreage of 13.690 acres more or less for Tract 2.
Also subject to any and all other existing underground utility easements.

SURVEYOR'S CERTIFICATION

I, Jerry J. House, a duly qualified Registered Land Surveyor under the laws of the State of Arizona, do hereby certify that this survey and the plat as shown hereon were prepared from the actual survey by me or under my direct supervision and that they are true and correct to the best of my knowledge and belief.

February 13, 2007


Jerry J. House
Registered Land Surveyor
Arizona Certification No. 14667
Post Office Box 3334
Gallup, New Mexico 87305



Appendix B
Development Plan

Appendix C
Apache County USFWS Species

Apache County

COMMON NAME	SCIENTIFIC NAME	STATUS	DESCRIPTION	COUNTY	ELEVATION	HABITAT	COMMENTS
Apache (Arizona) trout	<i>Oncorhynchus gilae apache</i>	Threatened	Yellowish to yellow-olive cutthroat-like trout with large dark spots on body. Dorsal, anal, and caudal fins edged with white. No red lateral band.	Apache, Coconino, Gila, Graham, Greenlee, Navajo	> 5,000 ft	Streams and rivers generally above 6,000 ft. elevation with adequate stream flow and shading; temperatures below 77 degrees F; and substrate composed of boulders, rocks, gravel and some sand and silt.	Presently restricted to drainages in the White Mountains. Hybridization with introduced trout has complicated efforts to maintain the genetic purity of some populations. Special regulations (4d Rule) allow Arizona to manage the species as a sport fish (40 FR 29863).
Black-footed ferret	<i>Mustela nigripes</i>	Endangered	Weasel-like, yellow buff coloration with black on feet, tail tip, and eye mask. It has a blunt light colored nose and is 15-18 inches long and tail length is 5-6 inches.	Apache, Coconino, Navajo, Yavapai	< 10,500 ft	Grassland plains generally found in association with prairie dogs.	Unsurveyed prairie dog towns may be occupied by ferrets or may be appropriate for future reintroduction efforts. The Service developed guidelines for surveying prairie dog towns which are available upon request. No wild populations of this species are currently known to exist in Arizona. Reintroduced population exists in Aubrey Valley (Coconino County), Arizona.
California condor	<i>Gymnogyps californianus</i>	Endangered	Very large vulture (47 in., wingspan to 9 1/2 ft, weight to 22 lbs); adult plumage blackish, immature more brownish; adult wing linings white, immature mottled; head and upper parts of neck bare; yellow-orange in adults, grayish in mature.	Apache, Coconino, Mohave, Navajo, Yavapai	Varies	High desert canyons and plateaus.	Recovery program has reintroduced condors to Northern Arizona, with the first release (6 birds) in December 1998. The release site is located at the Vermillion Cliffs (Coconino County), with an experimental, nonessential area designated for most of Northern Arizona and Southern Utah. The area in Arizona is within a polygon formed by Hwy 191, Interstate 40, and Hwy 93, and extends north of the Arizona-Utah and Nevada borders. Breeding is documented in Arizona.

COMMON NAME	SCIENTIFIC NAME	STATUS	DESCRIPTION	COUNTY	ELEVATION	HABITAT	COMMENTS
Chiricahua leopard frog	<i>Lithobates chiricahuensis</i>	Threatened	Cream colored tubercles (spots) on a dark background on the rear of the thigh, dorsolateral folds that are interrupted and deflected medially, and a call given out of water distinguish this spotted frog from other leopard frogs.	Apache, Cochise, Coconino, Gila, Graham, Greenlee, Navajo, Pima, Santa Cruz, Yavapai	3,281-8,890 ft	Restricted to springs, livestock tanks, and streams in upper portion of watersheds that are free from nonnative predators or where marginal habitat for nonnative predators exists.	Critical habitat is designated for 10,346 acres in Apache, Cochise, Gila, Graham, Greenlee, Pima, Santa Cruz, and Yavapai counties in Arizona; and Catron, Hidalgo, Grant, Sierra, and Socorro counties in New Mexico (77 FR 16324).
Little Colorado spinedace	<i>Lepidomeda vittata</i>	Threatened	Small (<4 inches long) silvery minnow.	Apache, Coconino, Navajo	4,000-8,000 ft	Moderate to small streams; found in pools and riffles with water flowing over fine gravel and silt substrate.	Critical habitat includes 18 miles of East Clear Creek, 8 miles of Chevelon Creek, and 5 miles of Nutrioso Creek (52 FR 35034).
Loach minnow	<i>Tiaroga cobitis</i>	Endangered	Small (<3 inches) slender, elongated fish, olive colored with dirty white spots at the base of the dorsal and caudal fins. Breeding males vivid red on mouth and base of fins.	Apache, Cochise, Gila, Graham, Greenlee, Navajo, Pinal, Yavapai	< 8,000 ft	Benthic species of small to large perennial streams with swift shallow water over cobble and gravel. Recurrent flooding and natural hydrograph important.	Presently found in Aravaipa Creek, Deer Creek, Turkey Creek, Blue River, Campbell Blue Creek, Little Blue Creek, San Francisco River, Eagle Creek, North Fork of the East Fork Black River, Boneyard Creek, and White River and East Fork White River in Arizona, and Dry Blue Creek, Pace Creek, Frieborn Creek, the San Francisco River, Tularosa River, Negrito Creek, Whitewater Creek, the East, Middle, and West Forks of the Gila River, mainstem upper Gila River, Bear Creek and Mangas Creek in New Mexico.

Populations have been recently reintroduced in Hot Springs and Redfield canyons in Cochise and Graham counties; Fossil Creek in Gila County; and Bonita Creek in Graham County Arizona. Critical habitat has been designated in Apache, Cochise, Gila, Graham, Greenlee, Pinal, and Yavapai counties, Arizona, as well as in Catron, Grant, and Hidalgo counties in New Mexico (77 FR 10810).

COMMON NAME	SCIENTIFIC NAME	STATUS	DESCRIPTION	COUNTY	ELEVATION	HABITAT	COMMENTS
Mexican gray wolf	<i>Canis lupus baileyi</i>	Endangered	Large dog-like carnivore. Head and feet are large in proportion to rest of body. Coat color varies with mix of brown, rust, black, gray, and white. Distinct white lip line around mouth. Adults weigh between 60-90 pounds.	Apache, Gila, Greenlee, Navajo	4,000-12,000 ft	Chaparral, woodland, and forested areas. May cross desert areas.	In January 1998, Mexican gray wolves were reintroduced as an experimental nonessential section 10(j) population under a program to re-establish the subspecies to a portion of its historical range (63 FR 1752). Wolves are released within the experimental boundary into a designated area known as the "Blue Range Wolf Recovery Area" (BRWRA) located in the Apache National Forest in Apache and Greenlee counties. Mexican gray wolves found outside of the experimental nonessential boundary are considered endangered. In 2002, the White Mountain Apache tribe (WMAT) became one of the lead agencies for the reintroduction and allowed wolves on their lands. This effectively expanded the experimental nonessential population into Apache, Gila, and Navajo counties on WMAT lands.
Mexican spotted owl	<i>Strix occidentalis lucida</i>	Threatened	Medium sized with dark eyes and no ear tufts. Brownish and heavily spotted with white or beige.	Apache, Cochise, Coconino, Gila, Graham, Greenlee, Maricopa, Mohave, Navajo, Pima, Pinal, Santa Cruz, Yavapai	4,100-9,000 ft	Nests in canyons and dense forests with multi-layered foliage structure.	Generally nest in older forests of mixed conifer or ponderosa pine/gambel oak type, in canyons, and use variety of habitats for foraging. Sites with cool microclimates appear to be of importance or are preferred. Critical habitat was finalized on August 31, 2004 (69 FR 53182) in Arizona in Apache, Cochise, Coconino, Gila, Graham, Greenlee, Maricopa, Navajo, Pima, Pinal, Santa Cruz, and Yavapai counties.
Navajo sedge	<i>Carex speculicola</i>	Threatened	Perennial forb with triangular stems, elongated rhizomes. Flower: white June and July.	Apache, Coconino, Navajo	5,700-6,000 ft	Silty soils at shady seeps and springs.	Designated critical habitat is on the Navajo Nation near Inscription House Ruins. Found at seep springs on vertical cliffs of pink-red Navajo sandstone (50 FR 19370).

COMMON NAME	SCIENTIFIC NAME	STATUS	DESCRIPTION	COUNTY	ELEVATION	HABITAT	COMMENTS
Roundtail chub	<i>Gila robusta</i>	Candidate	Member of the minnow family Cyprinidae and characterized by streamlined body shape. Color usually olive gray with silvery sides and a white belly. Breeding males develop red or orange coloration on the lower half of the cheeks and on the bases of paired fins. Individuals may reach 49.0 cm (19.3 in) but usually average 25-30 cm (9.8 - 11.8 in).	Apache, Coconino, Gila, Graham, Greenlee, La Paz, Maricopa, Mohave, Navajo, Pinal, Yavapai	1,000-7,500 ft.	Cool to warm waters of rivers and streams, often occupy the deepest pools and eddies of large streams.	Historical range of roundtail chub included both the upper and lower Colorado River basins. A 2009 status review determined that the lower Colorado River basin roundtail chub population segment (Arizona and New Mexico) qualifies as a distinct vertebrate population segment (DPS). Populations in the Little Colorado, Bill Williams, and Gila River basins are considered candidate species.
Yellow-billed cuckoo	<i>Coccyzus americanus</i>	Candidate	Medium-sized bird with a slender, long-tailed profile, slightly down-curved bill that is blue-black with yellow on the lower half. Plumage is grayish-brown above and white below, with rufous primary flight feathers.	Apache, Cochise, Coconino, Gila, Graham, Greenlee, La Paz, Maricopa, Mohave, Navajo, Pima, Pinal, Santa Cruz, Yavapai, Yuma	< 6,500 ft	Large blocks of riparian woodlands (cottonwood, willow, or tamarisk galleries).	Neotropical migrant that winters primarily in South America and breeds primarily in the U.S. (but also in southern Canada and northern Mexico). As a migrant it is rarely detected; can occur outside of riparian areas. Cuckoos are found nesting statewide, mostly below 5,000 feet in central, western, and southeastern Arizona. Concern for cuckoos are primarily focused upon alterations to its nesting and foraging habitat. Nesting cuckoos are associated with relatively dense, wooded, streamside riparian habitat, with varying combinations of Fremont cottonwood, willow, velvet ash, Arizona walnut, mesquite, and tamarisk. Some cuckoos have also been detected nesting in velvet mesquite, netleaf hackberry, Arizona sycamore, Arizona alder, and some exotic neighborhood shade trees.
Arizona willow	<i>Salix arizonica</i>	Conservation Agreement	Woody, perennial shrub reaching up to 8.5 feet tall; grows as a prostrate mat to large hedge or thicket plant; has small, egg-shaped leaves; new branches are yellow-green, previous years branches are bright red.	Apache	> 8,000 ft	Unshaded or partially shaded wet meadows, streambeds and cienegas; typically found in or adjacent to perennial water.	Known in the vicinity of Mount Baldy, on the Apache-Sitgreaves National Forest, and private land. Conservation agreement between the Service, Forest Service, and National Park Service finalized in April 1995.

COMMON NAME	SCIENTIFIC NAME	STATUS	DESCRIPTION	COUNTY	ELEVATION	HABITAT	COMMENTS
Gooddings onion	<i>Allium gooddingii</i>	Conservation Agreement	Herbaceous perennial plant; broad, flat, rather blunt leaves; flowering stalk 14-18 inches tall, flattened, and narrowly winged toward apex; fruit is broader than long; seeds are short and thick.	Apache, Greenlee, Pima	7,500-11,250 ft	Shaded sites on north-trending drainages, on slopes, or in narrow canyons, within mixed conifer and spruce fir forests.	Known from the White, Santa Catalina, and Chuska Mountains. Also found in New Mexico on the Lincoln and Gila National Forests. A Conservation Agreement between the Service and the Forest Service signed in February 1998.
American peregrine falcon	<i>Falco peregrinus anatum</i>	Delisted	A crow-sized falcon with slate blue-gray on the back and wings, and white on the underside; a black head with vertical "bandit's mask" pattern over the eyes; long pointed wings; and a long whistling call made during breeding. Very adept flyers and hunters, reaching diving speeds of 200 mph.	Apache, Cochise, Coconino, Gila, Graham, Greenlee, La Paz, Maricopa, Mohave, Navajo, Pima, Pinal, Santa Cruz, Yavapai, Yuma	3,500-8,000 ft	Areas with rocky, steep cliffs, primarily near water, where prey (primarily shorebirds, songbirds, and waterfowl) concentrations are high. Nests are found on ledges of cliffs, and sometimes on man-made structures such as office towers and bridge abutments.	Species recovered with over 1,650 breeding birds in the US and Canada.
Bald eagle	<i>Haliaeetus leucocephalus</i>	Delisted	Large, adults have white head and tail. Height 28 to 38 inches; wingspan 66 to 96 inches. Juveniles and subadults are dark brown with varying degrees of white mottling on chest, wings, and head.	Apache, Coconino, Gila, Graham, La Paz, Maricopa, Mohave, Pinal, and Yavapai	Varies	Large trees or cliffs near water (reservoirs, rivers, and streams) with abundant prey.	Nationwide and throughout the State of Arizona, the bald eagle is currently not listed under the Endangered Species Act. On September 30, 2010, the U.S. District Court dissolved an injunction that led to the bald eagle in the Sonoran Desert Area of central Arizona being placed on the Endangered Species list in 2008. This determination is presently (January 2011) under judicial consideration. Bald eagles are protected under the Bald and Golden Eagle Protection Act (Eagle Act) and other Federal and state statutes. The word "disturb" under the Eagle Act was recently clarified, as well as the implementation of new regulations requiring permits to incidentally "take" eagles. Retrieve more information on management and life history at http://SWBEMC.org .

Appendix D
Cultural Resources Clearance

CULTURAL RESOURCES COMPLIANCE FORM

THE NAVAJO NATION
HISTORIC PRESERVATION DEPARTMENT
PO BOX 4950
WINDOW ROCK, ARIZONA 86515

ROUTING: COPIES TO

AZ



SHPO
REAL PROPERTY MGT/330
NNAD

NNHPD NO. HPD-10-892

OTHER PROJECT NO.

NNAD 09-334

PROJECT TITLE: A Cultural Resource Inventory of Proposed Sunrise Business Site Lease C (Sunrise Trading Post) for the Cornfields Chapter, Apache County, Arizona

LEAD AGENCY: BIA/NR

SPONSOR: Elizabeth Johnson, Community Service Coordinator, Cornfields Chapter, PO Box 86505 Ganado, Arizona

PROJECT DESCRIPTION: The Cornfields Chapter is proposing to redevelop the Sunrise Business Site. Ground disturbing activities include constructing business buildings & associated facilities. The Chapter is also proposing to renovate the Sunrise Trading Post to be utilized as a business/store. The area of potential effect is 11.62-acres. Ground disturbance will be intensive and extensive with the use of heavy equipment.

LAND STATUS: Navajo Tribal Trust

CHAPTER: Cornfields

LOCATION: Unplatted & Projected T.26N, R.24E; Sunrise Springs Quadrangle, Apache County, Arizona G&SRPM&B

PROJECT ARCHAEOLOGIST: Antoinette Kurley-Begay

NAVAJO ANTIQUITIES PERMIT NO.: NTC

DATE INSPECTED: 08/10/2009 & 08/20/09

DATE OF REPORT: 09/14/10

TOTAL ACREAGE INSPECTED: 15.84-ac

METHOD OF INVESTIGATION: Class III pedestrian inventory with transects spaced 15 m apart.

LIST OF CULTURAL RESOURCES FOUND: (5) Sites (AZ-P-30-53, AZ-P-30-54, AZ-P-30-55; AZ-P-30-56, AZ-P-30-57); (3) Isolated Occurrences

LIST OF ELIGIBLE PROPERTIES: (4) Sites (AZ-P-30-53, AZ-P-30-55; AZ-P-30-56, AZ-P-30-57)

LIST OF NON-ELIGIBLE PROPERTIES: (1) Site (AZ-P-30-54), (3) IO

LIST OF ARCHAEOLOGICAL RESOURCES: (2) Sites (AZ-P-30-53, AZ-P-30-56)

EFFECT/CONDITIONS OF COMPLIANCE: The project as planned will have an Adverse Effect.

Sites AZ-P-30-53, AZ-P-30-55:

1. These sites are located in the northern portion of the 11.62-acre lease area. It is recommended that this portion of the project area is excluded from all future development.


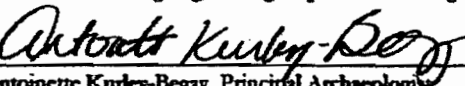
2. A permanent fence will be erected 50-ft south of the sites to deter unwanted future impacts.

If sites cannot be avoided:

3. A mitigation plan or treatment plan will be developed in coordination with the Navajo Nation Historic Preservation Department. This plan must be consistent with the Navajo Nation Policies and Procedures & approved by NNHPD.

ORIGINAL

ARCHAEOLOGICAL INVENTORY REPORT DOCUMENTATION PAGE (HPD JAN/91)

1. HPD REPORT NO.	2. (FOR HPD USE ONLY)	3. RECIPIENTS ACCESSION NO.
4. TITLE OF REPORT: A Cultural Resource Inventory of Proposed Sunrise Business Site Lease C (Sunrise Trading Post) for the Cornfields Chapter, Apache County, Arizona AUTHOR: Antoinette Kurley-Begay		5. FIELDWORK DATES August 10 & 20, 2009
7. CONSULTANT NAME AND ADDRESS: Gen'l Charge: Linda Laughing, ASO Org. Name: Navajo Nation Archaeology Department Org. Address: P. O. Box 689 Window Rock, Arizona 86515 Phone: (928) 871-6540		6. REPORT DATE September 14, 2010
10. SPONSOR NAME AND ADDRESS: Ind. Responsible: Elizabeth Johnson, Community Services Coordinator Org. Name: Cornfields Chapter Org. Address: P.O. Box 478 Canado, Arizona 86505 Mobile Phone: (928) 755-5911		8. Permit No. NTC
		9. Consultant Report No. NNAD 09-334
		11. SPONSOR PROJECT NO. N/A
		12. AREA OF EFFECT: 11.62 acres (4.71 ha) AREA SURVEYED: 15.84 acres (6.42 ha)
13. LOCATION (MAP ATTACHED):		
a. Chapter: Cornfields b. Agency: Fort Defiance c. County: Apache d. State: Arizona e. Land Status: Tribal Trust f. UTM Center: See Supplemental Sheet g. Area: See Supplemental Sheet h. 7.5' Map Name(s): Sunrise Spring, Ariz., 1973		
14. REPORT /X/ OR SUMMARY (REPORT ATTACHED) / /		
a. Description of Undertaking: The Cornfields Chapter proposes to utilize the parcel of land for a proposed business site lease. The parcel of land will be used to construct business buildings and associated facilities within the 11.62-acre business site. The chapter also proposes to renovate the Sunrise Trading Post to be utilized as a business/store. The area of potential effect within this parcel of land measures 1,225 feet (373.48 m) by 413.15 feet (125.96 m) by 1,225 feet (373.48 m) by 413.15 feet (125.96 m). Ground disturbance, both surface and subsurface, will be extensive. The lead federal agency for this proposed undertaking is the Bureau of Indian Affairs. b. Existing Data Review: See Supplemental Sheet c. Area Environmental & Cultural Setting: The project is located in the Cornfields Chapter. The nearest water source is the Pueblo Colorado Wash located to the east of the project area at a distance of about 1,443.20 feet (440 m). The elevation of the project area is 6074 feet (1852 m) to 6115 feet (1864 m). Vegetation consists of snakeweed, rabbitbrush, Russian thistle, Indian ricegrass, piñon, narrowleaf yucca, and prickly pear cactus. Soils in the project area consist of aeolian sand and silt, colluvial sand, and sandstone outcrop. The cultural setting is rural with development consisting of the Sunrise Trading Post, Highway Navajo Route 15, power lines, water lines, and a nearby home. d. Field Methods: See Supplemental Sheet		
15. CULTURAL RESOURCE FINDINGS:		
a. Location/Identification of Each Resource: See Supplemental Sheet b. Evaluation of Significance of Each Resource (above): See Supplemental Sheet		
16. MANAGEMENT SUMMARY (RECOMMENDATIONS): See Supplemental Sheet		
17. CERTIFICATION:		
SIGNATURE: 		DATE: 9/14/12
General Charge Name: Linda Laughing, Acting Department Manager		
SIGNATURE: 		DATE: September 14, 2010
Direct Charge: Antoinette Kurley-Begay, Principal Archaeologist		

13. LOCATION:

- f. UTM Center: see Table 1 below.
g. Area: see Table 1 below.

Table 1. Legal Descriptions and UTM Coordinates for the Project Area (Zone 12)

Project Area	NAD 27 Datum		NAD 83 Datum		Section	Township	Range	Principal Meridian
	Northing	Easting	Northing	Easting				
Northwest Corner	3940820	613660	3941020	613597	Unplatted	26N	24E	G&SRPM
Northeast Corner	3940760	613780	3940960	613717	"	26N	"	"
Southeast Corner	3940330	613620	3940530	613557	"	25N	"	"
Southwest Corner	3940480	613510	3940680	613447	"	25N	"	"

14. REPORT:

- b. Existing Data Review: A check of Navajo Nation Historic Preservation Department (NNHPD) and NNAD Shiprock office archival records indicated that three projects, NNHPD 84-238 (CRMP 83-244), NNHPD 94-621 (NNAD 94-061), and 91-096 have been conducted within a 500-foot (152-m) radius of the project area. The Sunrise Trading Post was previously documented under the NNHPD 91-096 (Begay 1991). The Sunrise Trading Post was not assigned an archaeological site number at that time. The Sunrise Trading Post was identified within the current project area; therefore, the trading post was recorded as an archaeological site and assigned a Navajo Nation site number.

A Check of Van Valkenburgh (1974) revealed that the nearest sacred area is Buell Park (*Tsé zhin bodáo klish*—Black Rock in a Blue Area) located approximately 58 miles (31.62 km) northwest of the project area.

Begay, Richard M.

1991 *Sunrise Trading Post. A Reconnaissance of the Destruction of the Compound Lower Greasewood Chapter, Arizona.* NNHPD Report 91-096. Navajo Nation Historic Preservation Department, Window Rock, Arizona.

Van Valkenburgh, Richard F.

1974 *Navajo Sacred Places.* In *Navajo Indians III*, edited by Clyde Kluckhohn, pp.9-199. Garland Publishing, New York, New York.

- d. Field Methods: An archaeological inventory was conducted by Antoinette Kurley-Begay, Matthew Pettigrew, Aleda Myerson, Alviera Lee, Benson Belone, and Bethany Smith of the NNAD. Locational information of the project area was collected utilizing a Global Positioning System (GPS) unit. Although the project area discussed herein was previously staked, only the two northern corner stakes indicating the project area corners were relocated; therefore, points derived from a GIS ArcMap program provided the archaeologists project area points which were uploaded into a GPS unit and utilized to identify the southern corners of the project area in the field. A Class III pedestrian survey was conducted on the proposed 11.62-acre (4.71-ha) Business Site Lease C. This inventory also included a 50-foot (15.24-m) wide buffer zone located on all sides of the 11.52-acre proposed business site lease. The project area was examined by six NNAD archaeologists walking a series of north-south parallel transects across the project area. The parallel transects were spaced about 7 m (22.96 feet) apart. A total of 15.84 acres (6.42 ha) of land was examined under this project.

Five archaeological sites and three isolated occurrences (IOs) were located during the inventory. The IOs were recorded during the archaeological inventory once it was established that they were isolated cultural material. Site recordation was conducted after the archaeological inventory was completed. Recordation of the sites entailed the site mapping and the collection of data regarding the sites. Data was collected utilizing a GPS unit for in-house site mapping. Once in-house, the GPS points were downloaded utilizing the GIS software to produce the site maps and the project maps. Notes were also collected at the time of the site recordation while in the field on the site morphology and the environmental setting. An ethnographic interview with Jones Lee, Sr., a local resident, was conducted after the archaeological inventory. The purpose of the interview was to obtain information on the project area, and potential traditional cultural properties (TCPs—herb gathering areas, blessed and/or sacred places) or burials, as well as archaeological sites in the vicinity. Additionally, attempts to collect information about the Sunrise Trading Post were also initiated under this project. The archaeologists contacted the Cornfields Chapter personnel, local Navajo residents, Britt Howard, from Gallup, New Mexico who was a business partner of the late Jay Springer (former trader), and Clarence Wheeler from Farmington, New Mexico. Archival investigations were also compiled from existing literature and previous studies regarding the trading post.

15. CULTURAL RESOURCE FINDINGS:

- a. Location/Identification of Each Resource: Five archaeological sites and three IOs were identified during the archaeological inventory. The five archaeological sites identified under this project include AZ-P-30-53, AZ-P-30-54, AZ-P-30-55, AZ-P-30-56, and AZ-P-30-57 or the Sunrise Trading Post. A summary of the current location and findings of these cultural resources are presented in this section.

Sites AZ-P-30-53, AZ-P-30-54, and AZ-P-30-56 are identified as Anasazi specialized activity areas that contain isolated features and a scatter of ceramic and lithic artifacts. Site AZ-P-30-53 is located on the northwestern portion of the project area within the valley floor. Site AZ-P-30-54 is located on the northern edge of the project area at the base of a cliff face and slightly above the valley floor. Site AZ-P-30-56 is located along an escarpment of a mesa that overlooks the valley floor to the east. This site is also located above the Sunrise Trading Post.

Site AZ-P-30-55 contains a historic Navajo death hogan (*hook'eeghan*). This site is located on the west-central side of the project area near the edge of a mesa escarpment.

Site AZ-P-30-57 contains a Euro-American/Navajo trading post (Sunrise Trading Post) compound. This site is located along the western portion of the project area.

Navajo Nation Archaeology Department Site Survey and Management Forms further detailing the five sites are provided in Appendix A of this report. Additionally, Navajo Nation Historic Preservation Department (NNHPD) Historic Cultural Properties Inventory (HCPI) Base forms were also completed for the Sunrise Trading Post site (AZ-P-30-57). The HCPI Base forms are presented in Appendix B of this report.

The IOs consisted of isolated Anasazi ceramic or lithic artifacts. IO 09-334-1 consists of two indented corrugated sherds and two plain gray ware sherds. IO 09-334-2 consists of one tertiary flake of a chert material. IO 09-334-3 consists of one plain gray ware sherd. All of the IOs are located within the project area. Locational information regarding the cultural resources (IOs and archaeological sites) are provided in the following table.

Table 2. Location information for Cultural Resources Identified within the Project Area (Zone 12).

Isolated Occurrences / Archaeological Site	NAD 27 Datum		NAD 83 Datum		Section	Township	Range	Principal Meridian
	Northing	Easting	Northing	Easting				
IO 09-334-1	3940819	613667	3941019	613604	Unplatted	26N	24E	G&SRPM
IO 09-334-2	3940722	613632	3940922	613569	"	26N	24E	"
IO 09-334-3	3940656	613612	3940856	613549	"	25N	24E	"
AZ-P-30-53	3940742	613751	3940942	613688	"	26N	24E	"
AZ-P-30-54	3940771	613727	3940971	613664	"	26N	24E	"
AZ-P-30-55	3940768	613701	3940968	613638	"	26N	24E	"
AZ-P-30-56	3940612	613604	3940812	613541	"	25N	24E	"
AZ-P-30-57	3940587	613601	3940787	613538	"	25N	24E	"

- b. Evaluation of Significance of Each Resource (above): Site AZ-I-30-53 appears to possess integrity of location, setting, materials, and association. The site does not appear to be eligible for nomination to the National Register under criteria a, b, or c. It does, however, appear to qualify under criterion d since it retains research potential. Site AZ-P-30-53 appears to meet the 50-year eligibility guideline, therefore, it does appear to be a Register-eligible property. The site does appear to meet the 100-year age requirement necessary for classification as an archaeological resource under ARPA and it does appear to be of archaeological interest. Thus, the site does appear to merit protection under ARPA. The site does not appear to merit consideration under AIRFA.

Site AZ-P-30-54 appears lacks integrity. The site does not appear to be eligible for nomination to the National Register of Historic Places under criteria a, b, c, or d regardless if the site does meet the 50-year eligibility guideline. The site does appear to meet the 100-year age requirement necessary for classification as an archaeological resource under ARPA, however, it is no longer of archaeological interest. Therefore, the site does not appear to merit protection under ARPA. The site does not appear to merit consideration under AIRFA. AZ-P-30-55 appears to possess integrity of location, setting, materials, and association. AZ-P-30-55 does not appear to be eligible for nomination to the National Register under criteria a, b, or c. It does, however, appear to qualify under criterion d since it retains research potential. The site appears to meet the 50-year eligibility guideline, therefore, it does appear to be a Register-eligible property. The site may or may not meet the 100-year age requirement necessary for classification as an archaeological resource under ARPA but it is of archaeological interest. Thus, the site may or may not merit protection under ARPA. AZ-P-30-55 does appear to merit consideration under AIRFA since the hogan within the site is a *hook'eeghan* (death hogan).

15. CULTURAL RESOURCE FINDINGS:

b. Evaluation of Significance of Each Resource (above): —Continued

Site AZ-P-30-56 appears to possess integrity of location, setting, materials, and association. The site does not appear to be eligible for nomination to the National Register under criteria a, b, or c. It does, however, appear to qualify under criterion d since it retains research potential. Site AZ-P-30-56 appears to meet the 50-year eligibility guideline, therefore, it does appear to be a Register-eligible property. AZ-P-30-56 does appear to meet the 100-year age requirement necessary for classification as an archaeological resource under ARPA and it is of archaeological interest. Thus, AZ-P-30-56 does appear to merit protection under ARPA. The site does not appear to merit consideration under AIRFA.

Site AZ-P-30-57 appears to possess integrity of location, setting, and design. The site does not appear to be eligible for nomination to the National Register under criteria b, c, or d. The site may be eligible under criterion a since the trading post was constructed in the early 1900s and has contributed to the history of the Navajo in the surrounding area. Site AZ-P-30-57 appears to meet the 50-year eligibility guideline, therefore, it does appear to be a Register-eligible property. The site does appear to meet the 100-year age requirement necessary for classification as an archaeological resource under ARPA, and it is of archaeological interest. Thus, the site does appear to merit protection under ARPA. The site does not appear to merit consideration under AIRFA since the trading post was occupied by a Euro-American and was most likely not blessed in regard to the traditional Navajo cultural practices.

The three IOs lack integrity and they are probably not eligible for nomination to the National Register under criteria a, b, c, or d. The isolates do meet the 50-year eligibility guideline; however, they do not appear to be Register-eligible properties. Although the isolates do meet the 100-year age requirement necessary for classification as an archaeological resource under ARPA, the isolates are no longer of archaeological interest. Therefore, the isolates do not appear merit consideration under ARPA. The isolates do not appear to merit consideration under AIRFA.

16. MANAGEMENT SUMMARY (RECOMMENDATIONS): The IOs do not appear to be Register-eligible properties, therefore, a determination of no historic properties affected for the areas containing the isolated occurrences is recommended with no further stipulations warranted.

With regard to sites AZ-P-30-53 and AZ-P-30-55, these two sites appear to be Register-eligible properties. Further, AZ-P-30-55 appears to merit consideration under AIRFA, therefore, it is recommended that a determination of no historic properties affected regarding the proposed undertaking provided that all construction activities be prohibited within 50 feet (15.24 m) of these two sites. It is also recommended that this segment of the project area (northern edge) be excluded from the project and all future development. Further, it is also recommended that a permanent fence line be constructed about 50 feet south of the two sites between the sites and the potential area of effect within the project area to deter unwanted future potential impacts to these sites.

Site AZ-P-30-54 does not appear to be a Register-eligible property; therefore, it is recommended that a determination of no historic properties affected be made for this site since no intact cultural material appears to remain on this site. No further stipulations regarding this site are warranted.

Concerning Site AZ-P-30-56, this site appears to be a Register-eligible property, it is recommended that a determination of no historic properties affected for the proposed undertaking with regard to AZ-P-30-56 by avoiding the site by a minimum of 50 feet. Avoidance of the site may be possible since the site is located at a location where access is unattainable. It is also located about 50 feet above the valley floor and along a mesa edge where no vehicle traffic or heavy equipment can access.

Although Site AZ-P-30-57 may be a Register-eligible property, the post has undergone many disturbances from recent salvaging and from previous disturbances that has affected the older structures within this site. Further, although the site may be eligible under criterion a, the proposed undertaking that is planned for this site will not effect the eligibility of the site, since re-use of the trading post will only add to the integrity of the site. Thus, a determination of adverse effect is recommended for Site AZ-P-30-57, the Sunrise Trading Post; however, the documentation presented in this report should be considered mitigation to the potential effects that will occur to the site. Further, mitigation of the adverse effects to this site may also be addressed by presenting the history of the trading post within the renovated store when it is completed for the local community.

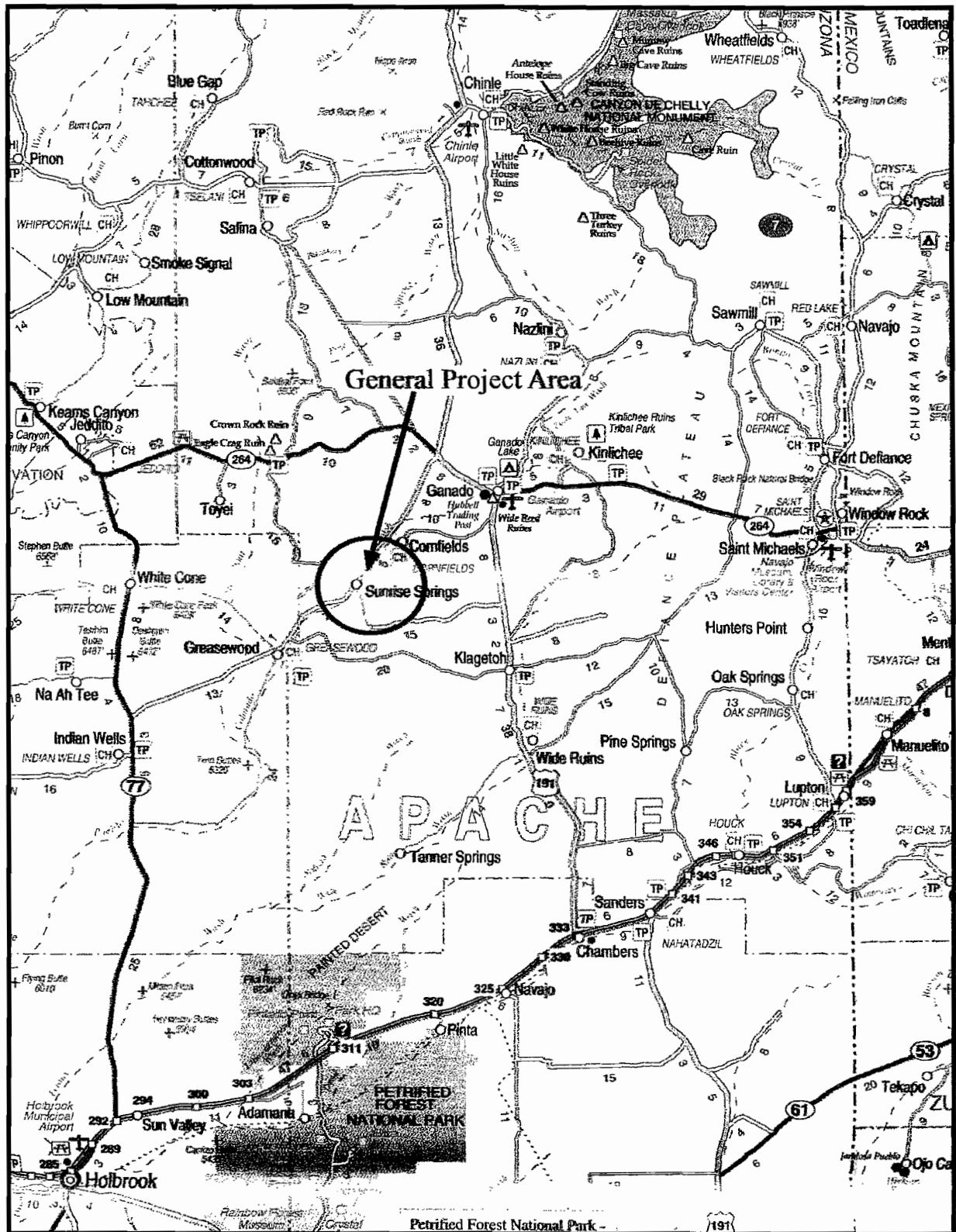


Figure 1. Vicinity map showing general project area. Indian County Regional Map, n.d., (NNAD 09-334).

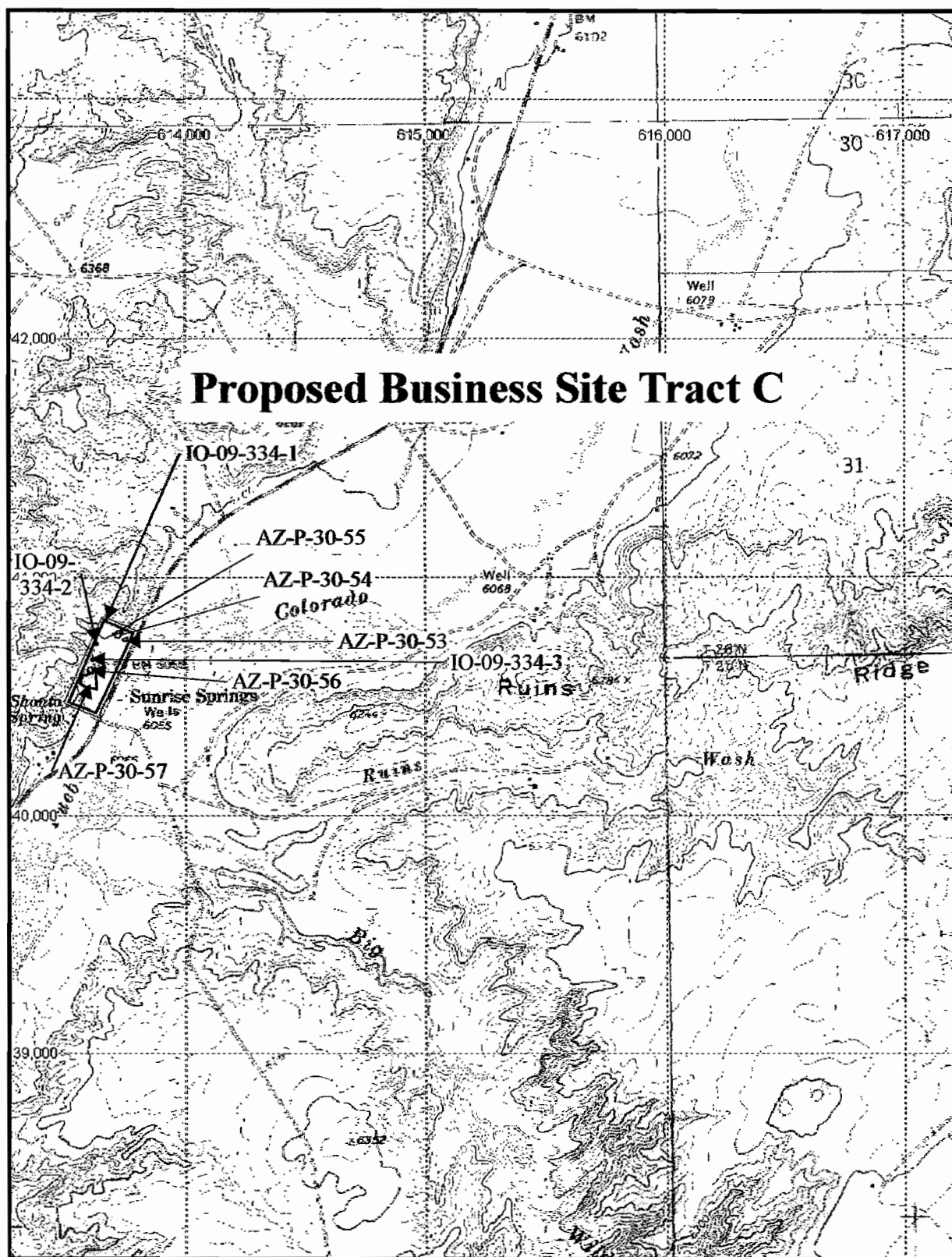


Figure 2. Location map showing project area and identified cultural resources. Sunrise Spring, Ariz., 1973, 7.5" series USGS map; T.25N and T.26N, R.24E, GSRPM (NNAD 09-334).

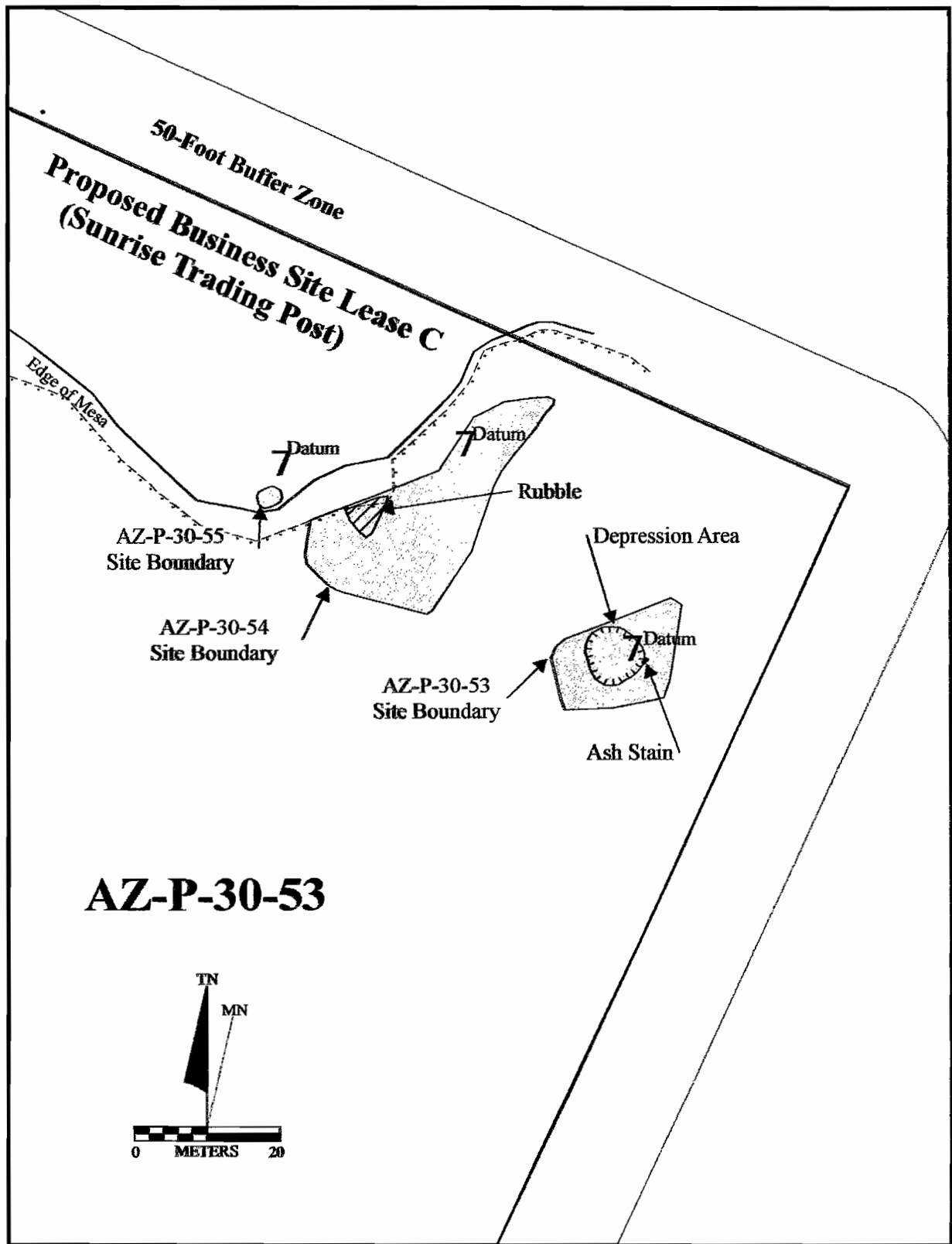


Figure 3. Plan map of Site AZ-P-30-53 (NNAD 09-334).

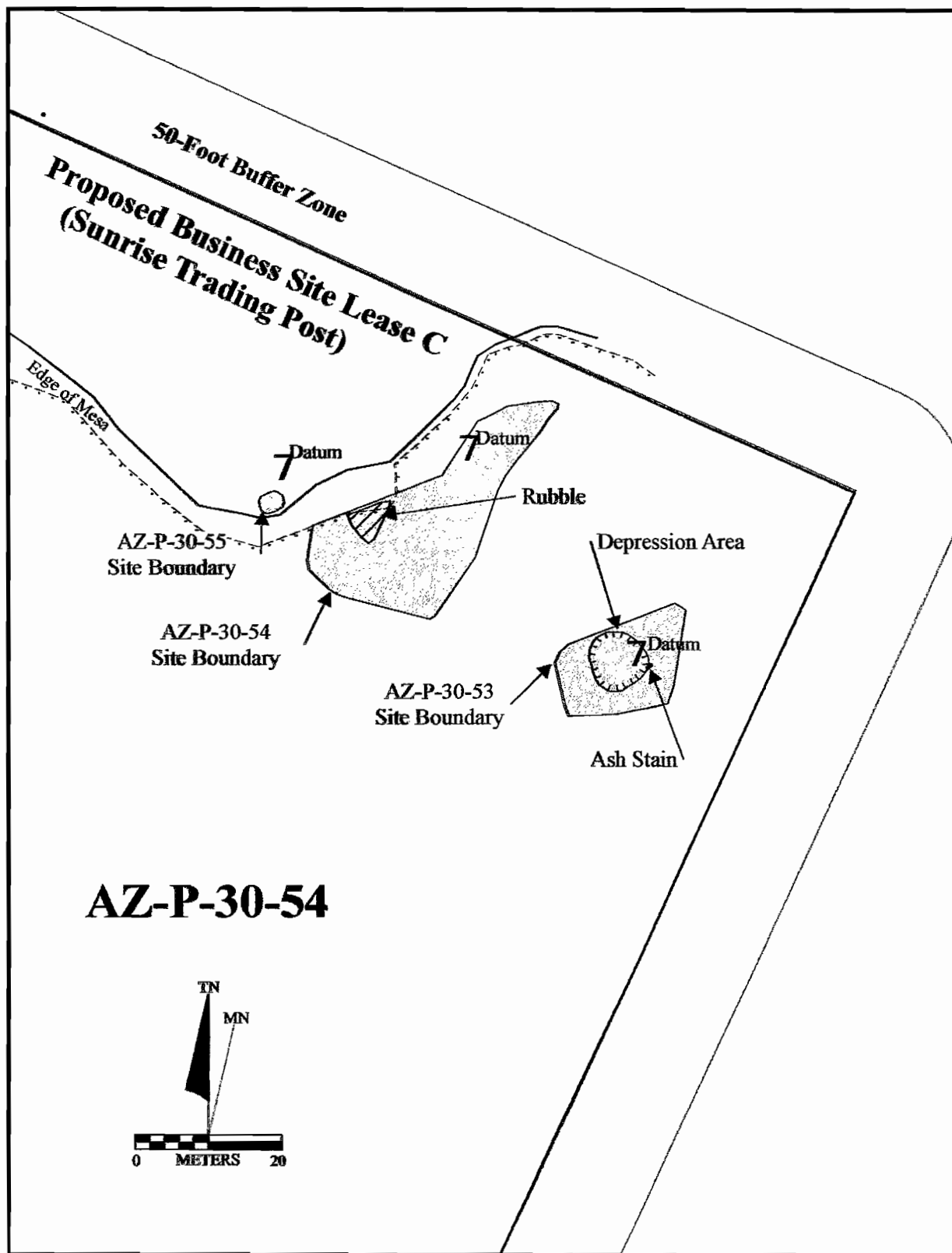


Figure 4. Plan map of Site AZ-P-30-54 (NNAD 09-334).

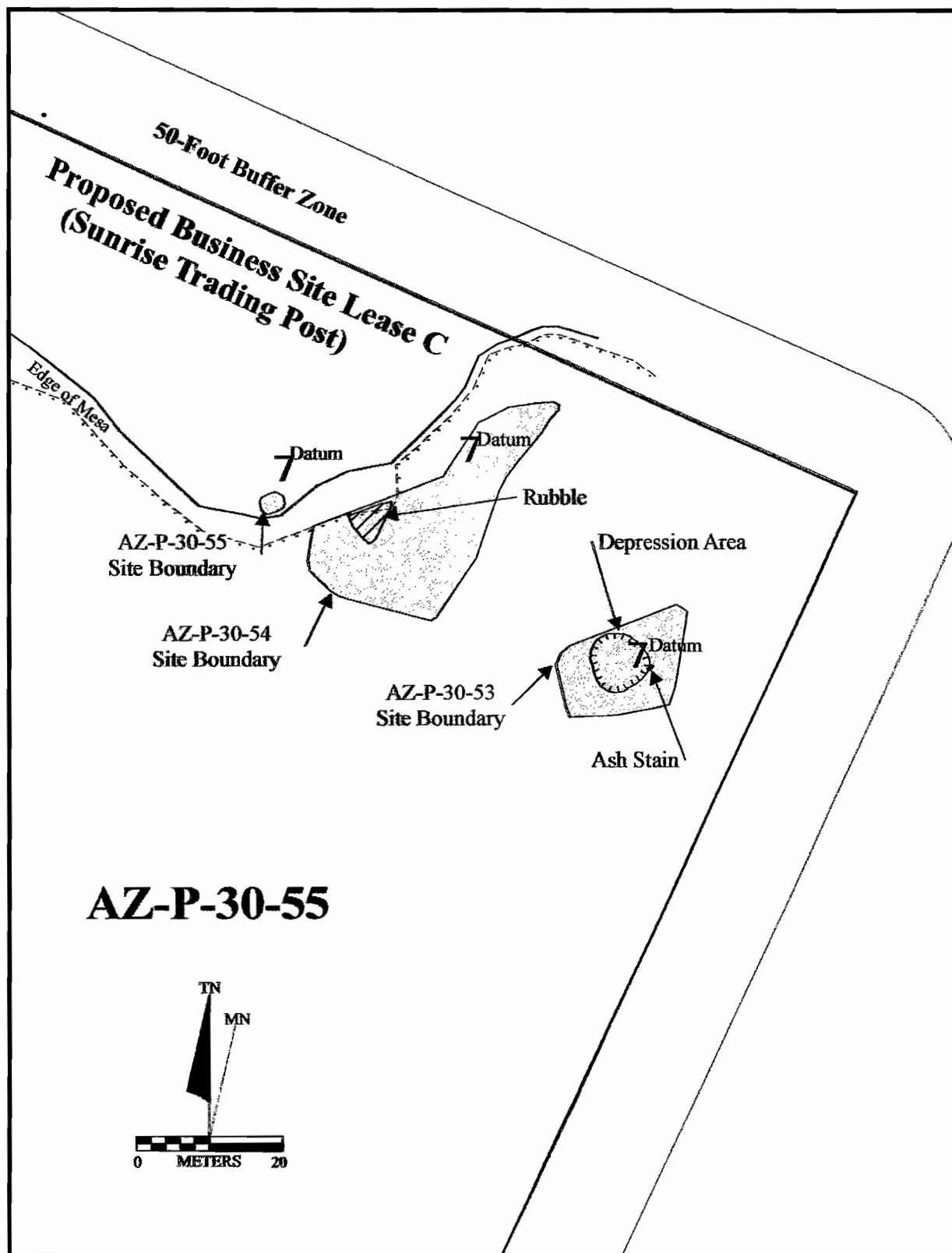


Figure 5. Plan map of Site AZ-P-30-55 (NNAD 09-334).

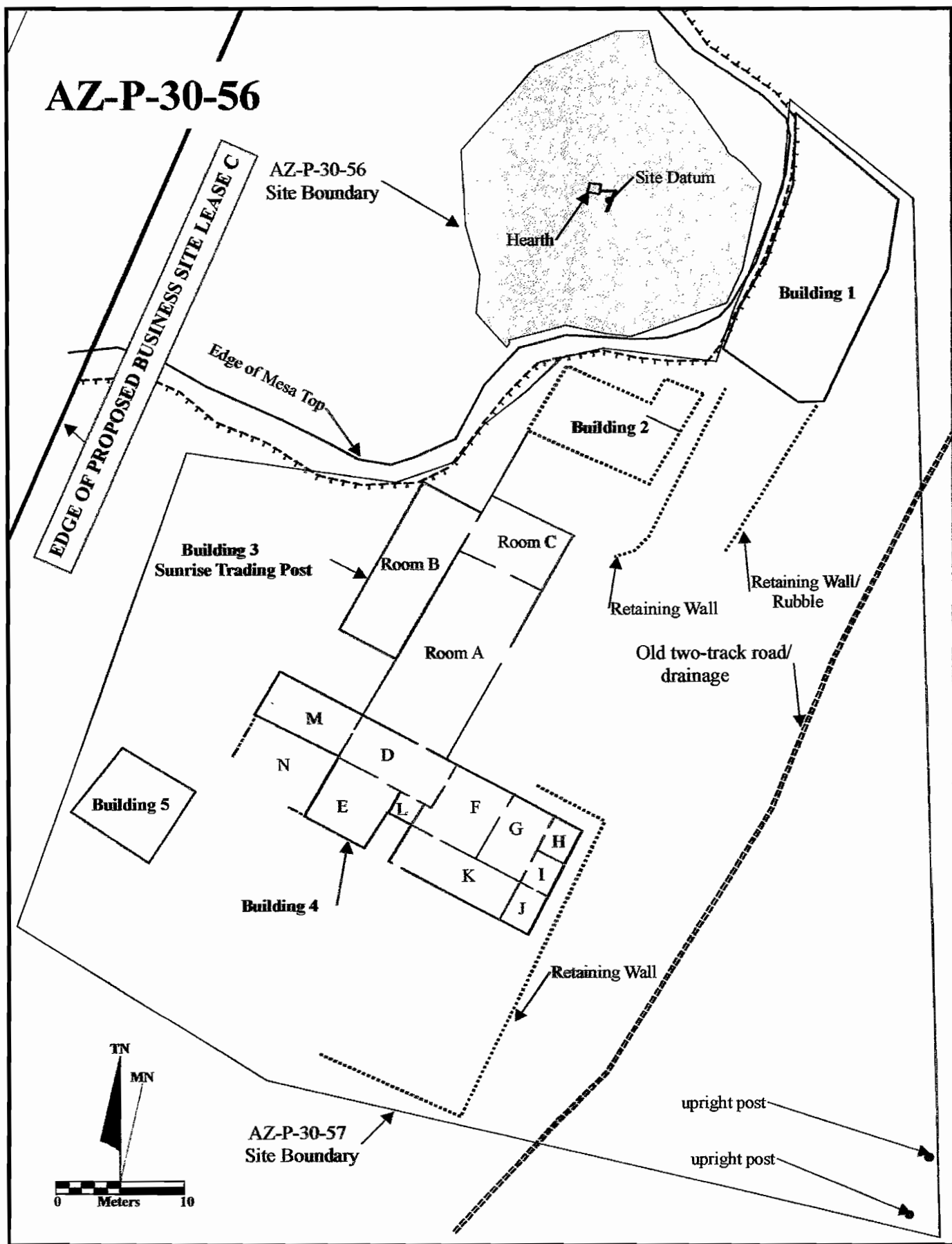


Figure 6. Plan view of Site AZ-P-30-56 (NNAD 09-334).

Sunrise Trading Post

AZ-P-30-57

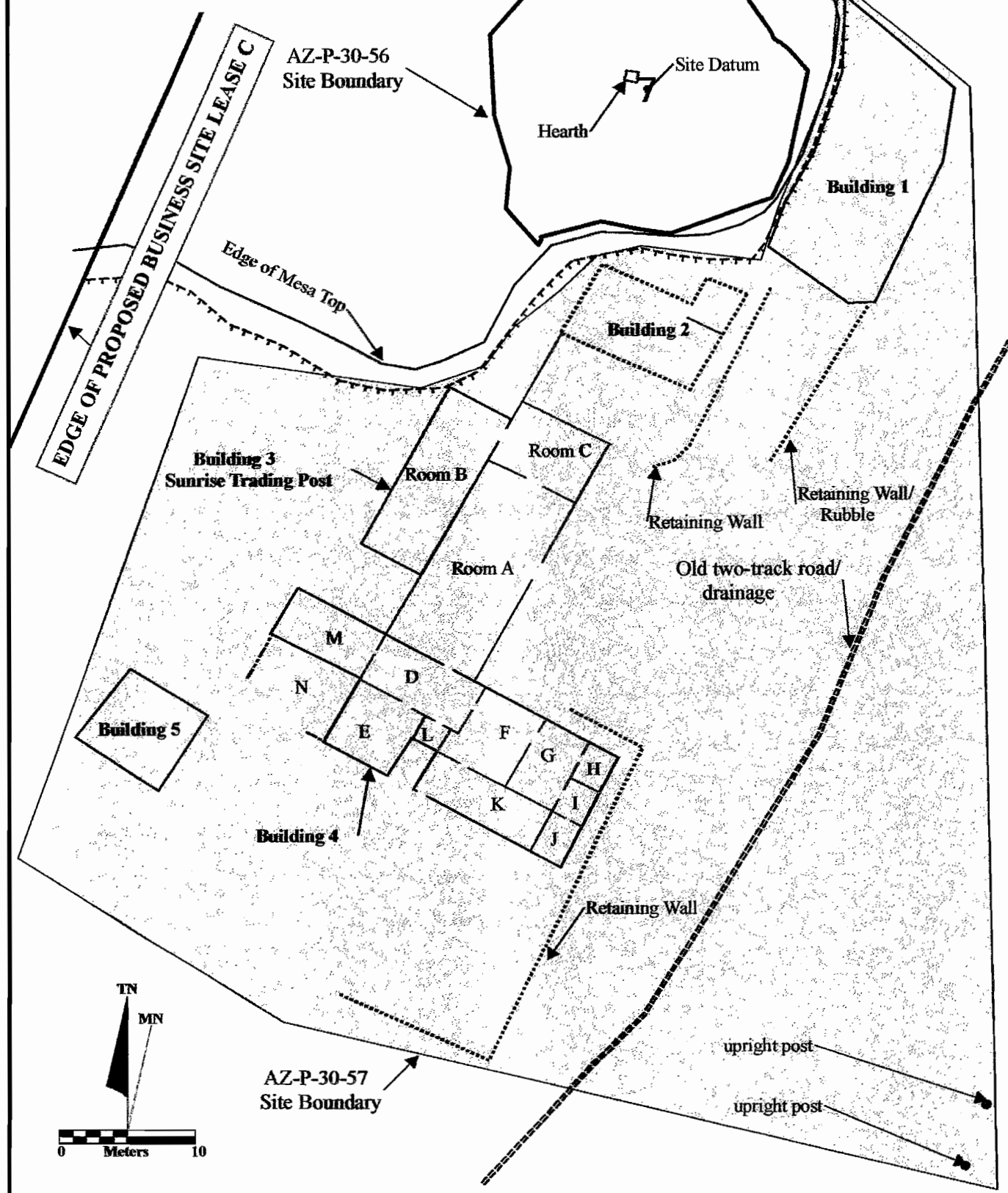
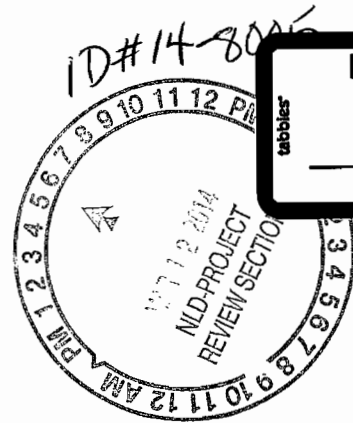


Figure 7. Plan view of Site AZ-P-30-57, the Sunrise Trading Post (NNAD 09-334).



Cornfields Chapter

Sunrise Trading Post Development Parcel



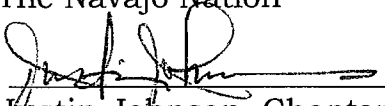


CORNFIELDS CHAPTER

P.O. Box 478, Ganado, Arizona 86505 – PH# (928) 755-5912 – FAX# (928) 755-5917

Email: cornfields@navajochapters.org Website: cornfields.nndes.org

TO : Land Administration
The Navajo Nation

FROM : 
Justin Johnson, Chapter President
Cornfields Chapter

DATE : March 10, 2014

RE : Letter of Intent to Withdraw Land for Commercial, Public
Housing and Public Facilities

This is a letter of intent by Cornfields Chapter to withdraw land for Commercial, Public Housing and Public Facilities. The Cornfields Chapter, a LGA-certified chapter, has identified a need for public housing, public facilities, as well as a need for economic development. The community has designated three sites for development and the Community Land Use Planning Committee has been working to comply with the requirements for land withdrawal.

Attached are the required documents for the Sunrise Development Parcel for your review. If you should have any questions, please call the Chapter Manager at (928)755-5911, or 5912.

Thank you.

*Justin Johnson, Chapter President – Jimmie Taliman, Sr, Chapter V-President – Linda Youvella, Sec/Treasurer
- Elizabeth Johnson, Chapter Manager – Alfreda Earle, Acct. Tech. – Marilyn T. Begay, Office Specialist - Alton
Joe Shepherd, Council Delegate*

TABLE OF CONTENTS

CHAPTER RESOLUTIONS	A
CONSENT FORMS	B
SURVEY & LAND DESCRIPTIONS	C
ARCHAEOLOGICAL/CULTURAL RESOURCE INVENTORY REPORT	D
ENVIRONMENTAL ASSESSMENT	E
OTHER SUPPORTING DOCUMENTS	F

A

RESOLUTION OF THE CORNFIELDS CHAPTER

Reaffirming Resolution #CF/APRIL10-30 Supporting and Approval of the Community Land Use Planning (CLUP) Committee's Request to the Navajo Nation Land Administration to Withdraw Land for Three (3) Sites Within Cornfields Chapter Designated for Business Development

WHEREAS:

1. The Cornfields Chapter is a duly certified local governing entity recognized by the Navajo Nation Council to address the needs of the Chapter residents and the economic development of the chapter for primary benefit of the local people, and to facilitate communications between and among the local people with agencies of the Navajo Nation, the United States, and where appropriate, the State of Arizona; and
2. The Cornfields Chapter approved Resolution #CF/APRIL10-30 that supports and approves the CLUP Committee's request to Navajo Nation Land Administration to withdraw land for three (3) sites within Cornfields Chapter designated for business development; and
3. The Cornfields Chapter with CLUP Committee completed and identified the three (3) business sites, which are:
 - a. Former Sunrise Trading Post
 - b. Intersection of Route 15 and Route 151
 - c. Deer Point Business Development
4. The Cornfields Chapter believes it is in the best interest of the community to support and approve CLUP Committee's request for withdraw of land for the three (3) designated business sites.

NOW THEREFORE BE IT RESOLVED THAT:

Cornfields Chapter reaffirms and supports and approval of the Community Land Use Planning (CLUP) Committee's request the Navajo Nation Land Administration to withdraw land for three (3) sites within Cornfields Chapter designated for business development.

CERTIFICATION

We hereby certify that the foregoing Resolution was considered at a duly called regular meeting of the Cornfields Chapter at Cornfields, Navajo Nation, Arizona at which a quorum was present, and that the same was passed by a vote of 35 in favor, 0 opposed, and 1 abstained this 9th day of February 2014.


Presiding President

Motion: Cecelia White
Second: Alban Yazzie

RESOLUTION OF THE CORNFIELDS CHAPTER

Reaffirming their support and approval of the Community Land Use Planning (CLUP) Committee's request to the Navajo Nation Land Administration to withdraw land for three (3) sites within Cornfields Chapter designated for business development.

WHEREAS:

1. Pursuant to 26 N.N.C, Section3 (A), the Cornfields Chapter is a duly recognized chapter of the Navajo Nation Government, as listed at 11 N.N.C., part 1, Section 10, and
2. Pursuant to 26 N.N.C., Section 1 (B), Cornfields Chapter is vested with the authority to review all matters affecting the community and to make appropriate correction when necessary and to make recommendations to the Navajo Nation and other local agencies for appropriate action; and
3. The Cornfields Chapter, in coordination with the local Community Land Use Planning Committee, has completed the Comprehensive Land Use Plan that identifies areas for development; and
4. At the June 17, 2003 meeting between the Cornfields Chapter CLUP Committee and the affected Grazing Permit Holders, three of the potential sites being studied were approved for land withdrawal through a unanimous verbal support as well as by signing of consent forms by the Grazing Permit Holders. The three sites are:
 - a. Former Sunrise Trading Post – approximately 25 acres
 - b. The Intersection of Route 15 and Route 151 – approximately 25 acres
 - c. A parcel of 100 acres 2 miles south of Burnside Junction on Highway N15.
5. Cornfields Chapter believes it is in the best interest of the community to support and approve the CLUP Committee's request to withdraw land for the three designated business sites.

NOW THEREFORE BE IT RESOLVED THAT:

1. The Cornfields Chapter hereby reaffirms and approves the CLUP Committee's request to the Navajo Land Administration to consider and approve the withdrawal of land for three (3) sites within Cornfields Chapter which are designated for business development.
2. Further, Cornfields Chapter requests the Resource Committee , the Economic Development Committee of the Navajo Nation and the Navajo Nation Council to acknowledge, consider and approve the withdrawal of designated parcels of land within the Cornfields Chapter boundary for the purpose of development for community facilities and commerce.

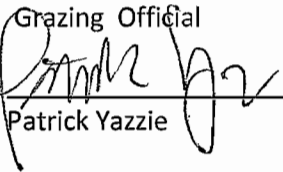
C E R T I F I C A T I O N

We, hereby, certify that the foregoing resolution was duly considered by the Cornfields Chapter of the Navajo Nation at a duly called regular chapter meeting at the Cornfields Chapter, (Arizona) at which a quorum was present and that same was passed by a vote of 29 in favor, 0 opposed, and 3 abstention(s) on this 18th day of April 2010.

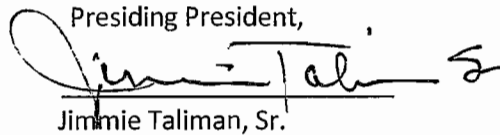
Motion: Thomas Singer

Second : Sally Thomas

Grazing Official


Patrick Yazzie

Presiding President,


Jimmie Taliman, Sr.

RESOLUTION OF THE CORNFIELDS CHAPTER

Reaffirm and supporting the Community Land Use Planning (CLUP) Committee of the Cornfields Chapter for their request to the Navajo Nation Land Administration for technical assistance to seeks funds and identify funds to cover Land Studies and Land Clearance for the sites designated for development of Community Facilities and Economic Development within the Cornfields Chapter.

WHEREAS:

- 1) The Cornfields Chapter is a certified governing entity recognized by the Navajo Nation Council, and vested with the authority to plan and implement developments that are in the best interest of the people and community; and
- 2) The Cornfields Chapter and in conjunction with the local Community Land Use Planning Committee (CLUPC) have completed the Comprehensive Land Use Plans that identified areas for development; and
- 3) The Cornfields Chapter and the community members have participated in the public meetings including surveys and have appealed for improvements in living conditions and development in several areas, among these Economic Development, and public service facilities; and
- 4) The Cornfields Chapter is also aware that there is no funding available at the Chapter to begin the preliminary studies, including archeological clearance, environmental assessment, and other related land studies.

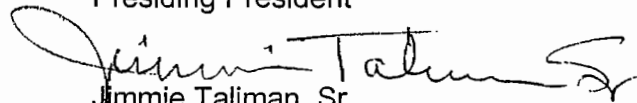
NOW, THEREFORE IT BE RESOLVED THAT:

- 1) The Cornfields Chapter hereby reaffirms the supports and approves the local Community Land Use Planning (CLUP) Committee's requests to the Navajo Nation Land Administration to seek and assist for funds to cover land studies, land clearance for the sites designated and withdrawn for the Community Facilities and Economic Development for the community members of Cornfields Chapter.

CERTIFICATION

I, hereby certify that the foregoing resolution was duly considered by the Cornfields Chapter of the Navajo Nation at a duly called regular chapter meeting at the Cornfields Chapter, (Arizona) at which a quorum was present and that same was passed by a vote of 29 in favor and 00 opposed, 01 abstain on this 09th day of November 2005.

Presiding President



Jimmie Taliman, Sr.,
Chapter President
CORNFIELDS CHAPTER

RESOLUTION OF THE CORNFIELDS CHAPTER

Reaffirming their support and approval of the Community Land Use Planning (CLUP) Committee's request to the Navajo Nation Land Administration to withdraw land for three (3) sites within Cornfields Chapter designated for business development.

WHEREAS:

1. Pursuant to 26 N.N.C, Section3 (A), the Cornfields Chapter is a duly recognized chapter of the Navajo Nation Government, as listed at 11 N.N.C., part 1, Section 10, and
2. Pursuant to 26 N.N.C., Section 1 (B), Cornfields Chapter is vested with the authority to review all matters affecting the community and to make appropriate correction when necessary and to make recommendations to the Navajo Nation and other local agencies for appropriate action; and
3. The Cornfields Chapter, in coordination with the local Community Land Use Planning Committee, has completed the Comprehensive Land Use Plan that identifies areas for development; and
4. At the June 17, 2003 meeting between the Cornfields Chapter CLUP Committee and the affected Grazing Permit Holders, three of the potential sites being studied were approved for land withdrawal through a unanimous verbal support as well as by signing of consent forms by the Grazing Permit Holders. The three sites are:
 - a. Former Sunrise Trading Post – approximately 25 acres
 - b. The Intersection of Route 15 and Route 151 – approximately 25 acres
 - c. A parcel of 100 acres 2 miles south of Burnside Junction on Highway N15.
5. Cornfields Chapter believes it is in the best interest of the community to support and approve the CLUP Committee's request to withdraw land for the three designated business sites.

NOW THEREFORE BE IT RESOLVED THAT:

1. The Cornfields Chapter hereby reaffirms and approves the CLUP Committee's request to the Navajo Land Administration to consider and approve the withdrawal of land for three (3) sites within Cornfields Chapter which are designated for business development.
2. Further, Cornfields Chapter requests the Resource Committee , the Economic Development Committee of the Navajo Nation and the Navajo Nation Council to acknowledge, consider and approve the withdrawal of designated parcels of land within the Cornfields Chapter boundary for the purpose of development for community facilities and commerce.

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

We, hereby, certify that the foregoing resolution was duly considered by the Cornfields Chapter of the Navajo Nation at a duly called regular chapter meeting at the Cornfields Chapter, (Arizona) at which a quorum was present and that same was passed by a vote of 29 in favor, 0 opposed, and 3 abstention(s) on this 18th day of April 2010.

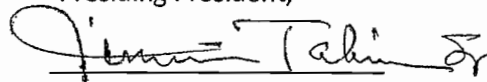
Motion: Thomas Singer

Second : Sally Thomas

Grazing Official

Patrick Yazzie

Presiding President,


Jimmie Taliman, Sr.

RESOLUTION OF THE CORNFIELDS CHAPTER

**SUPPORTING AND APPROVING MR. PRESTON DALGAI'S BUSINESS PLAN TO BUILD AND OPERATE A
LOCAL FEED STORE AT THE OLD SUNRISE TRADING POST SITE.**

WHEREAS:

1. Pursuant to 26 N.N.C., Section 3(A), the Cornfields Chapter is a duly recognized certified chapter of the Navajo Nation, as listed at 11 N.N.C., part 1, Section 10, and
2. Pursuant to 26 N.N.C., Section 1 (B), Cornfields Chapter is vested with the authority to review all matters affecting the community; to make appropriate correction when necessary; and make recommendations to the Navajo Nation Council and other agencies for appropriate actions, and
3. The Cornfields Chapter CLUP Committee has currently been in the process of withdrawing 3 sites for business development, and
4. Mr. Preston Dalgai has approached the Cornfields Chapter CLUP Committee to seek their approval at the August 3rd meeting to use one of the sites, and
5. Cornfields Chapter CLUP Committee has voted in favor of supporting Mr. Preston Dalgai's business plan with a motion by Elizabeth B. Johnson, seconded by Jimmie Taliman, and a vote of six (6) in favor, 0 opposed and 1 abstention, and included in the motion was a stipulation that Mr. Dalgai reimburse the Chapter for the site survey and Archaeology studies and follow the Navajo Nation Business Regulatory Office's procedure in operation of this business, and
6. Cornfields Chapter believes it is in the best interest of the community to approve this supporting resolution for Mr. Dalgai because a local feed store is needed and the store will open up job opportunities for the local people.

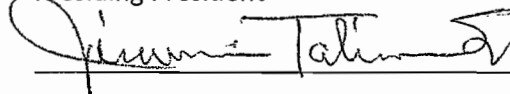
NOW THEREFORE BE IT RESOLVED THAT:

The Cornfields Chapter hereby approves and supports Mr. Preston Dalgai's Business Plan to build and operate a local feed store at the Old Sunrise Trading Post site.

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

I, hereby, certify that the foregoing resolution was duly considered by the Cornfields Chapter at a duly called meeting in Cornfields, Navajo Nation, Arizona, at which a quorum of Chapter members was present and that same was passed by a vote of 36 in favor, 0 opposed, and 2 abstentions, this 11th day of August 2009. Motion: Cecelia White Second: Peter Buck

Presiding President



Jimmie Taliman, Sr., Chapter President

RESOLUTION OF THE CORNFIELDS CHAPTER

ACCEPTING AND APPROVING NAVAJO NATION ARCHAEOLOGY DEPARTMENT'S PROPOSED COST QUOTE of \$5464.48 FOR AN ARCHAEOLOGY SURVEY(CULTURAL RESOURCE INVENTORY) FOR APPROXIMATELY 152 ACRES OF LAND DESIGNATED AS DEVELOPMENT SITES FOR CORNFIELDS CHAPTER; AND FURTHER, RESCINDING RESOLUTION # CF/MAR2009-38.

WHEREAS:

1. Pursuant to 26 N.N.C., Section3(A), the Cornfields Chapter is a duly recognized chapter of the Navajo Nation as listed in 11 N.N.C., part 1, Section 10, and
2. Pursuant to 26 N.N.C., Section 1(B), Cornfields Chapter is vested with the authority to review all matters affecting the community, make appropriate correction when necessary, and to make recommendations to the Navajo Nation Council and other local agencies for appropriate actions, and
3. The Cornfields Chapter CLUP Committee has been trying for several years to have the archaeological clearance completed for the three business sites but were unsuccessful due to high cost of the land studies and, also, due to lack of funds at the Chapter level;
4. The Cornfields Chapter CLUPC is aware that they have approved a previous quotation which was higher(\$12,565.01), Resolution #CFMAR2009-38, but would like to rescind that resolution and accept this lower quote for the same studies;
5. The Cornfields Chapter believes it is in the best interest of the community and future development to accept this latest offer and rescind the previous price quote which was higher.

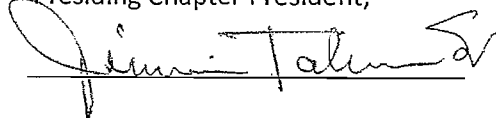
NOW THEREFORE BE IT RESOLVED THAT:

The Cornfields Chapter accepts and approves the Navajo Nation Archaeology Department's latest cost price quotation for an archaeological survey(culture resource inventory) for approximately 152 acres of land designated as business development sites for Cornfields Chapter; and further, rescinding Resolution #CF/MAR2009-38.

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

I, hereby, certify that the foregoing resolution was duly considered by the Cornfields Chapter, Navajo Nation, at a regular chapter meeting, at which a quorum was present and that same passed by a vote of 41 in favor, 0 opposed and 3 abstentions, on this 19th day of July 2009.

Presiding Chapter President,



Jimmie Taliman, Sr., Chapter President

CORNFIELDS CHAPTER

RESOLUTION OF THE CORNFIELDS CHAPTER

REQUESTING THE RESOURCE COMMITTEE OF THE NAVAJO NATION TO
CONSIDER AND APPROVE WITHDRAWAL OF DESIGNATED PARCELS OF
LAND WITHIN THE CORNFIELDS CHAPTER BOUNDARY FOR THE PURPOSE
OF DEVELOPMENT FOR HOUSING, COMMUNITY FACILITIES, AND
COMMERCE.

WHEREAS:

1. The Cornfields Chapter is a certified governing entity recognized by the Navajo Nation Council, vested with authority to plan and implement development that are in the best interest of the people and community, and
2. Through the Navajo Nation's approval of the Local Governance Act, each chapter Now has the opportunity to become LGA certified upon development of a comprehensive Land Use Plan and a 5-point management system, and
3. The Cornfields Chapter Community Land Use Plan (CLUP) Committee, charged With the responsibility to develop the plan, has completed a 12-month planning as required, and
4. Through the Community Planning Procedure, the CLUP Committee and the Community people have identified at lease 5 areas as potential sites fro development, including housing, community facilities and commerce.
5. At the June 17, 2003 meeting between the Cornfields Chapter CLUP Committee And the affected grazing permit holders, three of the potential sites being studied were approved for land withdrawal through unanimous verbal support as well as by signing of consent forms by the Grazing Permit holders. The three sites are:
 - a. Former Sunrise Trading Post – approximately 25 acres.
 - b. The Intersection of Route 15 and Route 151 – approximately 25 acres
 - c. A parcel at the northern chapter boundary, on the east side of Route 15 near Burnside Junction, approximately 17.9 acres.

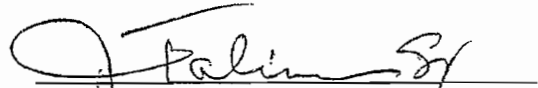
NOW THEREFORE BE IT RESOLVED THAT:

The Cornfields Chapter requests the Resource Committee of the Navajo Nation Council to consider and withdrawal of the three (3) designated parcels of land within The Cornfields Chapter boundary for the purpose of development for housing, Community facilities and commerce.

CERTIFICATION

I hereby, certify that the foregoing resolution was considered at a duly called Chapter meeting at Cornfields (Navajo Nation), ARIZONA, at which a quorum was present and that same was passed by a vote of 31 in favor, 00 opposed, and 01 abstained this 19 day of June 2003.

Presiding Chapter President

A handwritten signature in black ink, appearing to read "J Taliman Sr", written over a horizontal line.

Jimmie Taliman, Sr.

CORNFIELDS CHAPTER

RESOLUTION OF CORNFIELDS CHAPTER

Request of the Navajo Nation Government Development for Cornfields Chapter
to participate in the Land Use Planning Technical Services

WHEREAS:

1. The Cornfields Chapter is a certified Chapter of the Navajo Nation Government and is delegate the authority and responsibility to plan and propose community projects which will benefit the local families; and
2. The Cornfields Chapter has always been concerned about orderly development with respect to public facilities base on well planned Land Use allocation; and
3. The Cornfields Chapter over the years, without any technical assistance in Land Use Planning has withdrawn lands for Chapter Administrations, Recreational Complex, Farming Demonstration, Group Home, Navajo Housing Authority and Cemetery; and
4. The Cornfields Chapter have decided to participate in Land Use Planning Technical Service, through NAHASDA Fund; and
5. The Cornfields Chapter does have all public facilities with respect to the following: 1) Electricity; (2) Telephone; (3) gas; (4) Sewer; and (5) Water or any proposed development; and
6. The Cornfields Chapter is further aware that there is a need to refined current Land withdrawn for better utilization.

THEREFORE BE IT RESOLVED:

1. The Cornfields Chapter hereby respectfully requests of the Navajo Government Development to submit this proposed refinement of current land allocated for the Selection Committee for their approval for Chapter participation in NAHASDA funding for Land Use Planning and Technical Assistance Service; and
2. The Cornfields Chapter will also provide necessary coordination of this efforts by the Chapter Coordinator; and
3. The Cornfields Chapter further selected the following individuals to Land Use Planning Committee: (1) Caleb Roanhorse (2) Patrick Yazzie (3) James Dalgai (4) Elenita Begay (5) Thomas Smith (6) Nelrita Smith.

CERTIFICATION

I hereby certify that the foregoing resolution was duly considered by the Cornfields Chapter at a duty called meeting at Cornfields Chapter, Navajo Nation at which a quorum was present and that same was passed by a vote of ____ in favor and ____ opposed, this 8th day of July, 2001.

Jimmie Taliman, Sr. Chapter President

RESOLUTION OF THE CORNFIELDS CHAPTER

Approving and supporting the Community Land Use Planning Committees of the Cornfields Chapter for their request to the Navajo Nation Land Administration for technical assistance to seeks funds and identify funds to cover Land Studies and Land Clearance for the sites designated land withdrawn for development of Community Facilities and Economic Development within the Cornfields Chapter.

WHEREAS:

- 1) The Cornfields Chapter is a certified governing entity recognized by the Navajo Nation Council vested with the authority to plan and implement developments that are in the best interest of the people and community; and
- 2) The Cornfields Chapter and in conjunction with the local Community Land Use Planning Committees (CLUPC) have completed the Comprehensive Land Use Plans that identified areas for land withdrawals development; and
- 3) The Cornfields Chapter and the community members have participated in the public meetings and surveys appealed for improvements in living conditions and development in several areas, which were identified for improvements with the understanding that the Economic Development and Senior Citizens housing were considered important; and
- 4) The Cornfields Chapter is also aware that there are no funding available at the Chapter to begin the preliminary studies, including archeological clearance, environmental assessment, and other related land studies.

NOW, THEREFORE IT BE RESOLVED THAT:

- 1) The Cornfields Chapter hereby approves and supports the local CLUP Committee's requests to the Navajo Nation Land Administration to seek and assist for funds to cover land studies, land clearance for the sites designated and withdrawn for the Community Facilities and Economic Development for the community members of Cornfields Chapter.

CERTIFICATION

I, hereby certify that the foregoing resolution was duly considered by the Cornfields Chapter of the Navajo Nation at a duly called regular chapter meeting at the Cornfields Chapter, (Arizona) at which a quorum was present and that same was passed by a vote of ____ in favor and ____ opposed, on this 15th day of May 2005.

Presiding President

Jimmie Taliman, Sr.,
Chapter President
CORNFIELDS CHAPTER

RECOMMENDING TO THE CORNFIELDS CHAPTER THAT IT
REQUESTS THE NAVAJO NATION DIVISION OF COMMUNITY DEVELOPMENT
TO APPLY ON BEHALF OF CORNFIELDS CHAPTER FOR GOVERNMENT
GRANTS AND FUNDS AVAILABLE FOR NATIVE AMERICAN ECONOMIC
DEVELOPMENT FOR THE PURPOSE OF SECURING FUNDS TO COVER LAND
STUDIES AND CLEARANCES FOR 50 ACRES OF LAND WITHDRAWN ALONG
HIGHWAY 15 AT CORNFIELDS CHAPTER

WHEREAS:

1. Cornfields Chapter is a recognized chapter of the Navajo Nation, and
2. The Community Land Use Planning Committee of Cornfields Chapter is currently preparing a Land Use Plan that will identify areas for development, and
3. The Cornfields community people who participated in the public meeting and surveys appealed for improvements in living conditions and development in several areas. Among these, the second most important issue to them was economic development, and
4. The Cornfields Chapter has passed a resolution withdrawing several acres of land designated for business development along Highway 15 and
5. At this time, there are no funds available at the Chapter to begin preliminary studies, including legal survey & description of the land, archeological clearance, environmental assessment, and other related studies.

NOW THEREFORE BE IT RESOLVED THAT:

The Cornfields Chapter CLUP Committee recommends to Cornfields Chapter that it requests the Navajo Nation Division of Community Development to apply on behalf of Cornfields Chapter for Government Grants & Funds available for Native American Economic Development and secure these funds to cover land studies and clearance for 50 acres of land withdrawn for business development along highway 15 at Cornfields Chapter.

CERTIFICATION

I hereby certify that the foregoing recommendation was duly considered by the Cornfields Chapter CLUP committee at a duly called meeting at the Cornfields Chapter, Navajo Nation(AZ), at present and the same was passed by a vote of 3 in favor, 0 opposed and 1 abstention, this 16th day of November 2004.

RESOLUTION OF THE CORNFIELDS CHAPTER

Reaffirming the request and recommendation to enter into a three-year commitment to the Navajo Nation Tourism Department for their assistance in Development of visitor related facilities, i.e., Hotel Accommodation, Scenic byways, Restaurants or a visitor welcome center to the located at old Sunrise T.P. (Cornfields community)

WHEREAS:

1. The Cornfields Chapter is a governing entity recognized by the Navajo Nation Chapter vested with the authority to plan and implement developments that are in the best interest of the people and community; and
2. The Cornfields Chapter in conjunction with the local Community Land Use Planning Committee (CLUPC) have completed the comprehensive Land Use Plans that identified areas for land withdrawals and development; and
3. The Cornfields Chapter and the community people who participated in the public meetings. And surveyed and have appealed for improvements in living conditions and development in several areas. Among these, the second highest important issue to them was Economic Development; and
4. The Cornfields Chapter is aware that the Community Land Use Planning Committee designated 25 acres of land at the old Sunrise Trading Post for Tourism Development area; and
5. The Cornfields Chapter is aware that the Navajo Nation Tourism Department made a presentation before the CLUP Committee, showing their interest to assist the Chapter in Tourism Development through planning, feasibility studies, design and construction.

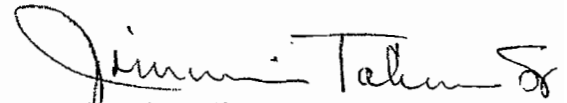
THEREFORE BE IT RESOLVED THAT:

1. The Cornfields Chapter hereby reaffirming the request and recommendation to enter into a three-year commitment to the Navajo Nation Tourism Department for their assistance in Development of visitor related facilities, i.e., hotel accommodation, scenic byways, restaurants or a visitor welcome center to the located at old Sunrise T.P. (Cornfields community)

CERTIFICATION

I, hereby certify that the foregoing resolution was duly considered by the Cornfields Chapter of the Navajo Nation at a duly called regular chapter meeting at the Cornfields Chapter, (Arizona) at which a quorum was present and that same was passed by a vote of 28 in favor and 00 opposed, 03 abstain on this 09th day of November 2005.

Presiding President

A handwritten signature in dark ink, appearing to read "Jimmie Taliman Sr.", with a stylized flourish at the end.

Jimmie Taliman, Sr.,
CORNFIELDS CHAPTER

RESOLUTION OF THE CORNFIELDS CHAPTER

Reaffirming the request and recommendation to enter into a three-year commitment to the Navajo Nation Tourism Department for their assistance in Development of visitor related facilities, i.e., Hotel Accommodation, Scenic byways, Restaurants or a visitor welcome center to the located at old Sunrise T.P. (Cornfields community)

WHEREAS:

1. The Cornfields Chapter is a governing entity recognized by the Navajo Nation Chapter vested with the authority to plan and implement developments that are in the best interest of the people and community; and
2. The Cornfields Chapter in conjunction with the local Community Land Use Planning Committee (CLUPC) have completed the comprehensive Land Use Plans that identified areas for land withdrawals and development; and
3. The Cornfields Chapter and the community people, who participated in the public meetings, surveyed and have appealed for improvements in living conditions and development in several areas. Among these, the second highest important issue to them was Economic Development; and
4. The Cornfields Chapter is aware that the Community Land Use Planning Committee designated 25 acres of land at the old Sunrise Trading Post for Tourism Development area; and
5. The Cornfields Chapter is aware that the Navajo Nation Tourism Department made a presentation before the CLUP Committee, showing their interest to assist the Chapter in Tourism Development through planning, feasibility studies, design and construction.

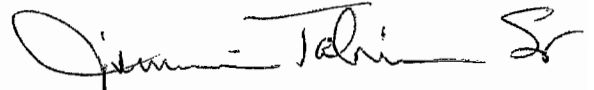
THEREFORE BE IT RESOLVED THAT:

1. The Cornfields Chapter hereby reaffirming the request and recommendation to enter into a three-year commitment to the Navajo Nation Tourism Department for their assistance in Development of visitor related facilities, i.e., hotel accommodation, scenic byways, restaurants or a visitor welcome center to the located at old Sunrise T.P. (Cornfields community)

CERTIFICATION

I, hereby certify that the foregoing resolution was duly considered by the Cornfields Chapter of the Navajo Nation at a duly called regular chapter meeting at the Cornfields Chapter, (Arizona) at which a quorum was present and that same was passed by a vote of 28 in favor and 00 opposed, 03 abstain on this 09th day of November 2005.

Presiding President

A handwritten signature in black ink, appearing to read "Jimmie Taliman Sr", with a stylized flourish at the end.

Jimmie Taliman, Sr.,
CORNFIELDS CHAPTER

RESOLUTION OF THE CORNFIELDS CHAPTER

Requesting the Resource Committee and the Economic Development Committee of the Navajo Nation to consider and approve withdrawal of designated parcels of land within the Cornfields Chapter boundary for the purpose of development for Housing, Community facilities, and Commerce.

WHEREAS:

1. The Cornfields Chapter is a certified governing entity recognized by the Navajo Nation Council, vested with authority to plan and implement development that are in the best interest of the people and community, and
2. Through the Navajo Nation's approval of the Local Governance Act, each chapter now has the opportunity to become LGA certified upon development of a Comprehensive Land Use Plan and a 5-point management system, and
3. The Cornfields Chapter Community Land Use Plan (CLUP) Committee, charged with the responsibility to develop the plan, has completed a 12-month planning as required, and
4. Through the Community Planning Procedure, the CLUP Committee and the community people have identified at least 5 areas as potential sites for development, including housing, community facilities and commerce.
5. At the June 17, 2003 meeting between the Cornfields Chapter CLUP Committee and the affected grazing permit holders, three of the potential sites being studied were approved for land withdrawal through unanimous verbal support as well as by signing of consent forms by the Grazing Permit holders. The three sites are:
 - a. Former Sunrise Trading Post – approximately 25 acres.
 - b. The Intersection of Route 15 and Route 151 – approximately 25 acres
 - c. A parcel at the northern chapter boundary, on the east side of Route 15 near Burnside Junction, approximately 17.9 acres.

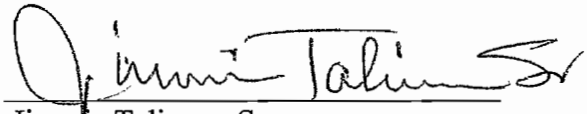
NOW THEREFORE BE IT RESOLVED THAT:

1. The Cornfields Chapter requests the Resource Committee and the Economic Development Committee of the Navajo Nation Council to consider and withdrawal of the three (3) designated parcels of land within the Cornfields Chapter boundary for the purpose of development for housing, community facilities and commerce.

CERTIFICATION

I hereby, certify that the foregoing resolution was considered at a duly called Chapter meeting at Cornfields (Navajo Nation), ARIZONA, at which a quorum was present and that same was passed by a vote of 31 in favor, 00 opposed, and 01 abstained this 19 day of June 2003.

Presiding Chapter President

A handwritten signature in cursive script, appearing to read "Jimmie Taliman Sr.", written over a horizontal line.

Jimmie Taliman, Sr.
CORNFIELDS CHAPTER

B

(No expected damage)

CONSENT TO USE
NAVAJO TRIBAL LANDS

TO WHOM IT MAY CONCERN

I, Marie Shirley, hereby grant consent to the
Navajo Tribe and the Bureau of Indian Affairs, Window Rock, Arizona to permit
Cornfields Chapter of Navajo Nation, ARIZONA to
use a portion of my land use area for the following purpose (s): _____

Economic Development site.

_____ as shown on the map showing the location of the proposed
project on the back of this consent form.

I acknowledge that I do not expect any damages to my improvements
or diminishment in value of my land use rights and/or I expect the value of my
land use rights to be enhanced as a result of the above-referenced project as
proposed.

REMARKS: Old Sunrize Trading Post site, 25 acres.

3-21-10

Date

Marie Shirley
Land User Signature (or Thumbprint)

Census No.

Permit No.

WITNESS:

3-21-10

Date

[Signature]
Grazing Committee or Land Board Member

17-3

District No.

Acknowledgement of Field Agent

I acknowledge that the contents of this consent form was read// or fully
explained// to the land user in Navajo//or English// (check where applicable):

Field Agent Signature

CONSENT TO USE
NAVAJO TRIBAL LANDS

TO WHOM IT MAY CONCERN

I, Mary Chischilly (DECEASED IN 2013), hereby grant consent to the Navajo Tribe and the Bureau of Indian Affairs, Window Rock, Arizona to permit Cornfields Chapter of Navajo Nation, ARIZONA to use a portion of my land use area for the following purpose (s): _____

Economic Development site.

_____ as shown on the map showing the location of the proposed project on the back of this consent form.

I acknowledge that I do not expect any damages to my improvements or diminishment in value of my land use rights and/or I expect the value of my land use rights to be enhanced as a result of the above-referenced project as proposed.

REMARKS: Old Sunrize Trading Post site, 25 acres.

Date Land User Signature (or Thumbprint) Census No. Permit No.

WITNESS:

Date Grazing Committee or Land Board Member District No.

Acknowledgement of Field Agent

I acknowledge that the contents of this consent form was read// or fully explained// to the land user in Navajo//or English// (check where applicable):

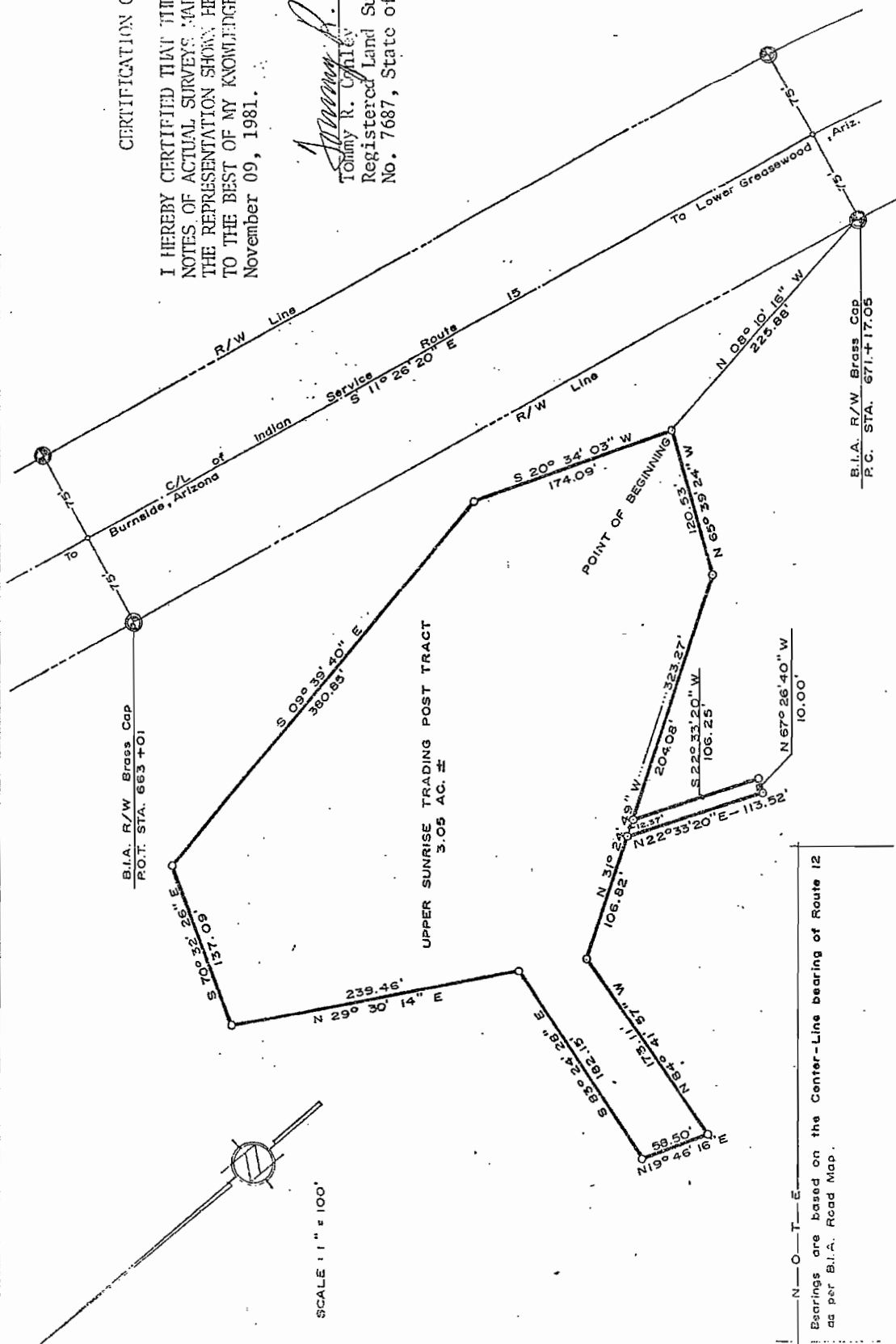
Field Agent Signature

C

I HEREBY CERTIFIED THAT THE PLAT WAS PREPARED FROM NOTES OF ACTUAL SURVEYS MADE IN THE FIELD, AND THAT THE REPRESENTATION SHOWN HEREON AS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

November 09, 1981.

Tommy R. Conley
Tommy R. Conley
Registered Land Surveyor
No. 7687, State of Arizona



TRACT DESCRIPTION

A PARCEL OF LAND SITUATE WITHIN LAND MANAGEMENT DISTRICT NO. 17 OF THE
NAVAJO INDIAN RESERVATION AT UPPER SUNRISE, APACHE COUNTY, STATE OF
ARIZONA AND IS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE at a Bureau of Indian Affairs brass cap Right of Way
monument situate in the Westerly line of Indian Service Route
15 at Centerline Point of Curvature Station 671+17.05;

THENCE run N 08° 10' 16" W, 225.88 feet to the POINT OF
BEGINNING of the herein described parcel of land;

THENCE N 65° 39' 24" W, 120.53 feet;

THENCE N 31° 24' 49" W, 204.08 feet;

THENCE S 22° 33' 20" W, 106.25 feet;

THENCE N 67° 26' 40" W, 10.00 feet;

THENCE N 22° 33' 20" E, 113.52 feet;

THENCE N 31° 24' 49" W, 106.82 feet;

THENCE N 84° 41' 57" W, 173.11 feet;

THENCE N 19° 46' 16" E, 58.50 feet;

THENCE S 83° 24' 28" E, 182.15 feet;

THENCE N 29° 30' 14" E, 239.46 feet;

THENCE S 70° 32' 26" E, 137.09 feet;

THENCE S 09° 39' 40" E, 280.85 feet;

THENCE S 20° 34' 03" W, 174.09 feet back to the POINT OF
BEGINNING.

The enclosed described area comprising of 3.05 acres, more or
less for;

Upper Sunrise Trading Post

CERTIFICATION OF SURVEY

I HEREBY CERTIFIED THAT THE PLAT WAS PREPARED FROM NOTES OF
ACTUAL SURVEYS MADE IN THE FIELD, AND THAT THE REPRESENTATION
SHOWN HEREON AS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE
AND BELIEF. November 09, 1981.

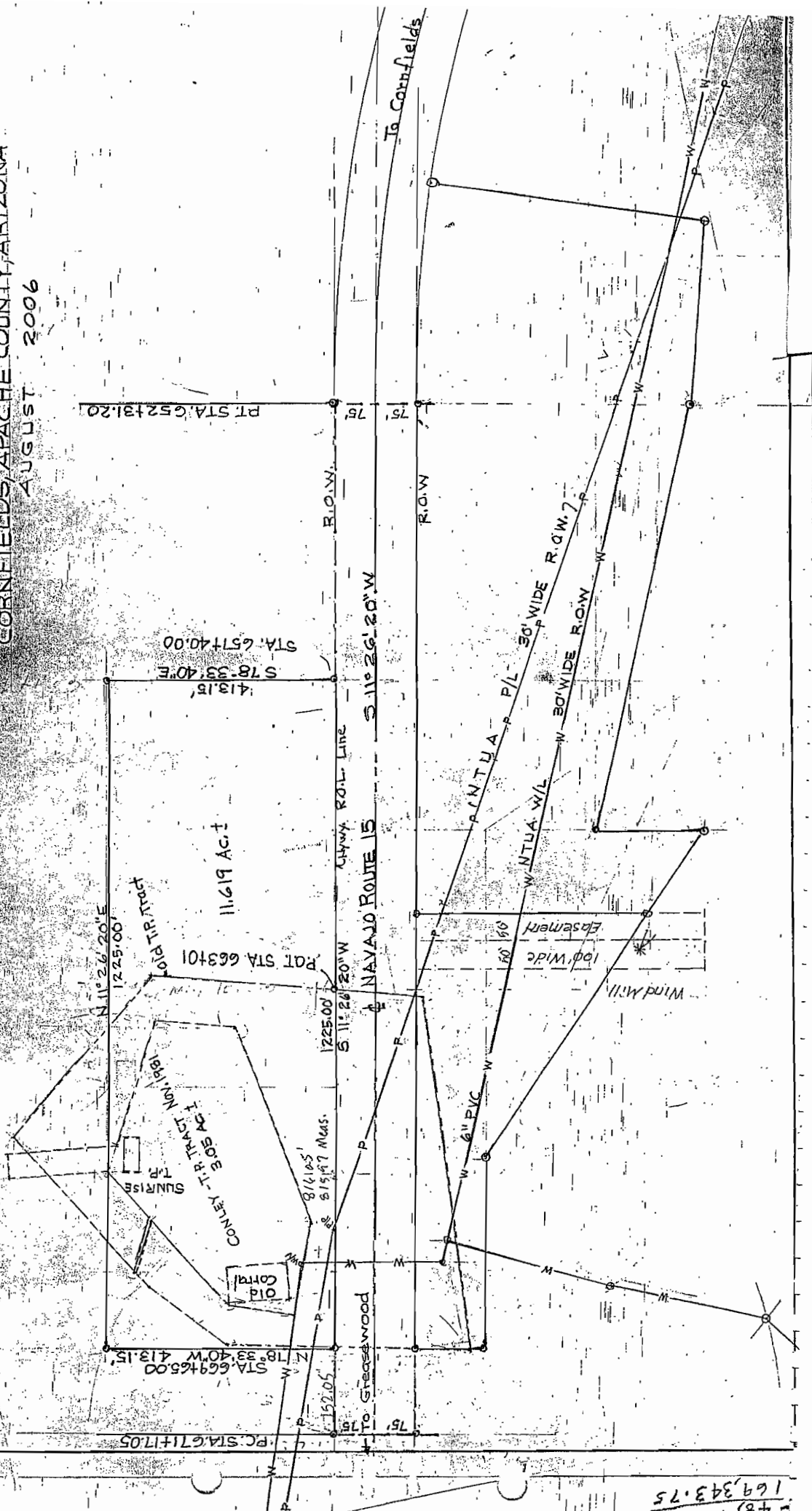
Tommy R. Conley
Tommy R. Conley, Registered Land Surveyor
No. 7687, State of Arizona



SUNRISE TRADING POST BUSINESS SITE TRACT
IN THE NW/2 OF SEC 2 T 25 N, R 24 E, G & S RM.
CORNFIELDS, APACHE COUNTY, ARIZONA

AUGUST 2006

SCALE 1"=200'



Staking Sheet

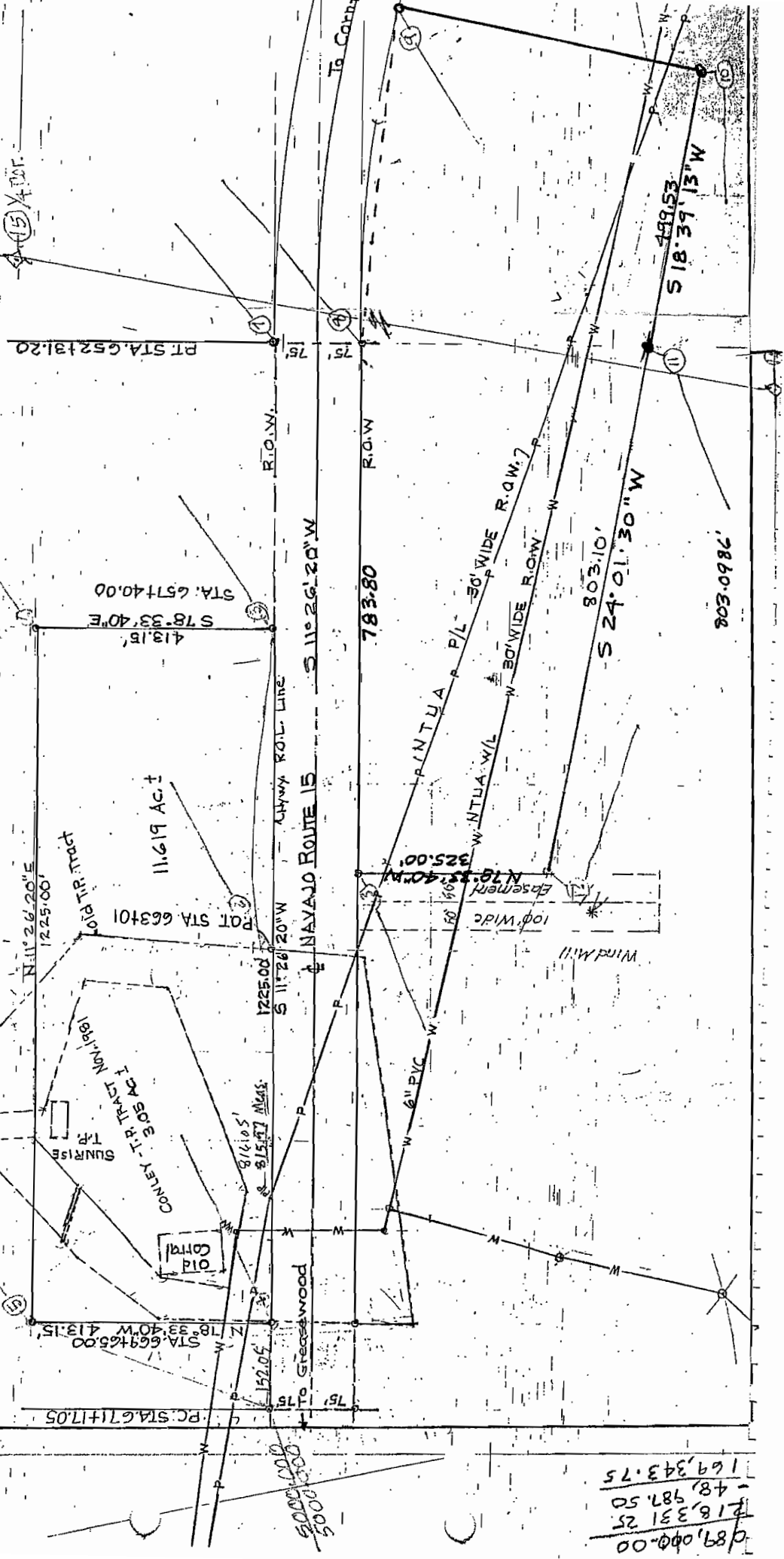
SCALE 1"=200'

PRELIMINARY

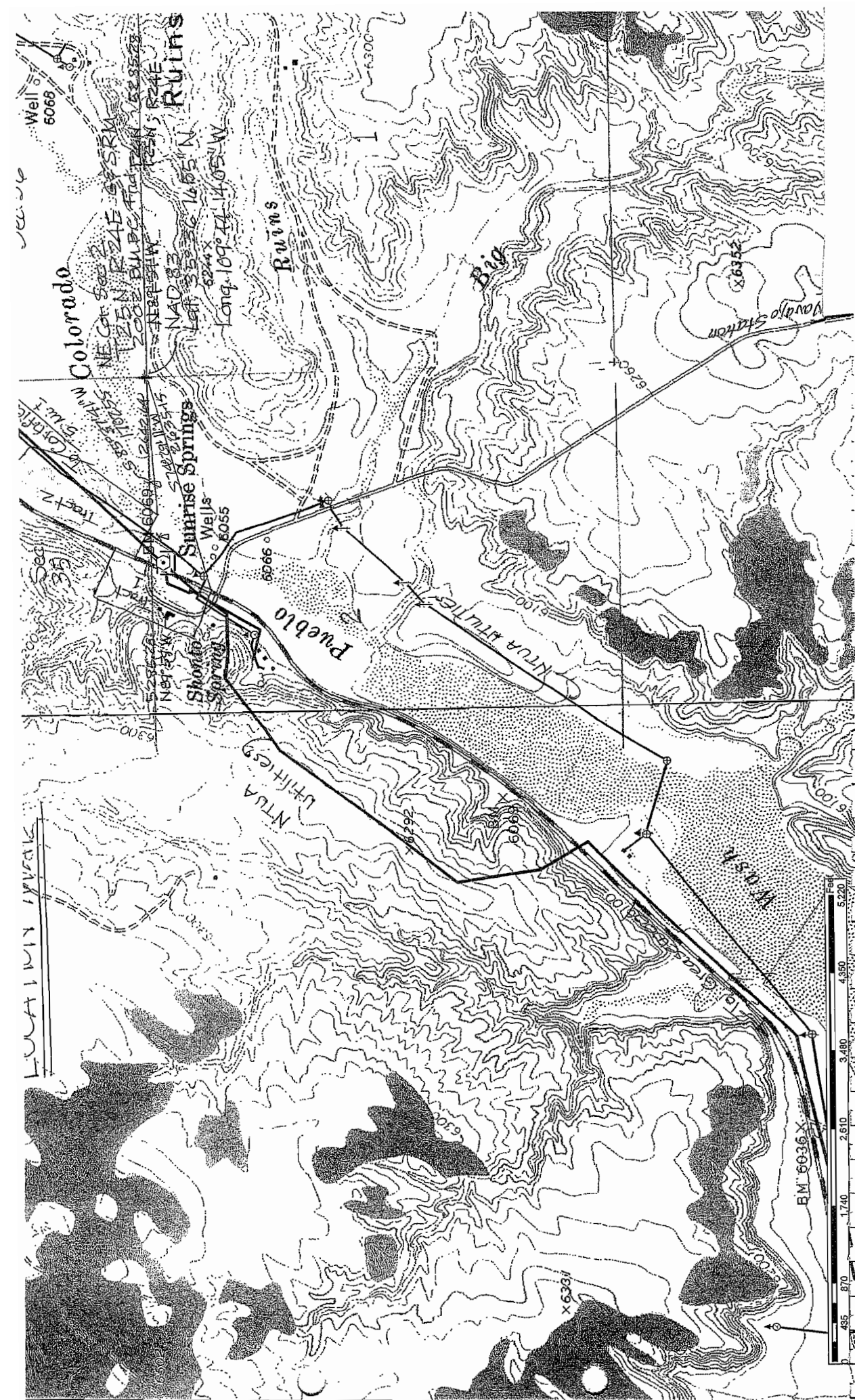
SUNRISE TRADING POST BUSINESS SITE TRACT
IN THE N 1/2 OF SEC 2 T 25 N R 24 E, G & SRM
CORNFIELDS, APACHE COUNTY, ARIZONA

AUGUST 2006

4-15/1001



489,000.00
+ 18,331.25
- 48,987.50
169,343.75



(see page 2 for legal descriptions)



1. Basis of Bearing is From BLM 2002 Plat.
2. 1/2" Rebar w/cap set @ each corner surveyed.
3. Original T.P. Tracts are abandoned.
4. The sites are on Navajo Trust Land, (Distr. 17)

SUNRISE TRADING POST BUSINESS SITE TRACTS
IN THE N½ OF SECTION 2, T25N,R24E,G&SRM
AND IN THE S½ OF SECTION 35,T26N,R24E,G&SRM
CORNFIELDS, APACHE COUNTY, ARIZONA
JANUARY 03, 2007

PAGE 2 of 2

LEGAL DESCRIPTION

TRACT 1 :

A CERTAIN TRACT OF LAND SITUATE IN THE NORTHERN HALF, (N½), OF SECTION 2, TOWNSHIP 25 NORTH, RANGE 24 EAST, GILA & SALT RIVER MERIDIAN, IN THE SOUTHWESTER VICINITY OF CORNFIELDS, APACHE COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED FOLLOWS :

COMMENCING at a BLM Brass Cap, the northeast corner of said Section 2, thence run S 74° 29' 11" W, a distance of 2,635.15 feet to a point on the west R.O.W. Line of Navajo Route 15 highway sta. 669+65.00 and the southeast corner and point of beginning of the herein described tract of land;
Thence N 64° 45' 59" W, a distance of 413.15 feet to the southwest corner;
Thence N 25° 14' 01" E, a distance of 1,225.00 feet to the northwest corner;
Thence S 64° 45' 59" E, a distance of 413.15 feet to the northeast corner and a point on the said west R.O.W. Line, sta. 657+40.00;
Thence along the said R.O.W. Line S 25° 14' 01" W, a distance of 1,225.00 feet to the point of beginning. The enclosed described area comprises of 11.619 acres, less NTUA utility R.O.W. 0.154 acre for w/l & 0.154 acre for p/l = total acreage of 11.311 acres more or less for Tract 1.
Also subject any and all other existing underground utility easements.

TRACT 2 :

COMMENCING at a BLM Brass Cap, the southeast corner of said Section 35; thence run S 85° 37' 41" W, a distance of 1,702.55 feet to the southeast corner and the point of beginning of the herein described tract of land;
Thence N 64° 45' 59" W, a distance of 366.10 feet to the southwest corner and a point on the east R.O.W. Line of Navajo Route 15, sta. 660+86.08;
Thence along the said east R.O.W. Line N 25° 14' 01" E, a distance of 853.88 feet to a point of curve to the right, P.C. sta. 652+13.20;
Thence along the curve to the right with arc distance of 607.49 feet and the radius of 2,789.94 feet and the chord bear N 31° 28' 18" E, a distance of 606.29 feet to the northeast corner, P.O.C., (point on curve);
Thence S 52° 17' 26" E, a distance of 509.60 feet to the southeast corner;
Thence S 27° 49' 51" W, a distance of 493.12 feet to point;
Thence S 36° 48' 09" W, a distance of 872.61 feet to the point of beginning. The enclosed described area comprises of 15.641 acres, LESS NTUA utility R.O.W. 0.963 acre for W/L and 0.988 acre for P/L = total acreage of 13.690 acres more or less for Tract 2.
Also subject to any and all other existing underground utility easements.

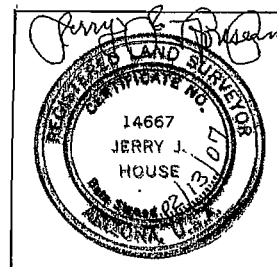
SURVEYOR'S CERTIFICATION

I, Jerry J. House, a duly qualified Registered Land Surveyor under the laws of the State of Arizona, do hereby certify that this survey and the plat as shown hereon were prepared from the actual survey by me or under my direct supervision and that they are true and correct to the best of my knowledge and belief.

February 13, 2007

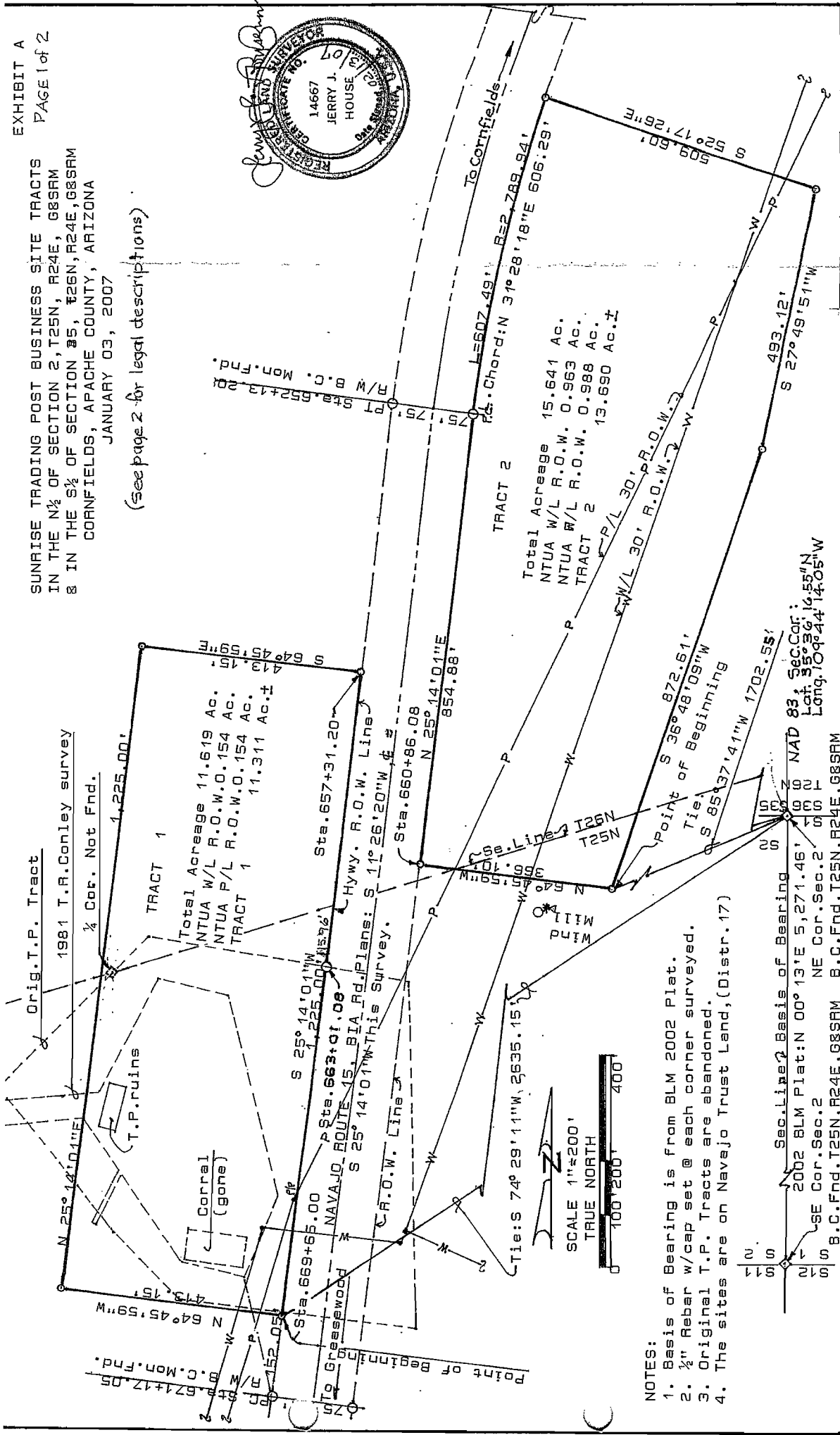

Jerry J. House

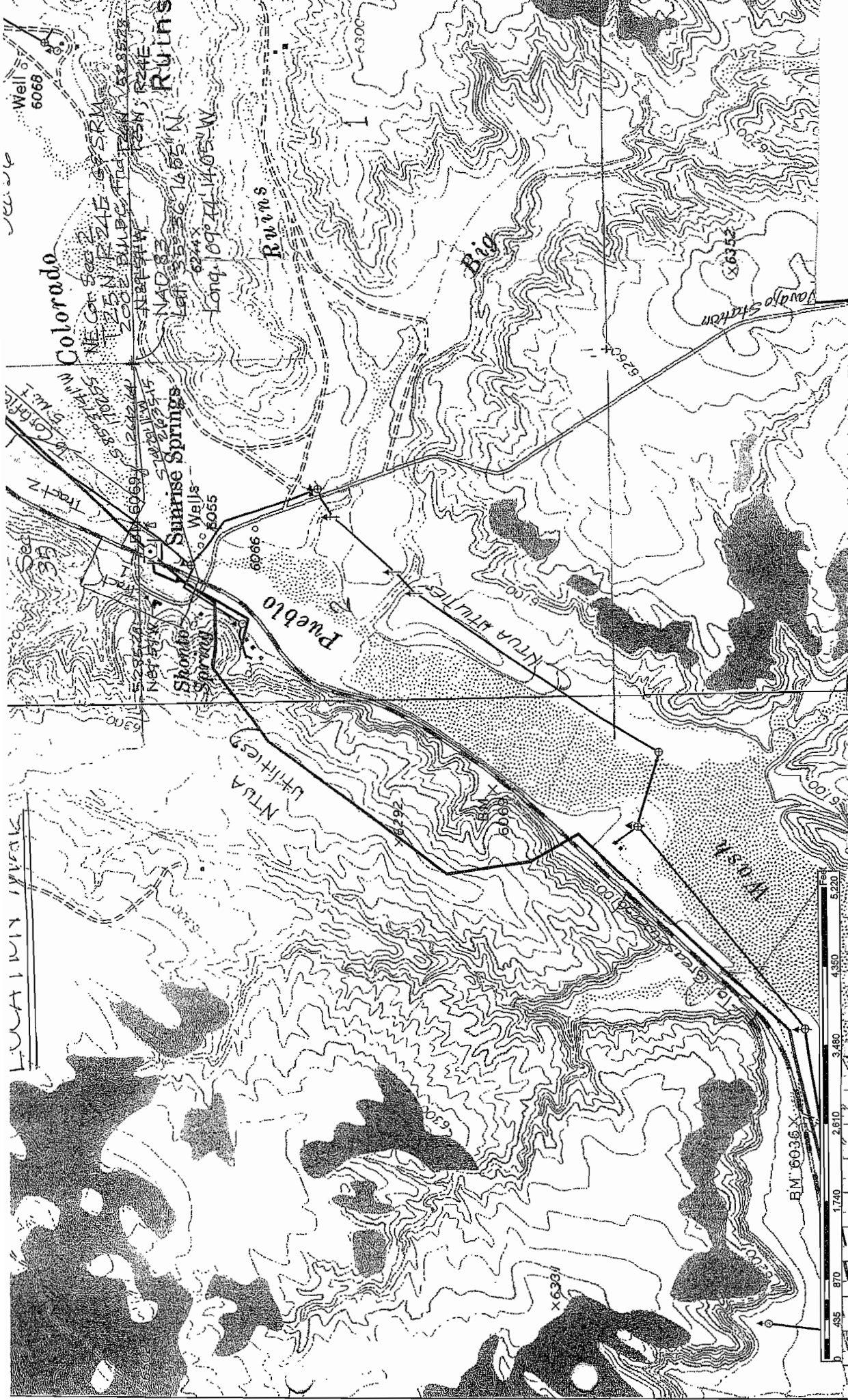
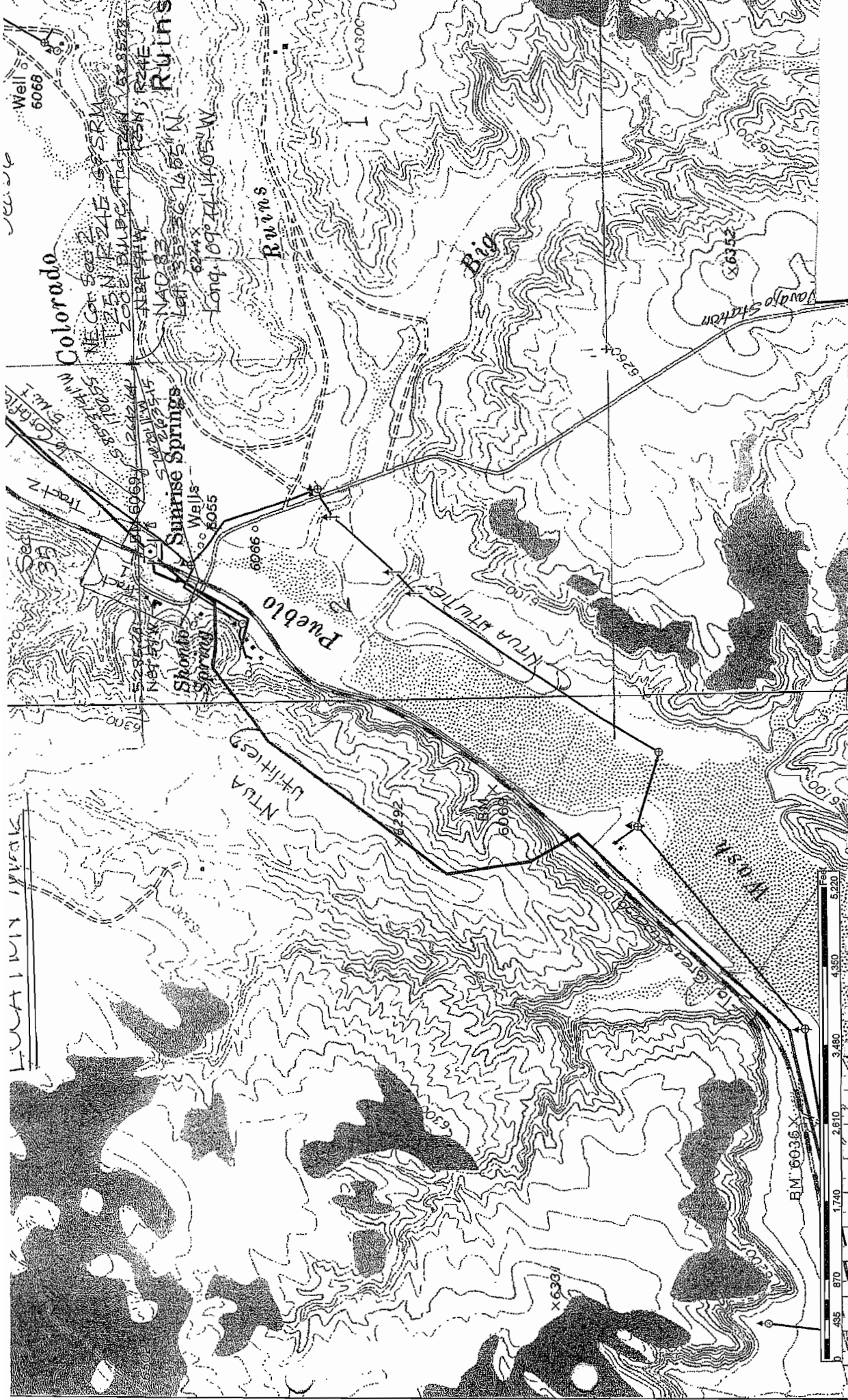
Registered Land Surveyor
Arizona Certification No. 14667
Post Office Box 3334
Gallup, New Mexico 87305



SUNRISE TRADING POST BUSINESS SITE TRACTS
IN THE N½ OF SECTION 2, T25N, R24E, G8SRM
8 IN THE S½ OF SECTION 35, T26N, R24E, G8SRM
CORNFIELDS, APACHE COUNTY, ARIZONA
JANUARY 03, 2007

(See page 2 for legal descriptions)



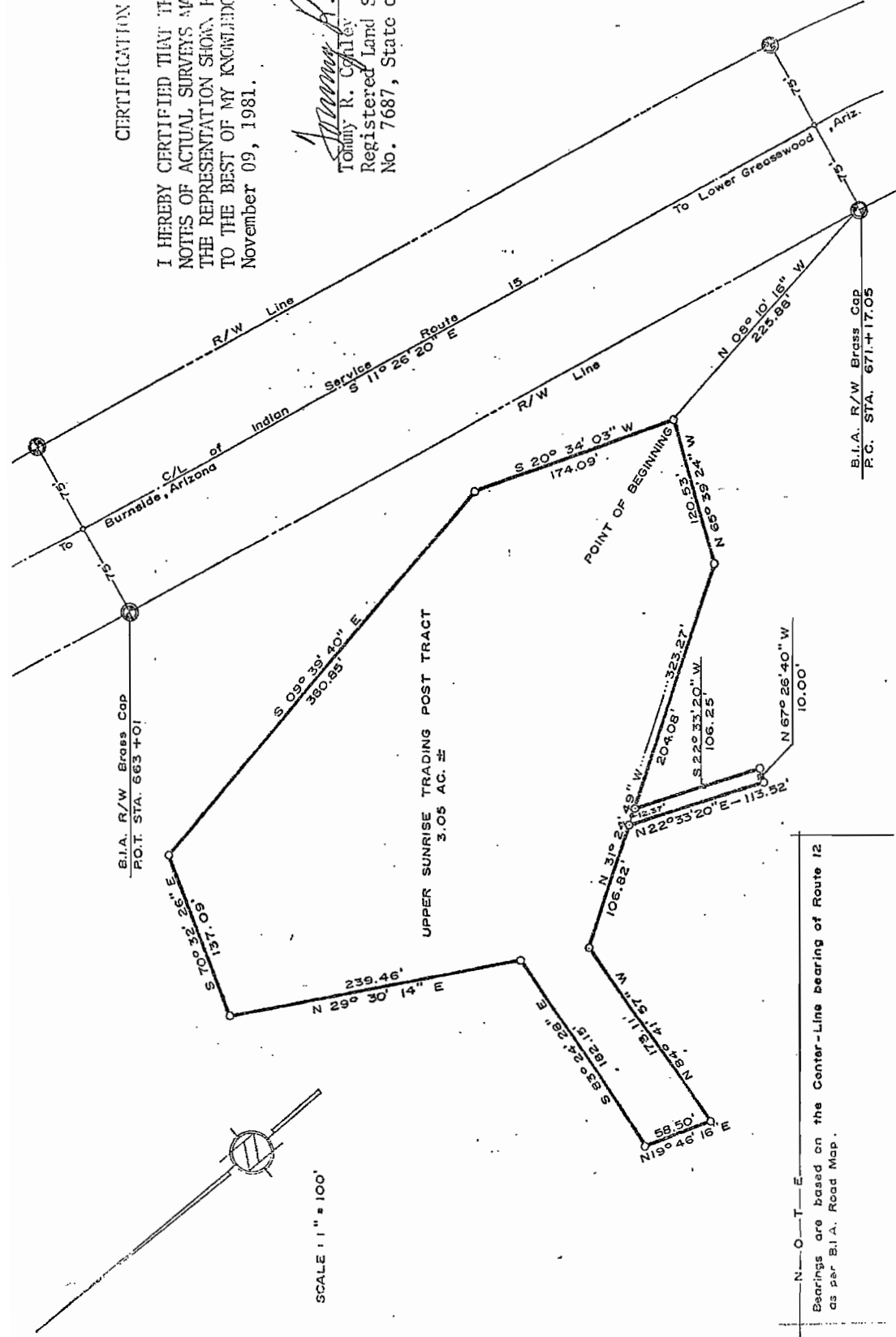


CERTIFICATION OF SURVEY

I HEREBY CERTIFIED THAT THE PLAT WAS PREPARED FROM NOTES OF ACTUAL SURVEYS MADE IN THE FIELD, AND THAT THE REPRESENTATION SHOWN HEREON AS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

November 09, 1981.

Tommy R. Conley
 Tommy R. Conley
 Registered Land Surveyor
 No. 7687, State of Arizona



Bearings are based on the Center-Line bearing of Route 12 as per B.I.A. Road Map.

TRACT DESCRIPTION

A PARCEL OF LAND SITUATE WITHIN LAND MANAGEMENT DISTRICT NO. 17 OF THE
NAVAJO INDIAN RESERVATION AT UPPER SUNRISE, APACHE COUNTY, STATE OF
ARIZONA AND IS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE at a Bureau of Indian Affairs brass cap Right of Way
monument situate in the Westerly line of Indian Service Route
15 at Centerline Point of Curvature Station 671+17.05;

THENCE run N 08° 10' 16" W, 225.88 feet to the POINT OF
BEGINNING of the herein described parcel of land;

THENCE N 65° 39' 24" W, 120.53 feet;

THENCE N 31° 24' 49" W, 204.08 feet;

THENCE S 22° 33' 20" W, 106.25 feet;

THENCE N 67° 26' 40" W, 10.00 feet;

THENCE N 22° 33' 20" E, 113.52 feet;

THENCE N 31° 24' 49" W, 106.82 feet;

THENCE N 84° 41' 57" W, 173.11 feet;

THENCE N 19° 46' 16" E, 58.50 feet;

THENCE S 83° 24' 28" E, 182.15 feet;

THENCE N 29° 30' 14" E, 239.46 feet;

THENCE S 70° 32' 26" E, 137.09 feet;

THENCE S 09° 39' 40" E, 280.85 feet;

THENCE S 20° 34' 03" W, 174.09 feet back to the POINT of
BEGINNING.

The enclosed described area comprising of 3.05 acres, more or
less for;

Upper Sunrise Trading Post

CERTIFICATION OF SURVEY

I HEREBY CERTIFIED THAT THE PLAT WAS PREPARED FROM NOTES OF
ACTUAL SURVEYS MADE IN THE FIELD, AND THAT THE REPRESENTATION
SHOWN HEREON AS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE
AND BELIEF. November 09, 1981.

Tommy R. Conley
Tommy R. Conley, Registered Land Surveyor
No. 7687, State of Arizona



D



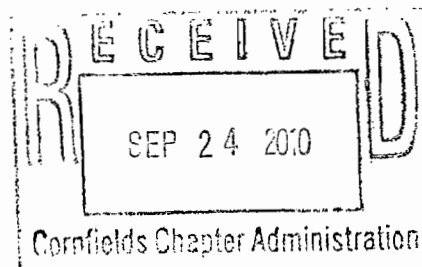
THE NAVAJO NATION

NNAD c/o Ciné College
P.O. Box 580
Shiprock, New Mexico 87420
Phone: 505-368-1214
Fax: 505-368-1215
Email: ecmason@frontiernet.net



September 14, 2010

Elizabeth Johnson, Coordinator
Cornfields Chapter
P.O. Box 478
Ganado, AZ 86505



Dear Ms. Johnson:

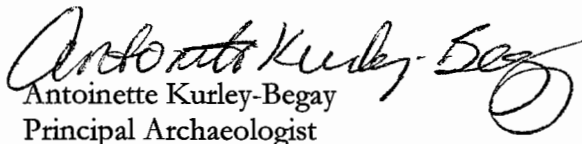
Attached for your files is a copy of the Navajo Nation Archaeology Department (NNAD) report 09-334. The report details the results of the archaeological inventory and ethnographic interview of the proposed Business Site Lease C (Sunrise Trading Post) located within the Cornfields Chapter. As a result of the archaeological inventory five archaeological sites and three isolated occurrences (IOs) were identified as a result of the archaeological inventory.

A determination of no historic properties affected (archaeological approval) is recommended for the proposed undertaking at this proposed business site lease provided that Sites AZ-P-30-53, AZ-P-30-54, AZ-P-30-55, and AZ-P-30-56 are avoided during all construction activities affiliated with the proposed business site lease. With regard to AZ-P-30-57, the Sunrise Trading Post, although this site is considered significant in regard to the current legislation, a determination of adverse effects to the trading post will occur since renovation activities will be employed on the former trading post building. Although adverse effects are anticipated for the trading post, mitigation for these effects is considered to be the recordation and documentation of the trading post as presented in this report.

Additionally, no further recommendations are warranted for the areas of the project containing the three IOs since these resources are not considered significant cultural resources at this time.

Please note that receipt of this report does not constitute approval. The report has been submitted to the Navajo Nation Historic Preservation Department (NNHPD) for review on behalf of the Bureau of Indian Affairs (BIA). Once a determination of archaeological approval has been made on the proposed business site lease, you will be notified by the NNHPD in the form of a compliance letter. Should you have any questions concerning this report, contact me at (505) 368-1214.

Sincerely,


Antoinette Kurley-Begay
Principal Archaeologist

Enclosure

ARCHAEOLOGICAL INVENTORY REPORT DOCUMENTATION PAGE (HPD JAN/91)

1. HPD REPORT NO.	2. (FOR HPD USE ONLY)	3. RECIPIENTS ACCESSION NO.
4. TITLE OF REPORT: A Cultural Resource Inventory of Proposed Sunrise Business Site Lease C (Sunrise Trading Post) for the Cornfields Chapter, Apache County, Arizona AUTHOR: Antoinette Kurley-Begay		5. FIELDWORK DATES August 10 & 20, 2009
7. CONSULTANT NAME AND ADDRESS: Gen'l Charge: Linda Laughing, ASO Org. Name: Navajo Nation Archaeology Department Org. Address: P. O. Box 689 Window Rock, Arizona 86515 Phone: (928) 871-6540		6. REPORT DATE September 14, 2010
10. SPONSOR NAME AND ADDRESS: Ind. Responsible: Elizabeth Johnson, Community Services Coordinator Org. Name: Cornfields Chapter Org. Address: P.O. Box 478 Ganado, Arizona 86505 Mobile Phone: (928) 755-5911		8. Permit No. NTC
		9. Consultant Report No. NNAD 09-334
13. LOCATION (MAP ATTACHED): a. Chapter: Cornfields b. Agency: Fort Defiance c. County: Apache d. State: Arizona e. Land Status: Tribal Trust f. UTM Center: See Supplemental Sheet g. Area: See Supplemental Sheet h. 7.5' Map Name(s): Sunrise Spring, Ariz., 1973		11. SPONSOR PROJECT NO. N/A
14. REPORT /X/ OR SUMMARY (REPORT ATTACHED) / / a. Description of Undertaking: The Cornfields Chapter proposes to utilize the parcel of land for a proposed business site lease. The parcel of land will be used to construct business buildings and associated facilities within the 11.62-acre business site. The chapter also proposes to renovate the Sunrise Trading Post to be utilized as a business/store. The area of potential effect within this parcel of land measures 1,225 feet (373.48 m) by 413.15 feet (125.96 m) by 1,225 feet (373.48 m) by 413.15 feet (125.96 m). Ground disturbance, both surface and subsurface, will be extensive. The lead federal agency for this proposed undertaking is the Bureau of Indian Affairs. b. Existing Data Review: See Supplemental Sheet c. Area Environmental & Cultural Setting: The project is located in the Cornfields Chapter. The nearest water source is the Pueblo Colorado Wash located to the east of the project area at a distance of about 1,443.20 feet (440 m). The elevation of the project area is 6074 feet (1852 m) to 6115 feet (1864 m). Vegetation consists of snakeweed, rabbitbrush, Russian thistle, Indian ricegrass, piñon, narrowleaf yucca, and prickly pear cactus. Soils in the project area consist of aeolian sand and silt, colluvial sand, and sandstone outcrop. The cultural setting is rural with development consisting of the Sunrise Trading Post, Highway Navajo Route 15, power lines, water lines, and a nearby home. d. Field Methods: See Supplemental Sheet		12. AREA OF EFFECT: 11.62 acres (4.71 ha) AREA SURVEYED: 15.84 acres (6.42 ha)
15. CULTURAL RESOURCE FINDINGS: a. Location/Identification of Each Resource: See Supplemental Sheet b. Evaluation of Significance of Each Resource (above): See Supplemental Sheet		<div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>RECEIVED</p> <p>SEP 24 2010</p> <p>Cornfields Chapter Administration</p> </div>
16. MANAGEMENT SUMMARY (RECOMMENDATIONS): See Supplemental Sheet		
17. CERTIFICATION: SIGNATURE: <u><i>Linda Laughing</i></u> General Charge Name: Linda Laughing, Acting Department Manager SIGNATURE: <u><i>Antoinette Kurley-Begay</i></u> Direct Charge: Antoinette Kurley-Begay, Principal Archaeologist		DATE: <u>9/14/10</u> DATE: September 14, 2010

13. LOCATION:

- f. UTM Center: see Table 1 below.
 g. Area: see Table 1 below.

Table 1. Legal Descriptions and UTM Coordinates for the Project Area (Zone 12)

Project Area	NAD 27 Datum		NAD 83 Datum		Section	Township	Range	Principal Meridian
	Northing	Easting	Northing	Easting				
Northwest Corner	3940820	613660	3941020	613597	Unplatted	26N	24E	G&SRPM
Northeast Corner	3940760	613780	3940960	613717	"	26N	"	"
Southeast Corner	3940330	613620	3940530	613557	"	25N	"	"
Southwest Corner	3940480	613510	3940680	613447	"	25N	"	"

14. REPORT:

- b. Existing Data Review: A check of Navajo Nation Historic Preservation Department (NNHPD) and NNAD Shiprock office archival records indicated that three projects; NNHPD 84-238 (CRMP 83-244), NNHPD 94-621 (NNAD 94-061), and 91-096 have been conducted within a 500-foot (152-m) radius of the project area. The Sunrise Trading Post was previously documented under the NNHPD 91-096 (Begay 1991). The Sunrise Trading Post was not assigned an archaeological site number at that time. The Sunrise Trading Post was identified within the current project area; therefore, the trading post was recorded as an archaeological site and assigned a Navajo Nation site number.

A Check of Van Valkenburgh (1974) revealed that the nearest sacred area is Buell Park (*Tsé zhin hodóo klish*—Black Rock in a Blue Area) located approximately 58 miles (31.62 km) northwest of the project area.

Begay, Richard M.

1991 *Sunrise Trading Post. A Reconnaissance of the Destruction of the Compound Lower Greasewood Chapter, Arizona.* NNHPD Report 91-096. Navajo Nation Historic Preservation Department, Window Rock, Arizona.

Van Valkenburgh, Richard F.

1974 *Navajo Sacred Places.* In *Navajo Indians III*, edited by Clyde Kluckhohn, pp.9-199. Garland Publishing, New York, New York.

- d. Field Methods: An archaeological inventory was conducted by Antoinette Kurley-Begay, Matthew Pettigrew, Aleda Myerson, Alviera Lee, Benson Belone, and Bethany Smith of the NNAD. Locational information of the project area was collected utilizing a Global Positioning System (GPS) unit. Although the project area discussed herein was previously staked, only the two northern corner stakes indicating the project area corners were relocated; therefore, points derived from a GIS ArcMap program provided the archaeologists project area points which were uploaded into a GPS unit and utilized to identify the southern corners of the project area in the field. A Class III pedestrian survey was conducted on the proposed 11.62-acre (4.71-ha) Business Site Lease C. This inventory also included a 50-foot (15.24-m) wide buffer zone located on all sides of the 11.52-acre proposed business site lease. The project area was examined by six NNAD archaeologists walking a series of north-south parallel transects across the project area. The parallel transects were spaced about 7 m (22.96 feet) apart. A total of 15.84 acres (6.42 ha) of land was examined under this project.

Five archaeological sites and three isolated occurrences (IOs) were located during the inventory. The IOs were recorded during the archaeological inventory once it was established that they were isolated cultural material. Site recordation was conducted after the archaeological inventory was completed. Recordation of the sites entailed the site mapping and the collection of data regarding the sites. Data was collected utilizing a GPS unit for in-house site mapping. Once in-house, the GPS points were downloaded utilizing the GIS software to produce the site maps and the project maps. Notes were also collected at the time of the site recordation while in the field on the site morphology and the environmental setting. An ethnographic interview with Jones Lee, Sr., a local resident, was conducted after the archaeological inventory. The purpose of the interview was to obtain information on the project area, and potential traditional cultural properties (TCPs—herb gathering areas, blessed and/or sacred places) or burials, as well as archaeological sites in the vicinity. Additionally, attempts to collect information about the Sunrise Trading Post were also initiated under this project. The archaeologists contacted the Cornfields Chapter personnel, local Navajo residents, Britt Howard, from Gallup, New Mexico who was a business partner of the late Jay Springer (former trader), and Clarence Wheeler from Farmington, New Mexico. Archival investigations were also compiled from existing literature and previous studies regarding the trading post.

15. CULTURAL RESOURCE FINDINGS:

- a. Location/Identification of Each Resource: Five archaeological sites and three IOs were identified during the archaeological inventory. The five archaeological sites identified under this project include AZ-P-30-53, AZ-P-30-54, AZ-P-30-55, AZ-P-30-56, and AZ-P-30-57 or the Sunrise Trading Post. A summary of the current location and findings of these cultural resources are presented in this section.

Sites AZ-P-30-53, AZ-P-30-54, and AZ-P-30-56 are identified as Anasazi specialized activity areas that contain isolated features and a scatter of ceramic and lithic artifacts. Site AZ-P-30-53 is located on the northwestern portion of the project area within the valley floor. Site AZ-P-30-54 is located on the northern edge of the project area at the base of a cliff face and slightly above the valley floor. Site AZ-P-30-56 is located along an escarpment of a mesa that overlooks the valley floor to the east. This site is also located above the Sunrise Trading Post.

Site AZ-P-30-55 contains a historic Navajo death hogan (*hoo'ee'gham*). This site is located on the west-central side of the project area near the edge of a mesa escarpment.

Site AZ-P-30-57 contains a Euro-American/Navajo trading post (Sunrise Trading Post) compound. This site is located along the western portion of the project area.

Navajo Nation Archaeology Department Site Survey and Management Forms further detailing the five sites are provided in Appendix A of this report. Additionally, Navajo Nation Historic Preservation Department (NNHPD) Historic Cultural Properties Inventory (HCPI) Base forms were also completed for the Sunrise Trading Post site (AZ-P-30-57). The HCPI Base forms are presented in Appendix B of this report.

The IOs consisted of isolated Anasazi ceramic or lithic artifacts. IO 09-334-1 consists of two indented corrugated sherds and two plain gray ware sherds. IO 09-334-2 consists of one tertiary flake of a chert material. IO 09-334-3 consists of one plain gray ware sherd. All of the IOs are located within the project area. Locational information regarding the cultural resources (IOs and archaeological sites) are provided in the following table.

Table 2. Location information for Cultural Resources Identified within the Project Area (Zone 12).

Isolated Occurrences / Archaeological Site	NAD 27 Datum		NAD 83 Datum		Section	Township	Range	Principal Meridian
	Northing	Easting	Northing	Easting				
IO 09-334-1	3940819	613667	3941019	613604	Unplatted	26N	24E	G&SRPM
IO 09-334-2	3940722	613632	3940922	613569	"	26N	24E	"
IO 09-334-3	3940656	613612	3940856	613549	"	25N	24E	"
AZ-P-30-53	3940742	613751	3940942	613688	"	26N	24E	"
AZ-P-30-54	3940771	613727	3940971	613664	"	26N	24E	"
AZ-P-30-55	3940768	613701	3940968	613638	"	26N	24E	"
AZ-P-30-56	3940612	613604	3940812	613541	"	25N	24E	"
AZ-P-30-57	3940587	613601	3940787	613538	"	25N	24E	"

- b. Evaluation of Significance of Each Resource (above): Site AZ-P-30-53 appears to possess integrity of location, setting, materials, and association. The site does not appear to be eligible for nomination to the National Register under criteria a, b, or c. It does, however, appear to qualify under criterion d since it retains research potential. Site AZ-P-30-53 appears to meet the 50-year eligibility guideline, therefore, it does appear to be a Register-eligible property. The site does appear to meet the 100-year age requirement necessary for classification as an archaeological resource under ARPA and it does appear to be of archaeological interest. Thus, the site does appear to merit protection under ARPA. The site does not appear to merit consideration under AIRFA.

Site AZ-P-30-54 appears lacks integrity. The site does not appear to be eligible for nomination to the National Register of Historic Places under criteria a, b, c, or d regardless if the site does meet the 50-year eligibility guideline. The site does appear to meet the 100-year age requirement necessary for classification as an archaeological resource under ARPA, however, it is no longer of archaeological interest. Therefore, the site does not appear to merit protection under ARPA. The site does not appear to merit consideration under AIRFA. AZ-P-30-55 appears to possess integrity of location, setting, materials, and association. AZ-P-30-55 does not appear to be eligible for nomination to the National Register under criteria a, b, or c. It does, however, appear to qualify under criterion d since it retains research potential. The site appears to meet the 50-year eligibility guideline, therefore, it does appear to be a Register-eligible property. The site may or may not meet the 100-year age requirement necessary for classification as an archaeological resource under ARPA but it is of archaeological interest. Thus, the site may or may not merit protection under ARPA. AZ-P-30-55 does appear to merit consideration under AIRFA since the hogan within the site is a *hoo'ee'gham* (death hogan).

15. CULTURAL RESOURCE FINDINGS:

b. Evaluation of Significance of Each Resource (above): —Continued

Site AZ-P-30-56 appears to possess integrity of location, setting, materials, and association. The site does not appear to be eligible for nomination to the National Register under criteria a, b, or c. It does, however, appear to qualify under criterion d since it retains research potential. Site AZ-P-30-56 appears to meet the 50-year eligibility guideline, therefore, it does appear to be a Register-eligible property. AZ-P-30-56 does appear to meet the 100-year age requirement necessary for classification as an archaeological resource under ARPA and it is of archaeological interest. Thus, AZ-P-30-56 does appear to merit protection under ARPA. The site does not appear to merit consideration under AIRFA.

Site AZ-P-30-57 appears to possess integrity of location, setting, and design. The site does not appear to be eligible for nomination to the National Register under criteria b, c, or d. The site may be eligible under criterion a since the trading post was constructed in the early 1900s and has contributed to the history of the Navajo in the surrounding area. Site AZ-P-30-57 appears to meet the 50-year eligibility guideline, therefore, it does appear to be a Register-eligible property. The site does appear to meet the 100-year age requirement necessary for classification as an archaeological resource under ARPA, and it is of archaeological interest. Thus, the site does appear to merit protection under ARPA. The site does not appear to merit consideration under AIRFA since the trading post was occupied by a Euro-American and was most likely not blessed in regard to the traditional Navajo cultural practices.

The three IOs lack integrity and they are probably not eligible for nomination to the National Register under criteria a, b, c, or d. The isolates do meet the 50-year eligibility guideline; however, they do not appear to be Register-eligible properties. Although the isolates do meet the 100-year age requirement necessary for classification as an archaeological resource under ARPA, the isolates are no longer of archaeological interest. Therefore, the isolates do not appear merit consideration under ARPA. The isolates do not appear to merit consideration under AIRFA.

16. MANAGEMENT SUMMARY (RECOMMENDATIONS): The IOs do not appear to be Register-eligible properties, therefore, a determination of no historic properties affected for the areas containing the isolated occurrences is recommended with no further stipulations warranted.

With regard to sites AZ-P-30-53 and AZ-P-30-55, these two sites appear to be Register-eligible properties. Further, AZ-P-30-55 appears to merit consideration under AIRFA, therefore, it is recommended that a determination of no historic properties affected regarding the proposed undertaking provided that all construction activities be prohibited within 50 feet (15.24 m) of these two sites. It is also recommended that this segment of the project area (northern edge) be excluded from the project and all future development. Further, it is also recommended that a permanent fence line be constructed about 50 feet south of the two sites between the sites and the potential area of effect within the project area to deter unwanted future potential impacts to these sites.

Site AZ-P-30-54 does not appear to be a Register-eligible property; therefore, it is recommended that a determination of no historic properties affected be made for this site since no intact cultural material appears to remain on this site. No further stipulations regarding this site are warranted.

Concerning Site AZ-P-30-56, this site appears to be a Register-eligible property, it is recommended that a determination of no historic properties affected for the proposed undertaking with regard to AZ-P-30-56 by avoiding the site by a minimum of 50 feet. Avoidance of the site may be possible since the site is located at a location where access is unattainable. It is also located about 50 feet above the valley floor and along a mesa edge where no vehicle traffic or heavy equipment can access.

Although Site AZ-P-30-57 may be a Register-eligible property, the post has undergone many disturbances from recent salvaging and from previous disturbances that has affected the older structures within this site. Further, although the site may be eligible under criterion a, the proposed undertaking that is planned for this site will not effect the eligibility of the site, since re-use of the trading post will only add to the integrity of the site. Thus, a determination of adverse effect is recommended for Site AZ-P-30-57, the Sunrise Trading Post; however, the documentation presented in this report should be considered mitigation to the potential effects that will occur to the site. Further, mitigation of the adverse effects to this site may also be addressed by presenting the history of the trading post within the renovated store when it is completed for the local community.

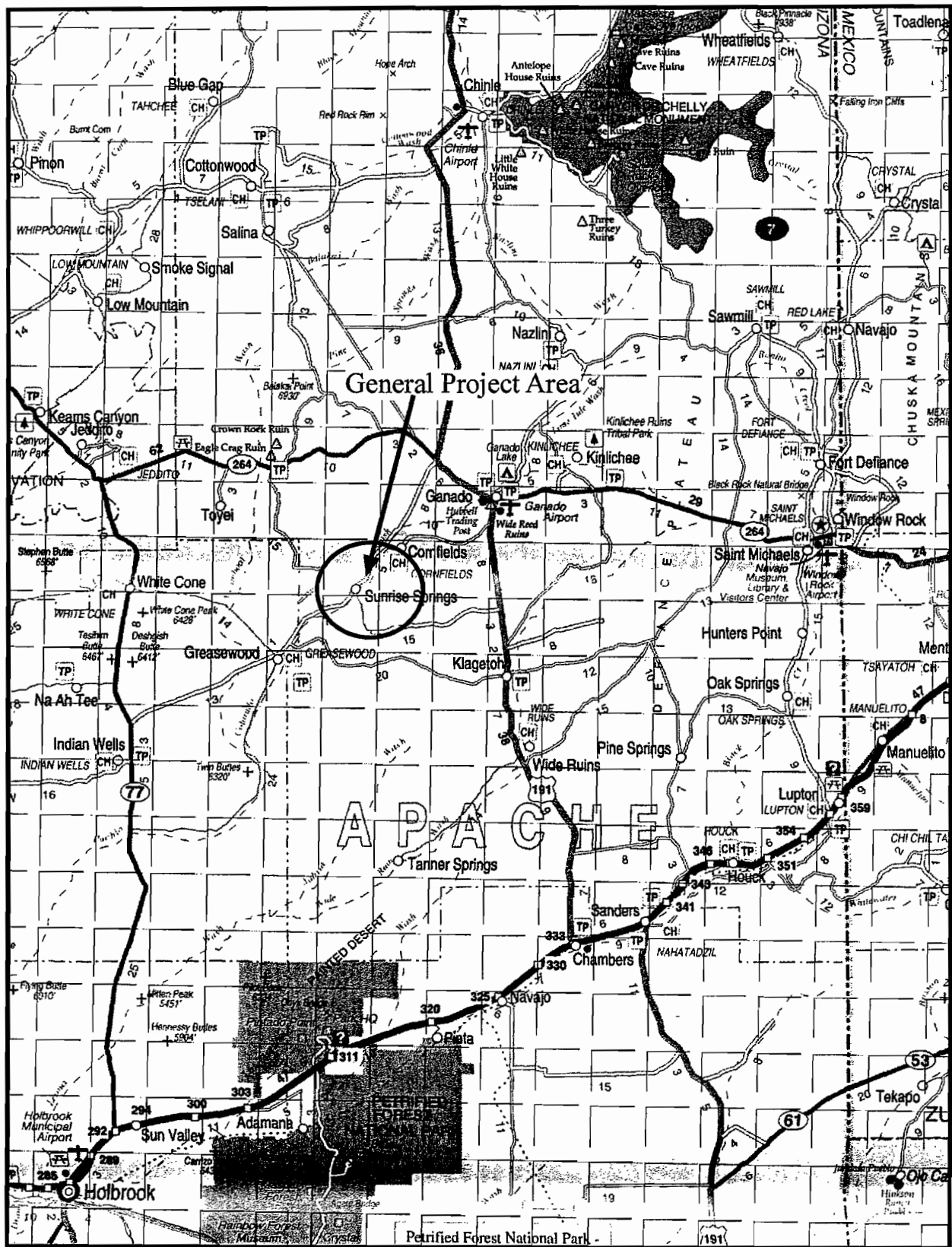


Figure 1. Vicinity map showing general project area. Indian County Regional Map, n.d., (NNAD 09-334).

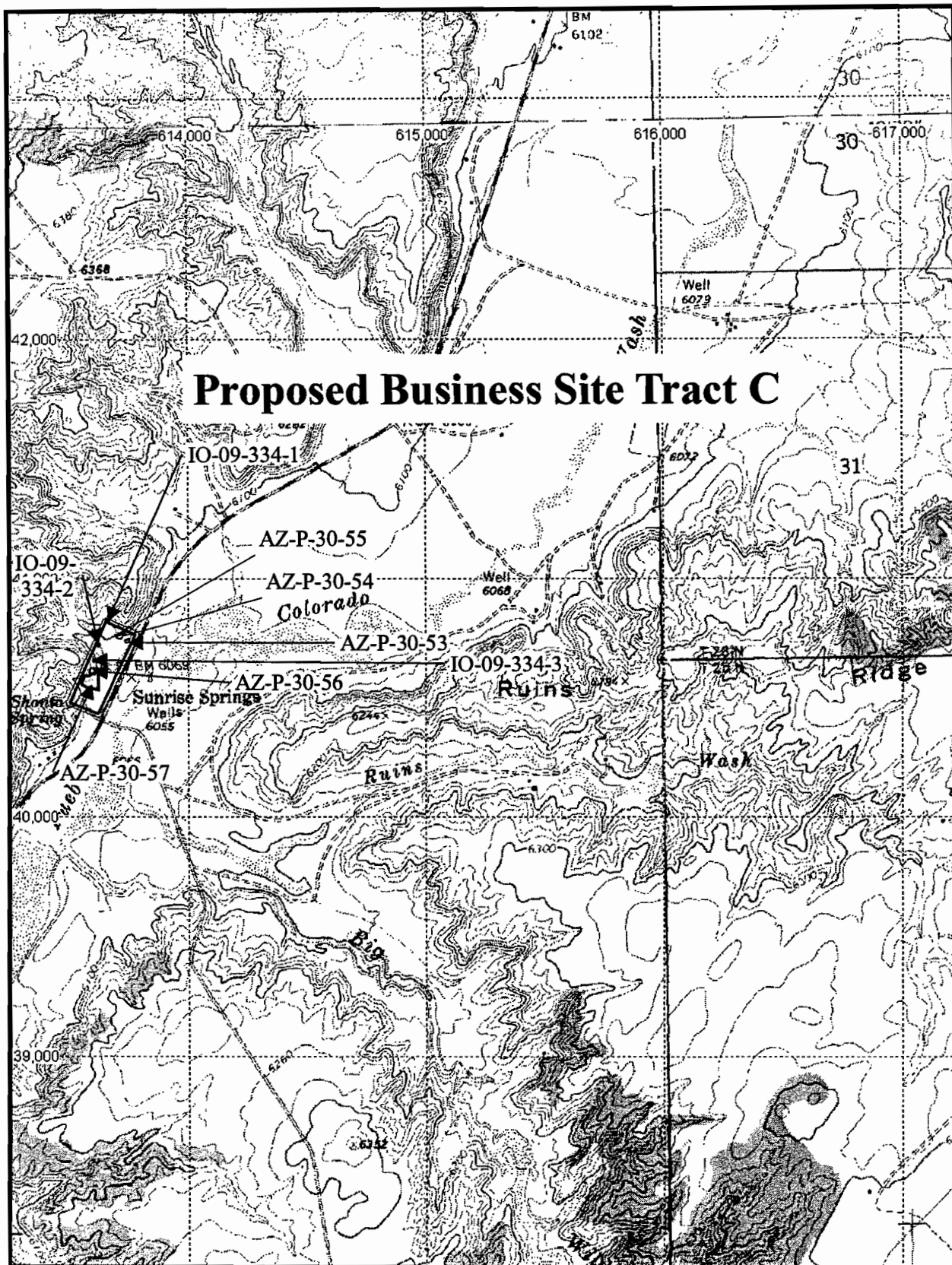


Figure 2. Location map showing project area and identified cultural resources. Sunrise Spring, Ariz., 1973, 7.5' series USGS map; T.25N and T.26N, R.24E, GSRPM (NNAD 09-334).

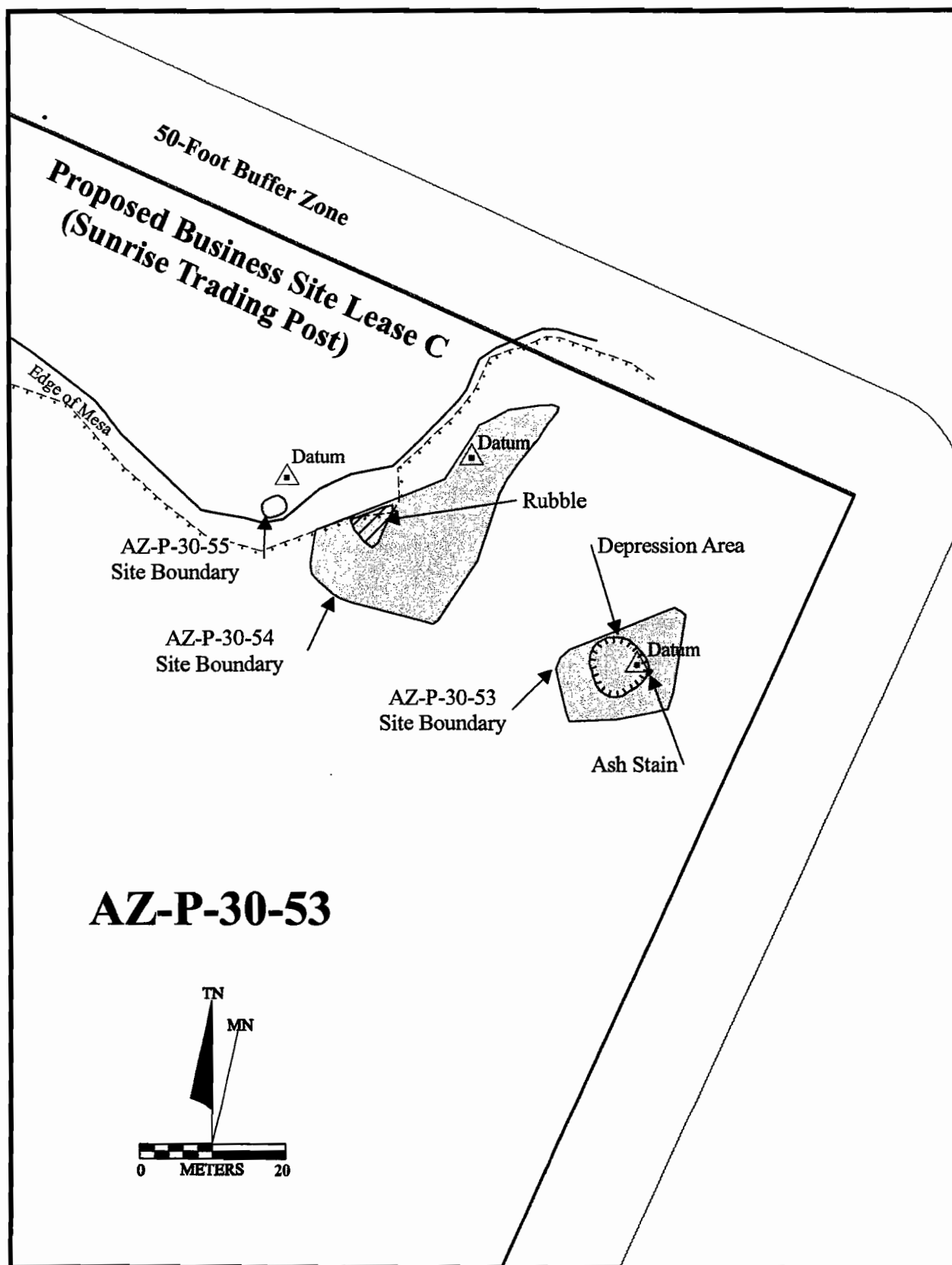


Figure 3. Plan map of Site AZ-P-30-53 (NNAD 09-334).

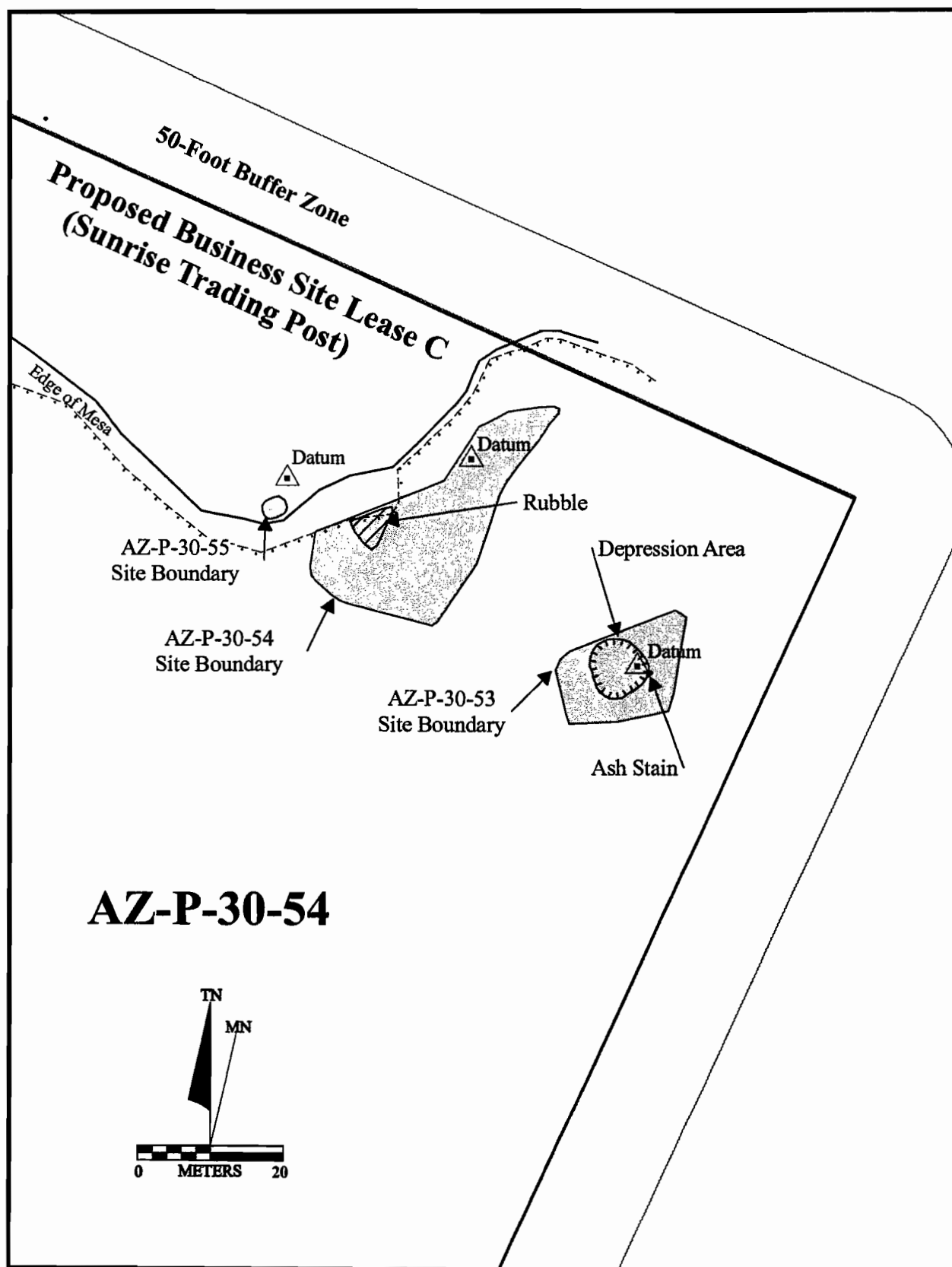


Figure 4. Plan map of Site AZ-P-30-54 (NNAD 09-334).

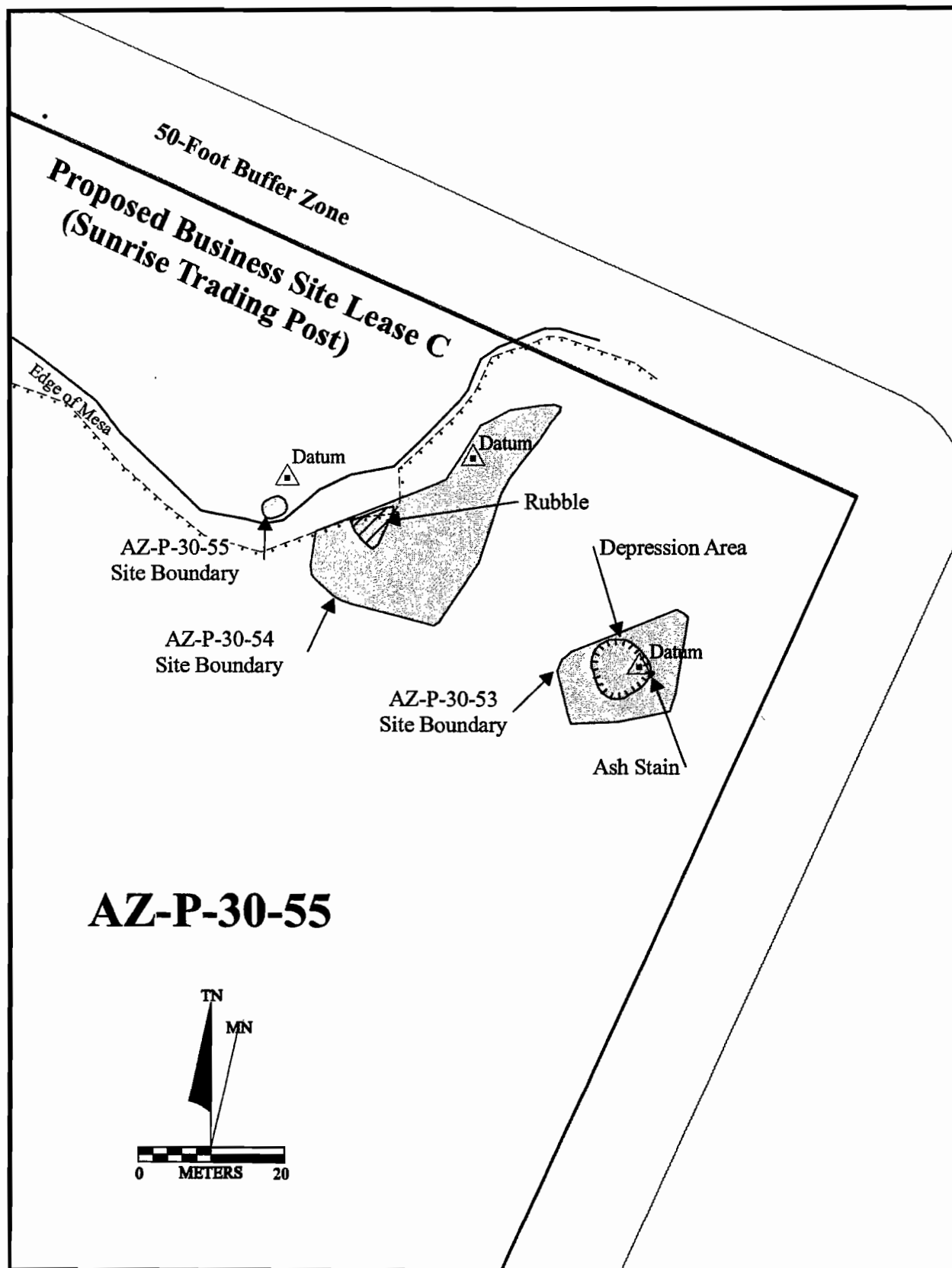


Figure 5. Plan map of Site AZ-P-30-55 (NNAD 09-334).

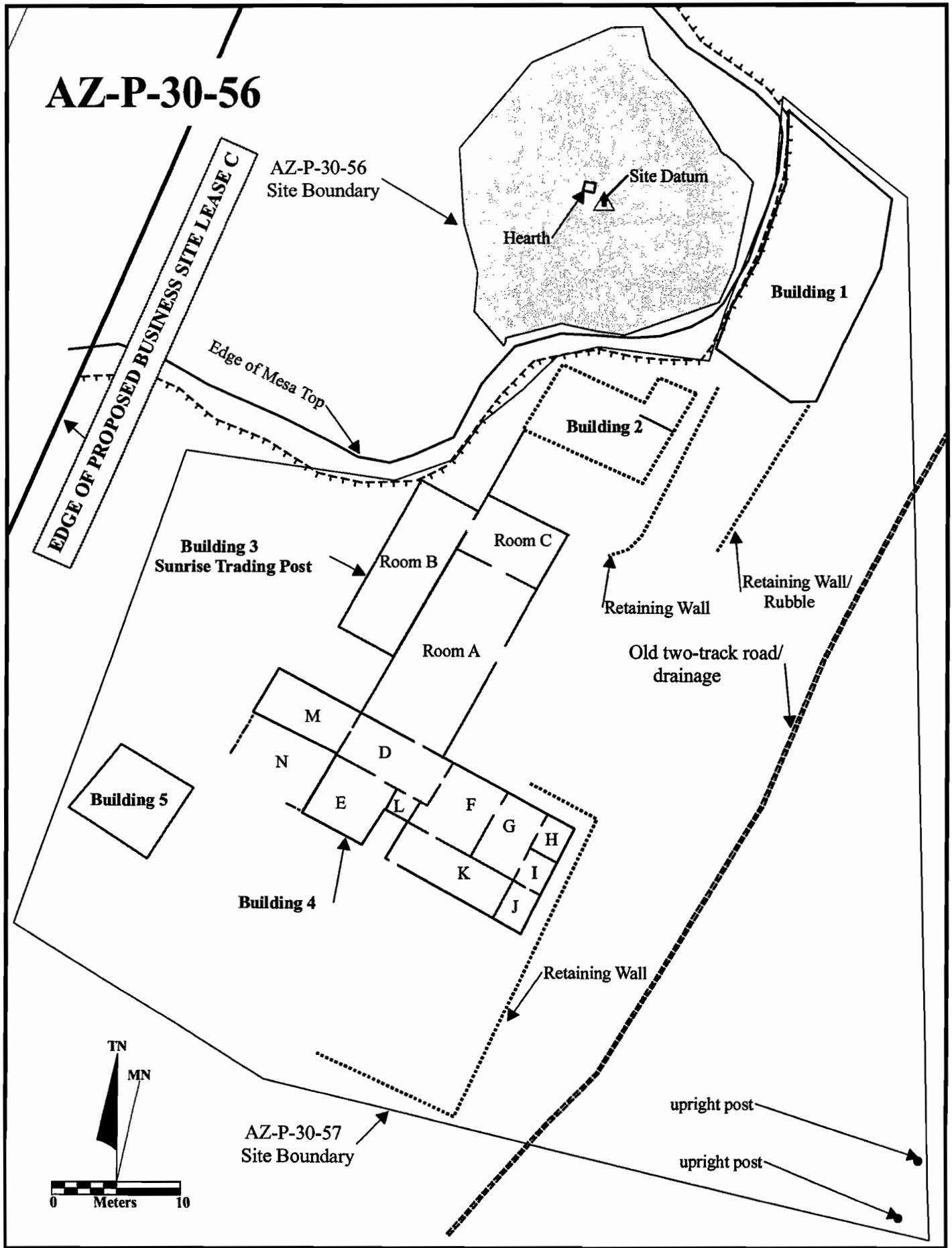


Figure 6. Plan view of Site AZ-P-30-56 (NNAD 09-334).

Sunrise Trading Post

AZ-P-30-57

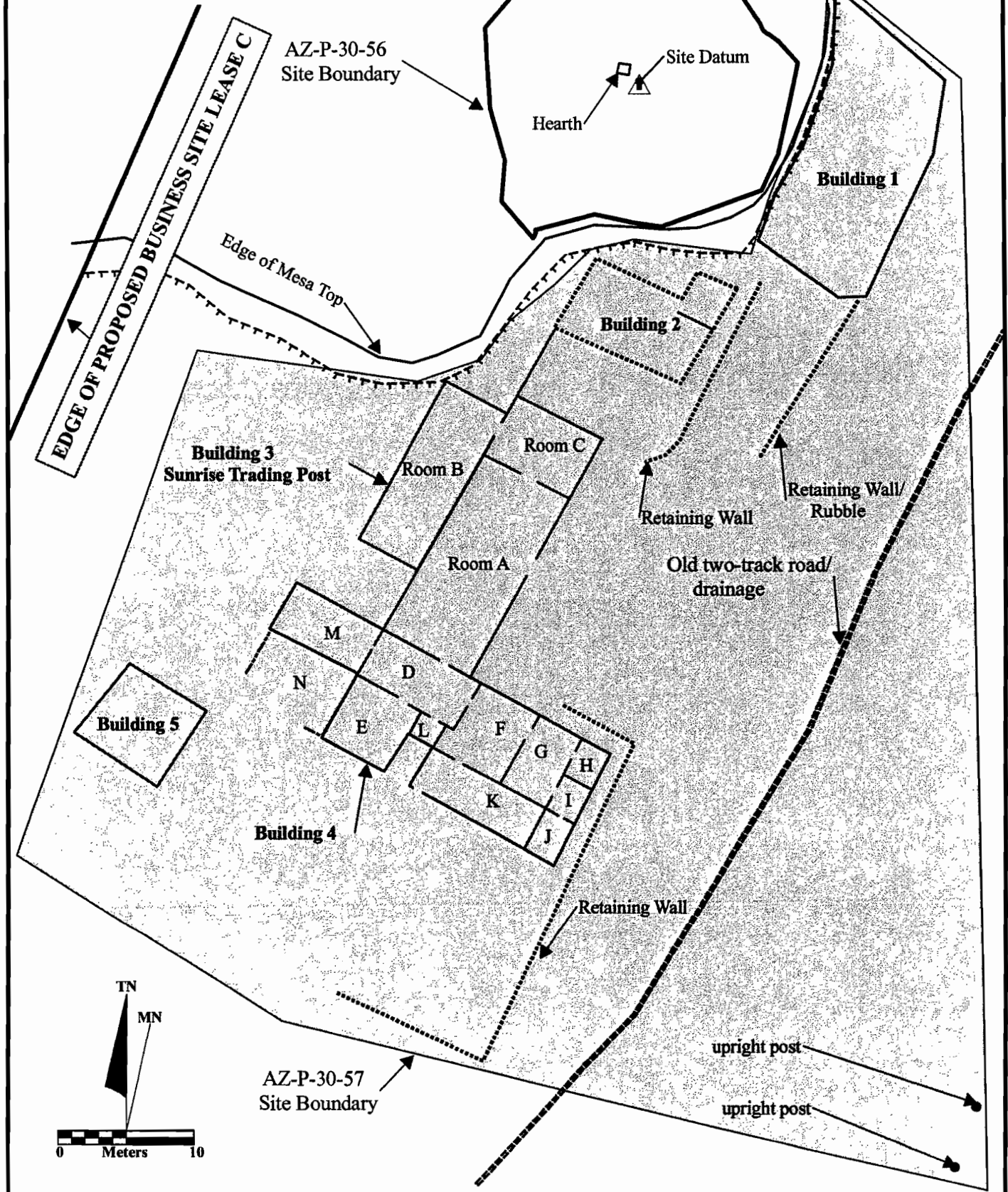


Figure 7. Plan view of Site AZ-P-30-57, the Sunrise Trading Post (NNAD 09-334).

Appendix A

NNAD Site Survey and Management Forms and USGS Map Locations

NAVAJO NATION ARCHAEOLOGY DEPARTMENT

Site Survey and Management Form

SITE NO.: AZ-P-30-53

FIELD OR OTHER NAME: Site 7

DATE RECORDED: 8-20-09

PROJECT NUMBER & NAME: NNAD 09-334—A Cultural Resource Inventory of Proposed Sunrise Business Site Lease C (Sunrise Trading Post) for the Cornfields Chapter, Apache County, Arizona

ORGANIZATION: NNAD ARCHAEOLOGIST(S): Antoinette Kurley-Begay, Alviera Lee, and Matthew Pettigrew

USGS MAP REFERENCE: Sunrise Spring, Ariz., 1973, 7.5' series

LEGAL LOCATION: Unplatted Section; T.26N, R.24E; G&SRPM

UTM: Zone 12; Northing 3940742, Easting 613751 (NAD 27 Datum); Northing 3940942; Easting 613688 (NAD 83 Datum)

STATE: Arizona

COUNTY: Apache

CHAPTER: Cornfields

LAND STATUS: Navajo Tribal Trust

GROUND VISIBILITY: Kind and extent of cover? Ground visibility 95%, vegetation coverage 5%

TOPOGRAPHY: The site is located near the base of a low mesa that overlooks an open valley containing Pueblo Colorado Wash to the east.

DRAINAGE: An unnamed tributary of Pueblo Colorado Wash is located approximately 250 feet (76.22 m) southwest of the site.

ELEVATION (ft/m): 6080'/1854 m

SLOPE & DIRECTION: Less than 2° sloping south and east

SOIL TYPE: Aeolian sands

OTHER: Alluvial and deposits

VEGETATION PRESENT: Vegetation consists of rabbitbrush, snakeweed, Indian ricegrass, sagebrush, prickly pear cactus, and muhly.

CULTURAL AFFILIATION: Anasazi

SITE TYPE: Specialized activity area—food processing area/artifact scatter

PERIOD(S) OF OCCUPATION (Date, if known): PII-early PIII (A.D. 900-1200)

HOW DATED: Ceramic typology

DIMENSIONS OF SITE (l x w): 47 m by 37 m

TOTAL AREA (sq. m): 1366 sq. m—area of an oval

How Determined: Measured with GIS software.

ARCHITECTURE PRESENT? No

ARTIFACTS OBSERVED/COUNTED: Counted—33 ceramics, 11 chipped stone artifacts, and 5 ground stone artifacts

COLLECTIONS MADE? No

PHOTOS TAKEN: No

SITE DESCRIPTION: The site consists of a sparse Anasazi sherd and lithic scatter and an ash stain (Feature 1). Also noted on this site was an oval-shaped depression (Feature 2) which may or may not be cultural in context. The site is located near the base of a low-lying mesa and at the edge of an open floodplain containing Pueblo Colorado Wash to the east.

Feature 1 consists of a light ash stain that is positioned on the eastern edge of an oval-shaped depression area. Feature 1 measures 2 m by 1 m. Several burned sherds were noted surrounding the light ash stain. This feature is thought to be the remains of a possible hearth.

Feature 2 consists of an oval-shaped depression area that may or may not be cultural in context. This depression area measures 16 m by 16 m. The center of the depression is situated about 40 cm below the surrounding ground surface. No artifacts were noted within the depression area, but surrounding the depression is a scatter of ceramic and lithic artifacts. Water appears to have collected within the depression area as this depression resembles a livestock water pond. This feature may have been affiliated with the Sunrise Trading Post or the temporary preschool building which was known to have been located to the west of this site. The actual function of this feature is undetermined at this time.

The artifacts noted within this feature consisted of 33 ceramics, 11 chipped stone artifacts, and 5 ground stone artifacts. The ceramic artifact assemblage included 7 plain gray ware sherds, 4 indented corrugated sherds, 6 clapboard sherds, 3 white ware sherds, 12 black-on-white ware sherds, and 1 black-on-red ware sherd. The ceramics types noted on this site consisted of Holbrook Black-on-white and Gallup Black-on-white ware sherds. The lithic artifacts observed on this site included 2 primary flakes, 4 secondary flakes, 1 microflake, 4 cores, 2 one-hand manos, 1 two-hand mano, 1 sandstone sharpener, and 1 hammerstone. The lithic artifact material types were silicified wood, Brushy Basin chert, chalcedony, quartzite, basalt, and fine-grained sandstone.

The condition of the site is fair with disturbance to the site occurring from erosion. Alluvial activity appears to have affected the condition of Feature 2. Although the site has been affected by minimal disturbances, the site still appears to contain a limited amount of buried cultural material.

This site appears to have functioned as an Anasazi specialized activity area—food processing area that may be associated with a Pueblo II to Pueblo III occupation. This site may also be affiliated with a nearby site AZ-I-30-54 located to the northwest of this site at an approximate distance of 100 feet (30.24 m).

CONDITION OF SITE: Fair Causes of disturbance: Natural erosion

LOCATION OF SITE RELATIVE TO PROJECT AREA: The site is located in the northeast corner of the proposed Business Site Lease C (Sunrise Trading Post) for the Cornfields Chapter.

EXTENT OF INVESTIGATION TO DATE: Survey records including site form, sketch map, and photographs.

RESEARCH POTENTIAL: The site does appear to retain buried cultural materials which may provide additional data on prehistoric use of the area.

RECOMMENDATIONS: The site appears to be a Register-eligible property, therefore, it is recommended that a determination of no historic properties affected regarding the proposed undertaking in the area of the site provided that all construction activities be prohibited within 50 feet (15.24 m) of the site. It is also recommended that this segment of the project area be excluded from the project and all future development. Further, it is also recommended that a permanent fence line be constructed about 50 feet south of the site between the site and the potential area of effect within the project area to deter unwanted future potential impacts to the site.

SITE ASSESSMENT UNDER 36 CFR 60.4 (National Register):

INTEGRITY: The site appears to possess integrity of location, setting, materials, and association. The qualities of design, feeling, and workmanship do not appear to apply.

and CRITERIA a-d: The site does not appear to represent a property which is potentially eligible for inclusion on the National Register of Historic Places under criteria a, b, or c. It appears to be eligible under criterion d since it still retains research potential.

EXCLUSIONS: The site does not appear to fall into categories a-g, thus it does not qualify as an exclusion. The site does meet the 50-year guideline.

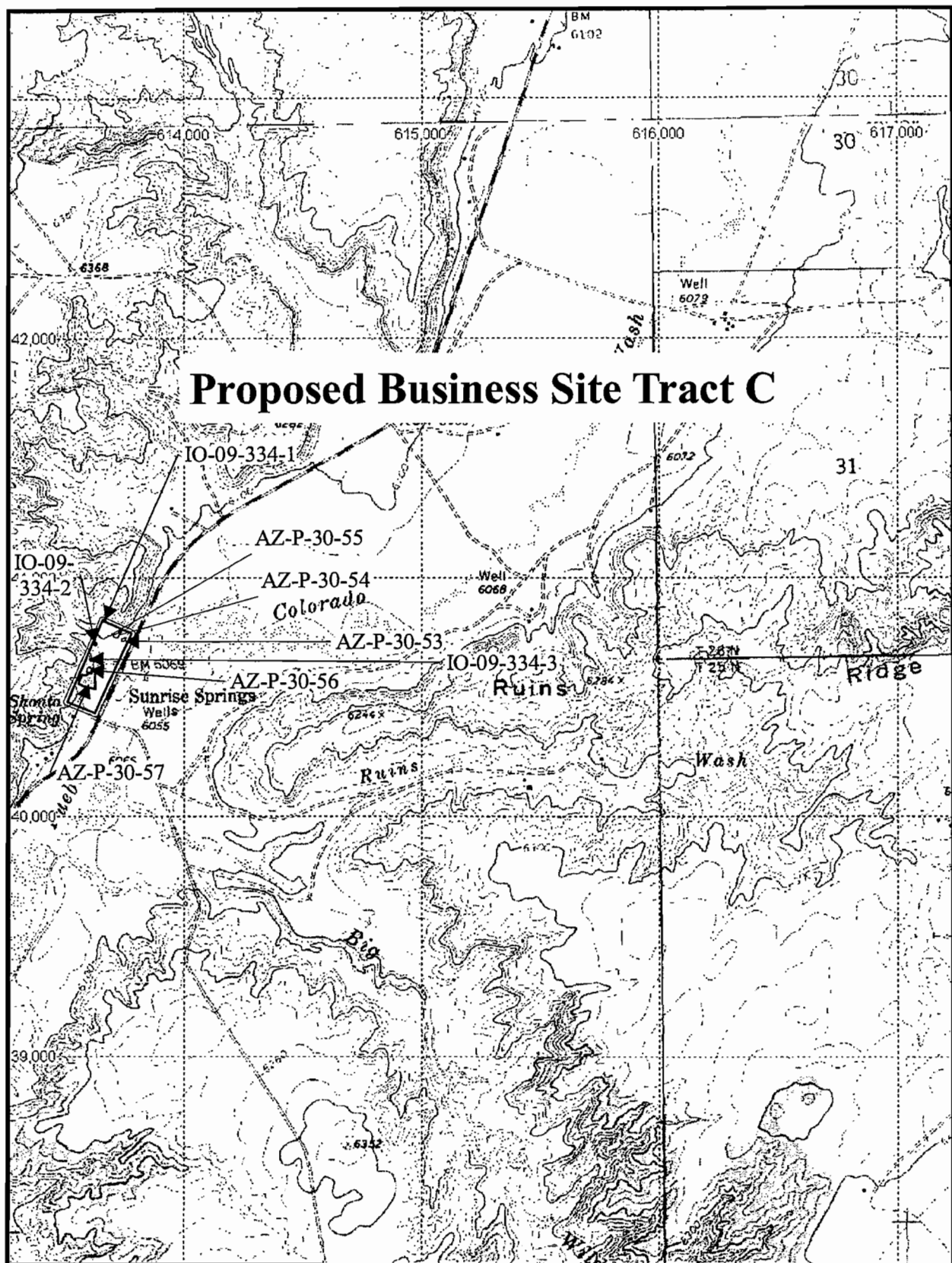
SITE ASSESSMENT UNDER 43 CFR 7.3 (Archaeological Resources Protection Act): The site is of archaeological interest. The site does meet the 100-year age requirement. Therefore, the site does merit protection under ARPA.

SITE ASSESSMENT UNDER AIRFA (American Indian Religious Freedom Act): The site does not appear to merit consideration under AIRFA.

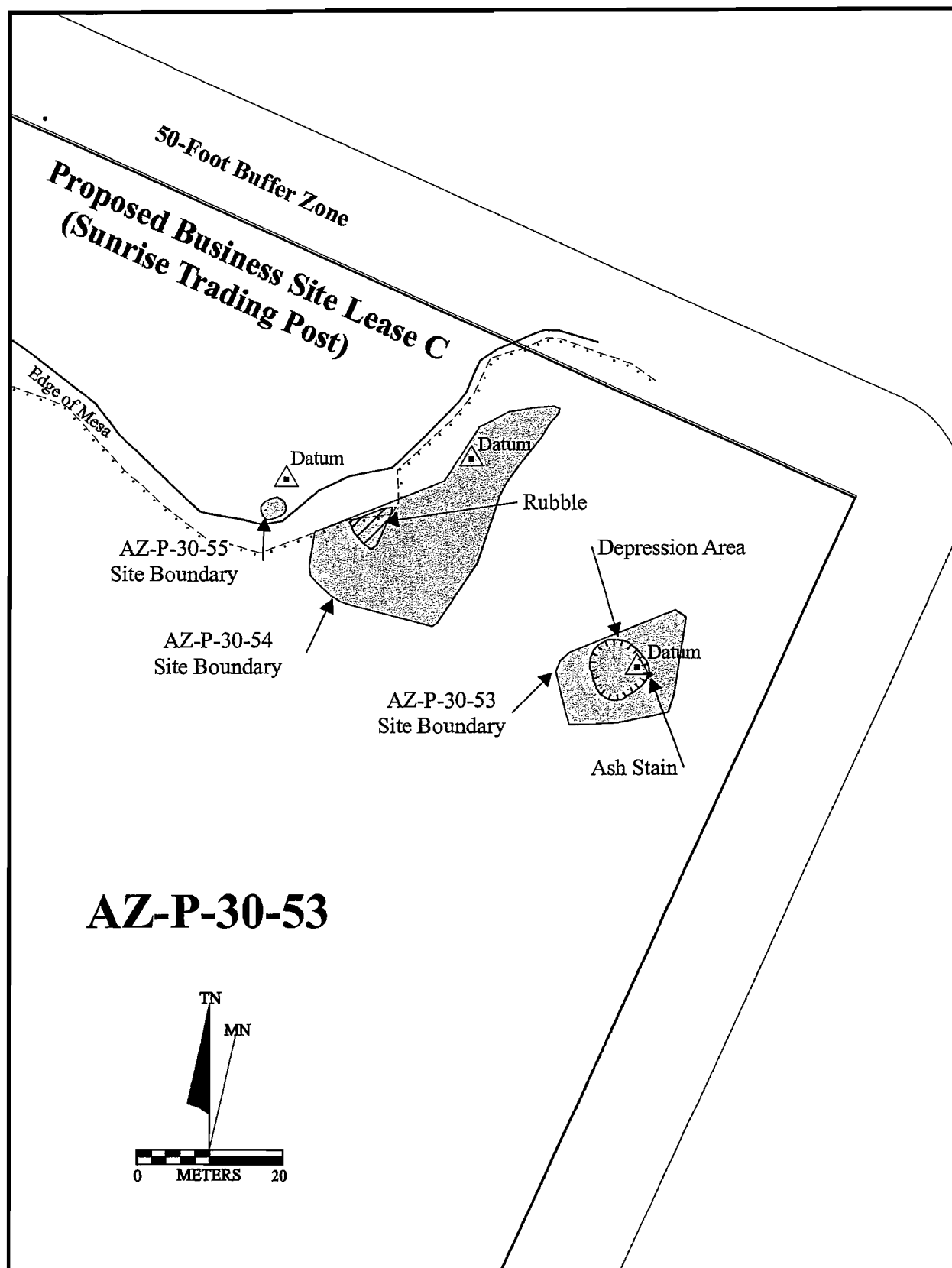
PROVIDE A SITE MAP (including site designation, north arrow, scale, recognizable features, landmarks, and relationship to project area).

HOW CAN THE SITE BE REACHED? (See attached USGS map.)

OTHER COMMENTS (Ethnographic data, etc.): None



Location map showing project area and identified cultural resources. Sunrise Spring, Ariz., 1973, 7.5' series USGS map; T.25N and T.26N, R.24E, GSRPM (NNAD 09-334).



Plan map of Site AZ-P-30-53 (NNAD 09-334).

NAVAJO NATION ARCHAEOLOGY DEPARTMENT

Site Survey and Management Form

SITE NO.: AZ-P-30-54

FIELD OR OTHER NAME: Site 8

DATE RECORDED: 8-20-09

PROJECT NUMBER & NAME: NNAD 09-334—A Cultural Resource Inventory of Proposed Sunrise Business Site Lease C (Sunrise Trading Post) for the Cornfields Chapter, Apache County, Arizona

ORGANIZATION: NNAD ARCHAEOLOGIST(S): Antoinette Kurley-Begay and Aleda Myerson

USGS MAP REFERENCE: Sunrise Spring, Ariz., 1973, 7.5' series

LEGAL LOCATION: Unplatted Section; T.26N, R.24E; G&SRPM

UTM: Zone 12; Northing 3940771, Easting 613727 (NAD 27 Datum); Northing 3940971, Easting 613664 (NAD 83 Datum)

STATE: Arizona

COUNTY: Apache

CHAPTER: Cornfields

LAND STATUS: Navajo Tribal Trust

GROUND VISIBILITY: Kind and extent of cover? Ground visibility 95%, vegetation coverage 5%

TOPOGRAPHY: The site is located at the base of a cliff face and at the edge of a valley containing Pueblo Colorado Wash to the east. A low-lying mesa is located directly north of the site.

DRAINAGE: Several small unnamed tributaries of Pueblo Colorado Wash are located throughout the site area.

ELEVATION (ft/m): 6085'/1855 m

SLOPE & DIRECTION: 8° sloping east and south

SOIL TYPE: Colluvial deposits

OTHER: Sandstone outcrop

VEGETATION PRESENT: Vegetation consists of rabbitbrush, snakeweed, Indian ricegrass, prickly pear cactus, and muhly.

CULTURAL AFFILIATION: Anasazi SITE TYPE: Specialized Activity Area—possible storage structure or dwelling/
artifact scatter

PERIOD(S) OF OCCUPATION (Date, if known): Pueblo III (A.D. 1100-1300) HOW DATED: Ceramic typology

DIMENSIONS OF SITE (l x w): 89 m by 45 m

TOTAL AREA (sq. m): 3146 sq. m—area of an oval

How Determined: Measured with GIS software.

ARCHITECTURE PRESENT? Possibly Describe: Granary or dwelling consisting of cut and uncut sandstone rock slumped against the cliff face.

ARTIFACTS OBSERVED/COUNTED: Observed—less than 50 ceramic artifacts and lithic artifacts

COLLECTIONS MADE? No

PHOTOS TAKEN: No

SITE DESCRIPTION: The site consists of a possible storage structure and a scatter of prehistoric artifacts affiliated with an Anasazi Pueblo II through Pueblo III temporal component. The site is situated at the base of a southeastern-facing cliff and near the edge of an open valley bottom.

This feature is situated at the base of a cliff face. A portion of the cliff face appears to have slumped down the talus slope destroying portions of the surface within this feature. Therefore, what was visible on the surface of this feature was a concentration of rubble that appears to have slumped downward to the southeast. This feature measures 27 m by 8 m and consists of approximately 100 cut and uncut sandstone. A scatter of ceramics and one chipped stone artifact were observed within the feature area. Feature 1 is thought to be the remains of a possible one- or two-room structure that may have been used as a granary or temporary dwelling, but has been severely impacted by natural erosion.

The artifacts observed on this site consisted of 17 black-on-white sherds, 12 indented corrugated sherds, 8 plain gray ware sherds, 5 narrow clashboard sherds, 2 white ware sherds, 1 plain gray ware sherd, and 1 chipped stone artifact identified as a multidirectional core from chalcedony. Several of the ceramic artifacts were identified to type as Klagehoh Black-on-white and Flagstaff Black-on-white. Also noted on this site were two historic artifacts including a bottle base embossed with "2", DESIGN PAT D", MAR. 3. 25". Below the date was a double O between a 7 and 0. This bottle appeared to be a beverage bottle manufactured in 1925. Also noted was the lid of a small tin can that may have been a paste, a face or a shoe polish can. The small tin can has an external friction closure. The tin can appears to date to the early part of the twentieth century. The two historic artifacts are not considered to be a second temporal component; instead they are thought to be artifacts associated with the Sunrise Trading Post located 600 feet (183 m) southwest of the site.

As mentioned previously, the site is situated at the base of a cliff face and a portion of the cliff face appears to have eroded and slumped down the talus slope destroying portions of the surface within this feature. Given this situation, the condition of the site is poor and has suffered from severe erosional factors. The potential for buried cultural material is likely but the amount of disturbance to the buried deposits is high, and the potential for intact undisturbed cultural resources on this site is limited. Thus, this site appears to lack additional research potential.

The site is interpreted as an Anasazi specialized activity area that may have contained a small structure such as a granary or temporary dwelling. The site appears to be associated with a Pueblo III occupation. This site may be affiliated with the nearby site, AZ-I-30-53, located to the east of this site and a large community site with a great kiva located to the east of this site at a distance of 2,800 feet (854 m).

CONDITION OF SITE: Good Causes of disturbance: Natural erosion

LOCATION OF SITE RELATIVE TO PROJECT AREA: The site is located in the northwestern portion of the proposed Business Site Lease C (Sunrise Trading Post) for the Cornfields Chapter.

EXTENT OF INVESTIGATION TO DATE: Survey records including site form, sketch map, and photographs.

RESEARCH POTENTIAL: The site may contain buried cultural material, however; the extent of disturbance to the buried cultural material is uncertain and is most likely disturbed and in secondary context; therefore, the site appears to lack additional research potential.

RECOMMENDATIONS: The site does not appear to be a Register-eligible property; therefore, it is recommended that a determination of no historic properties affected be made for this site since no intact cultural material appears to remain on this site. No further stipulations regarding this site are warranted.

SITE ASSESSMENT UNDER 36 CFR 60.4 (National Register):

INTEGRITY: The site lacks integrity. The qualities of location, setting, materials, association design, feeling, and workmanship do not appear to apply.

and CRITERIA a-d: The site does not appear to represent a property which is potentially eligible for inclusion on the National Register of Historic Places under criteria a, b, c, or d since the site appears to lack research potential.

EXCLUSIONS: The site does not appear to fall into categories a-g, thus it does not qualify as an exclusion. The site does meet the 50-year guideline.

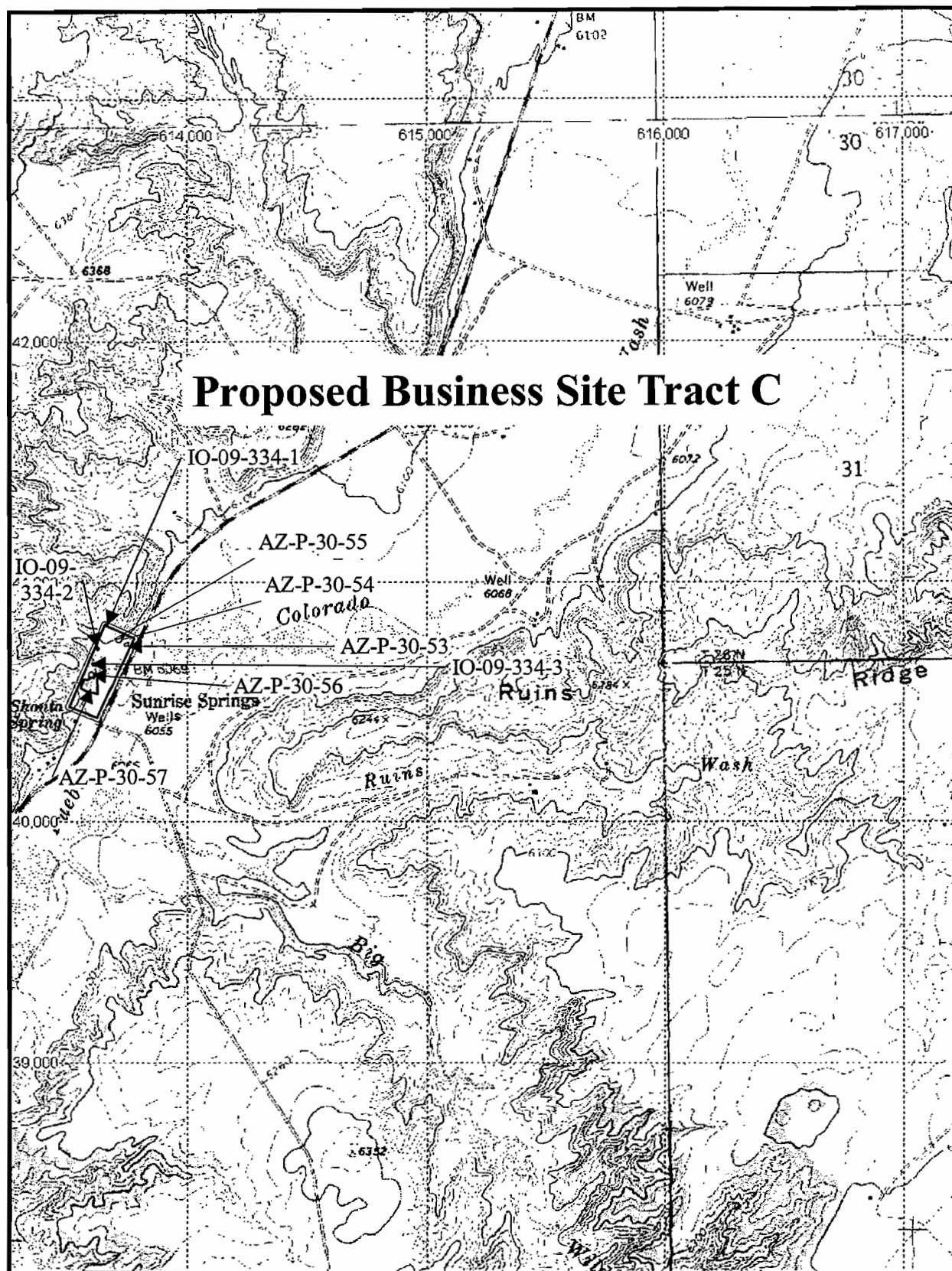
SITE ASSESSMENT UNDER 43 CFR 7.3 (Archaeological Resources Protection Act): The site is no longer of archaeological interest. It does meet the 100-year age requirement. Thus, the site does not appear to merit protection under ARPA.

SITE ASSESSMENT UNDER AIRFA (American Indian Religious Freedom Act): The site does not appear to merit consideration under AIRFA.

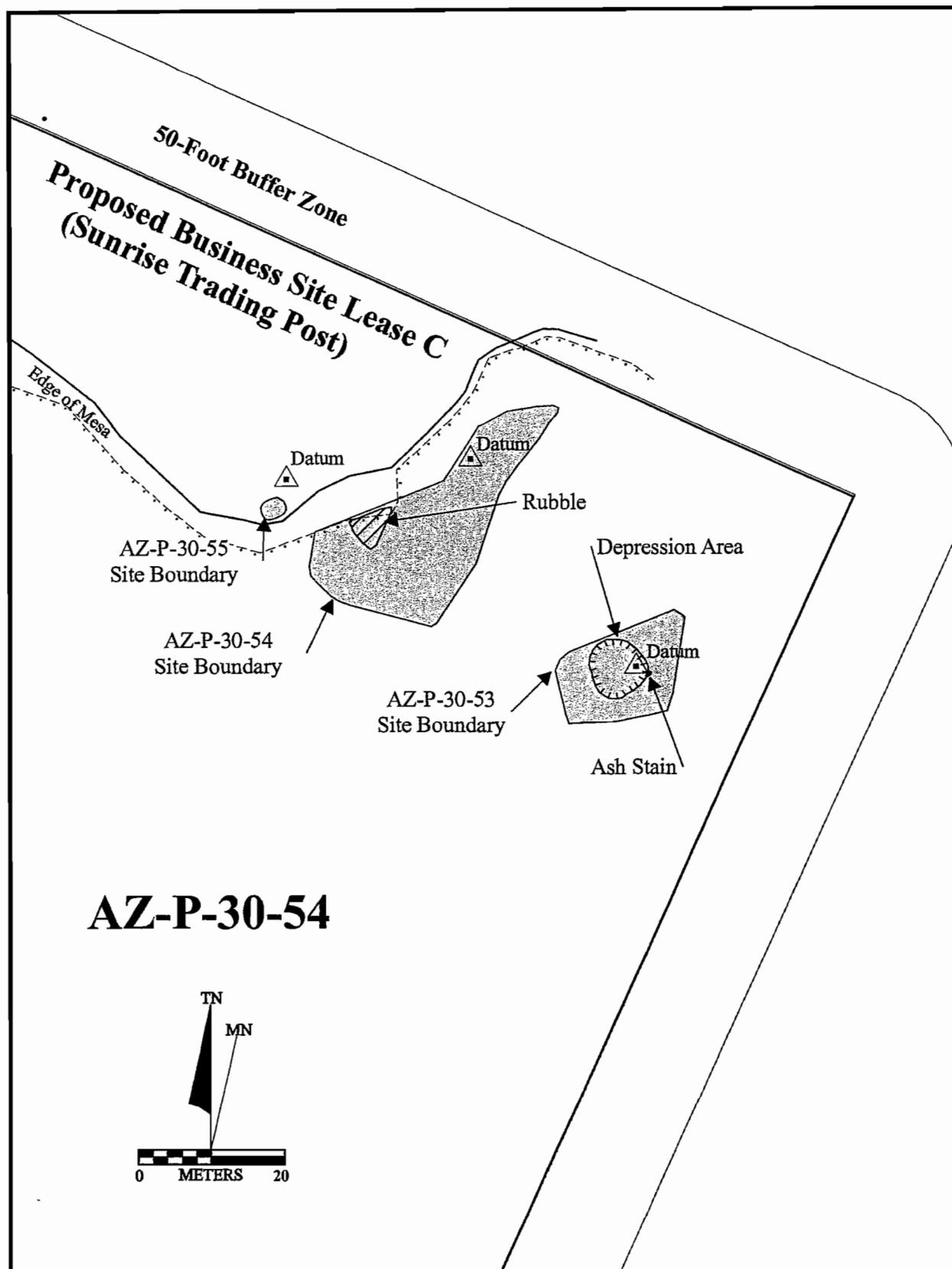
PROVIDE A SITE MAP (including site designation, north arrow, scale, recognizable features, landmarks, and relationship to project area).

HOW CAN THE SITE BE REACHED? (See attached USGS map.)

OTHER COMMENTS (Ethnographic data, etc.): None



Location map showing project area and identified cultural resources. Sunrise Spring, Ariz., 1973, 7.5' series USGS map; T.25N and T.26N, R.24E, GSRPM (NNAD 09-334).



AZ-P-30-54

Plan map of Site AZ-P-30-54 (NNAD 09-334).

NAVAJO NATION ARCHAEOLOGY DEPARTMENT

Site Survey and Management Form

SITE NO.: AZ-P-30-55 FIELD OR OTHER NAME: Site 9 DATE RECORDED: 8-20-09

PROJECT NUMBER & NAME: NNAD 09-334—A Cultural Resource Inventory of Proposed Sunrise Business Site Lease C (Sunrise Trading Post) for the Cornfields Chapter, Apache County, Arizona

ORGANIZATION: NNAD ARCHAEOLOGIST(S): Antoinette Kurley-Begay, Alviera Lee, Aleda Myerson, and Matthew Pettigrew

USGS MAP REFERENCE: Sunrise Spring, Ariz., 1973, 7.5' series

LEGAL LOCATION: Unplatted Section; T.26N, R.24E; G&SRPM

UTM: Zone 12; Northing 3940768, Easting 613701 (NAD 27 Datum); Northing 3940968, Easting 613638 (NAD 83 Datum)

STATE: Arizona COUNTY: Apache CHAPTER: Cornfields

LAND STATUS: Navajo Tribal Trust

GROUND VISIBILITY: Kind and extent of cover? Ground visibility 95%, vegetation coverage 5%

TOPOGRAPHY: The site is located along an escarpment along the southern edge of a low mesa overlooking Pueblo Colorado Wash to the east.

DRAINAGE: An unnamed tributary of Pueblo Colorado Wash is located south of the site.

ELEVATION (ft/m): 6110'/1863 m SLOPE & DIRECTION: 8° sloping south

SOIL TYPE: Colluvial deposits OTHER: Bedrock

VEGETATION PRESENT: Vegetation consists of snakeweed, rabbitbrush, prickly pear cactus, Indian ricegrass, and juniper.

CULTURAL AFFILIATION: Navajo SITE TYPE: *hook'eeghan* (death hogan)

PERIOD(S) OF OCCUPATION (Date, if known): Pre-1939 HOW DATED: Ethnographic information

DIMENSIONS OF SITE (l x w): 6 m by 5 m TOTAL AREA (sq. m): 23.56 sq. m—area of an oval

How Determined: Measured with GIS software.

ARCHITECTURE PRESENT? Yes Describe: hogan ring

ARTIFACTS OBSERVED/COUNTED: Counted—one tin hard hat

COLLECTIONS MADE? No

PHOTOS TAKEN: No

SITE DESCRIPTION: The site consists of the remains of a *hook'eeghan* (death hogan) that is situated along the edge of an escarpment of a low mesa. The hogan is exhibited by the circular alignment of cut and uncut sandstone blocks. The sandstone alignment contains two courses of sandstone which appears to be the footers for the hogan. The hogan ring measures 6 m by 5 m with the courses standing about 30 cm above present ground surface. The only artifact noted near the hogan was a tin hard hat similar to those used for mining.

The condition of this site is fair with disturbances resulting from erosion. The potential for buried cultural material is low and is restricted to less than 30 cm deep due to the location of the site which is surrounded by sandstone bedrock.

According to ethnographic information with Jones Lee, Sr., who is a local resident of the area, the hogan within this site is a *hook'eeghan*. The age of the *hook'eeghan* is uncertain but according to the informant, the hogan dates prior to 1939 before he was born. Mr. Lee's family resided near the area for years and the hogan has always been there from his early childhood years.

CONDITION OF SITE: Fair Causes of disturbance: Natural erosion

LOCATION OF SITE RELATIVE TO PROJECT AREA: The site is located along the northern edge of the proposed Business Site Lease C (Sunrise Trading Post) for the Cornfields Chapter.

EXTENT OF INVESTIGATION TO DATE: Survey records including site form, sketch map, and photographs.

RESEARCH POTENTIAL: The site may retain a limited amount of buried cultural material, however, given the fact that the site appears to date to the early part of the twentieth century or older, this site may provide additional data on historic use of the area.

RECOMMENDATIONS: The site appears to be a Register-eligible property, therefore, it is recommended that a determination of no historic properties affected regarding the proposed undertaking in the area of the site provided that all construction activities be prohibited within 50 feet (15.24 m) of the site. It is also recommended that this segment of the project area be excluded from the project and all future development. Further, it is also recommended that a permanent fence line be constructed about 50 feet south of the site between the site and the potential area of effect within the project area to deter unwanted future potential impacts to the site.

SITE ASSESSMENT UNDER 36 CFR 60.4 (National Register):

INTEGRITY: The site appears to possess integrity of location, setting, materials, and association. The qualities of design, feeling, and workmanship do not appear to apply.

and CRITERIA a-d: The site does not appear to represent a property which is potentially eligible for inclusion on the National Register of Historic Places under criteria a, b, or c. It appears to be eligible under criterion d since it still retains research potential.

EXCLUSIONS: The site does not appear to fall into categories a-g, thus it does not qualify as an exclusion. The site does appear to meet the 50-year guideline.

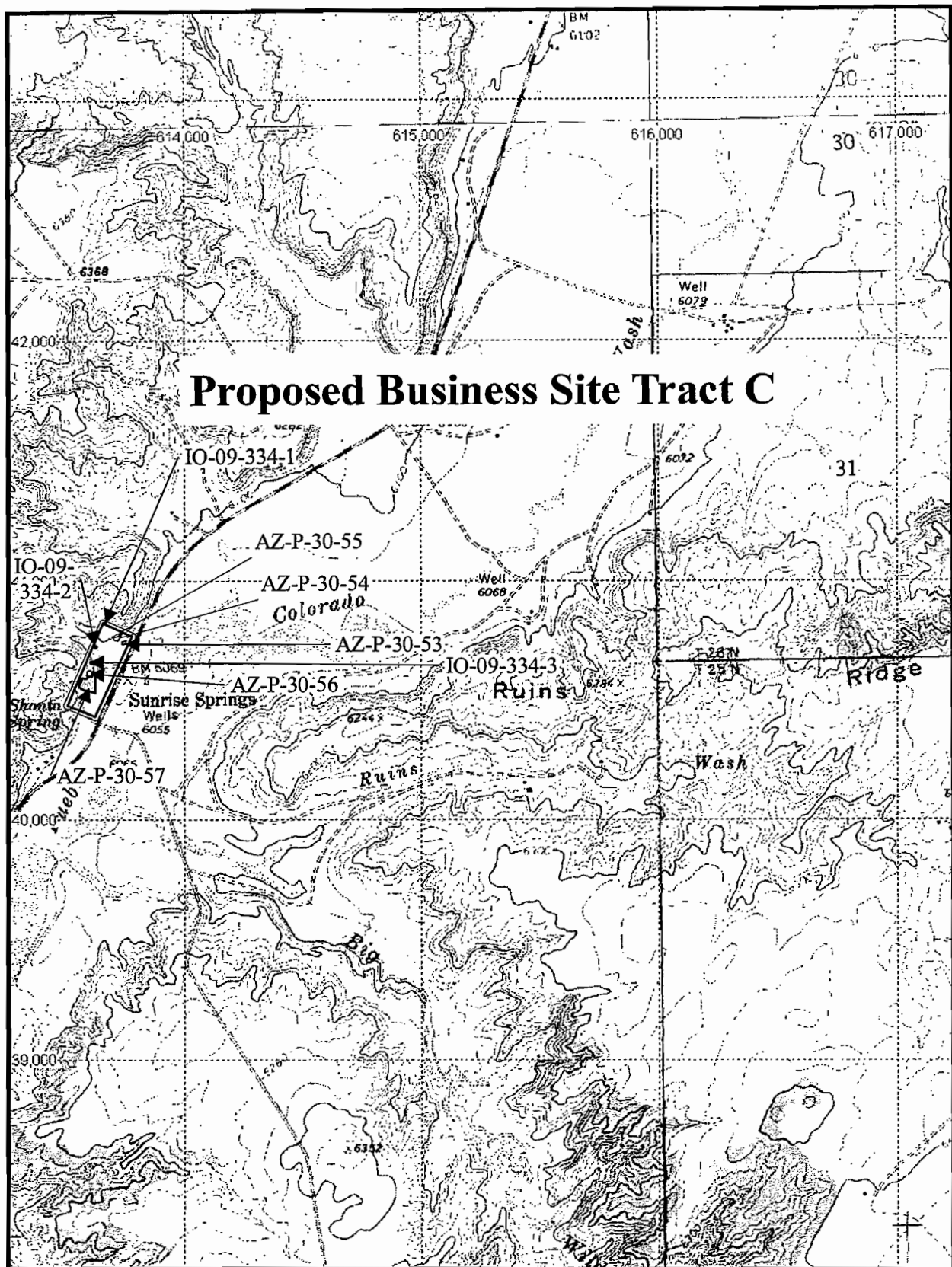
SITE ASSESSMENT UNDER 43 CFR 7.3 (Archaeological Resources Protection Act): The site is of archaeological interest. It may or may not meet the 100-year age requirement. Therefore, the site may or may not merit protection under ARPA.

SITE ASSESSMENT UNDER AIRFA (American Indian Religious Freedom Act): Because the hogan within this site has been identified as a *hook'eeghan*, this site appears to merit protection under the provisions of AIRFA.

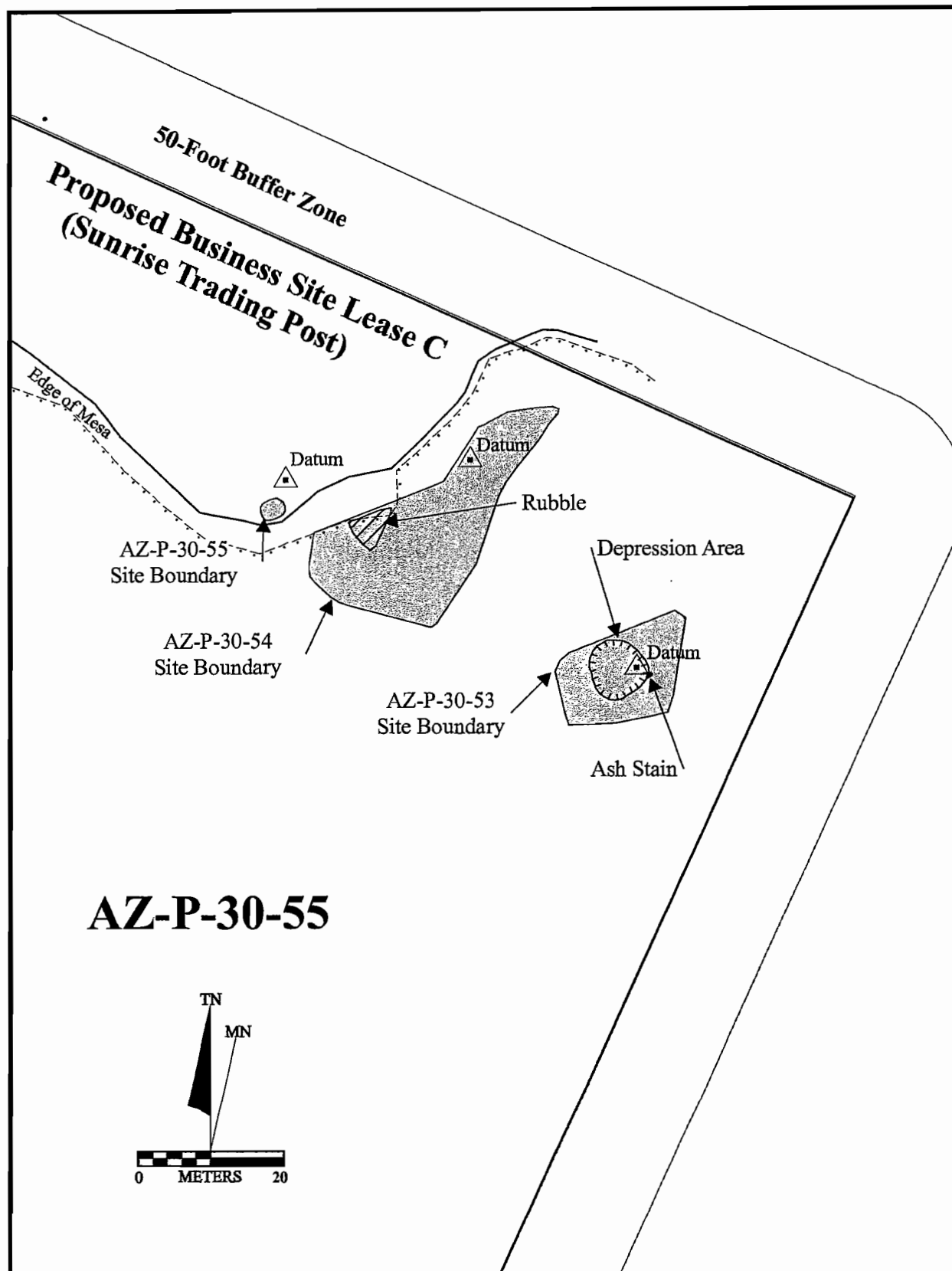
PROVIDE A SITE MAP (including site designation, north arrow, scale, recognizable features, landmarks, and relationship to project area).

HOW CAN THE SITE BE REACHED? (See attached USGS map.)

OTHER COMMENTS (Ethnographic data, etc.): An ethnographic interview by phone was conducted with Jones Lee, Sr., on November 3, 2009 by Antoinette Kurley-Begay of the NNAD. According to the informant, the hogan within this site has been at this location as far back as he can remember, and Mr. Lee thought the *hook'eeghan* dated prior to 1939 (the year of his birth). He was told not to go up by the site because of the *hook'eeghan*. Mr. Lee is of the *Kintichü'nii* (The Red House clan) and he is born for the *Kinyaa'áanii* (The Towering House clan).



Location map showing project area and identified cultural resources. Sunrise Spring, Ariz., 1973, 7.5' series USGS map; T.25N and T.26N, R.24E, GSRPM (NNAD 09-334).



Plan map of Site AZ-P-30-55 (NNAD 09-334).

NAVAJO NATION ARCHAEOLOGY DEPARTMENT

Site Survey and Management Form

SITE NO.: AZ-P-30-56 FIELD OR OTHER NAME: Site 10 DATE RECORDED: 8-20-09

PROJECT NUMBER & NAME: NNAD 09-334—A Cultural Resource Inventory of Proposed Sunrise Business Site Lease C (Sunrise Trading Post) for the Cornfields Chapter, Apache County, Arizona

ORGANIZATION: NNAD ARCHAEOLOGIST(S): Antoinette Kurley-Begay, Alviera Lee, and Curtis Yazzie

USGS MAP REFERENCE: Sunrise Spring, Ariz., 1973, 7.5' series

LEGAL LOCATION: Unplatted Section; T.25N, R.24E; G&SRPM

UTM: Zone 12; Northing 3940612, Easting 613604 (NAD 27 Datum);
Zone 12; Northing 3940812, Easting 613541 (NAD 83 Datum)

STATE: Arizona COUNTY: Apache CHAPTER: Cornfields

LAND STATUS: Navajo Tribal Trust

GROUND VISIBILITY: Kind and extent of cover? Ground visibility 95%, vegetation coverage 5%

TOPOGRAPHY: The site is located on top of mesa escarpment overlooking Pueblo Colorado Wash to the east.

DRAINAGE: An unnamed tributary of Pueblo Colorado Wash is located immediately north of the site.

ELEVATION (ft/m): 6137'/1871 m SLOPE & DIRECTION: 10° sloping east, north, and south

SOIL TYPE: Colluvial sand OTHER: Aeolian sand and sandstone outcrop

VEGETATION PRESENT: Vegetation consists of snakeweed, narrowleaf yucca, rabbitbrush, and Indian ricegrass.

CULTURAL AFFILIATION: Anasazi SITE TYPE: Specialized Activity Area—artifact scatter

PERIOD(S) OF OCCUPATION (Date, if known): Pueblo II (A.D. 900-1100) HOW DATED: Ceramic typology

DIMENSIONS OF SITE (l x w): 27 m by 23 m TOTAL AREA (sq. m): 488 sq. m—area of an oval

How Determined: Measured with GIS software.

ARCHITECTURE PRESENT? No

ARTIFACTS OBSERVED/COUNTED: Observed—less than 75 ceramic artifacts and less than 10 lithic artifacts

COLLECTIONS MADE? No

PHOTOS TAKEN: No

SITE DESCRIPTION: The site is located on top of a mesa along an escarpment. This area overlooks Pueblo Colorado Wash to the east. The site is located to the north and above the Sunrise Trading Post. This site contains a concentration of ceramic artifacts and several lithic artifacts. One possible hearth was noted on this site. In addition, several historic pieces of glass were noted on this site.

Feature 1 consists of a possible hearth located near the center of the site. The possible hearth is comprised of five shaped sandstone slabs that outline a 1 m by 1 m area. The sandstone slabs have been placed in vertically to form a circular to square shape. The sandstone slabs exhibit thermal alteration on the exterior sides of the features. No artifacts were noted in association with this feature.

The ceramic artifacts noted on this site consisted of less than 75 ceramics scattered throughout the site area. Inventory on 72 ceramics were conducted during site recordation. The ceramic artifacts included 14 plain gray ware sherds, 28 indented corrugated sherds, 8 clapboard sherds, 9 Sosi-style black-on-white ware sherds with carbon paint, 7 unidentifiable ceramic type sherds with mineral paint, and 1 unidentifiable black-on-white water sherd. The ceramic artifacts consisted of jars and bowl vessels.

The lithic artifacts noted on this site consisted of one early-stage thinning flake, two pieces of angular debris, and one hammerstone. The lithic artifacts were of chert and basalt material. The historic artifacts noted on this site consisted of aqua-colored glass fragments and eight pieces of purple-colored glass. The historic artifacts were not considered a separate temporal component within this site since it is more than likely that the historic artifacts noted on this site are affiliated with the Sunrise Trading Post located below this current site.

The site is situated near the top of a mesa and along an escarpment, thus the location of this site may have caused the site to undergo some erosional effects in the form of colluvial activity. The potential for buried cultural material on this site may be limited to the feature area. The condition of the site is fair.

This site is interpreted as an Anasazi specialized activity area that may have functioned as a resource gathering area or processing area. The site appears to date to the Pueblo I to Pueblo II temporal affiliation (A.D. 700-1100).

CONDITION OF SITE: Good Causes of disturbance: Natural erosion

LOCATION OF SITE RELATIVE TO PROJECT AREA: The site is located along the western edge of the proposed Business Site Lease C and about 50 feet (152.44 m) above the bottom of the valley floor containing the Sunrise Trading Post and the Pueblo Colorado Wash.

EXTENT OF INVESTIGATION TO DATE: Survey records including site form, sketch map, and photographs.

RESEARCH POTENTIAL: The site may retain a limited amount of buried cultural material which may provide additional data on prehistoric use of the area.

RECOMMENDATIONS: Because the site appears to be a Register-eligible property, it is recommended that a determination of no historic properties affected for the proposed undertaking in the area of the site by avoiding the site by a minimum of 50 feet. Avoidance of the site may be possible since the site is located at a location where access is unattainable since the site is located about 50 feet above the valley floor and along a mesa edge where no vehicle traffic or heavy equipment can access.

SITE ASSESSMENT UNDER 36 CFR 60.4 (National Register):

INTEGRITY: The site appears to possess integrity of location and setting. The qualities of materials, association, design, feeling, and workmanship do not appear to apply.

and CRITERIA a-d: The site does not appear to represent a property which is potentially eligible for inclusion on the National Register of Historic Places under criteria a, b, or c. It may be eligible under criterion d since appears to retain research potential.

EXCLUSIONS: The site does not appear to fall into categories a-g, thus it does not qualify as an exclusion. The site does meet the 50-year guideline.

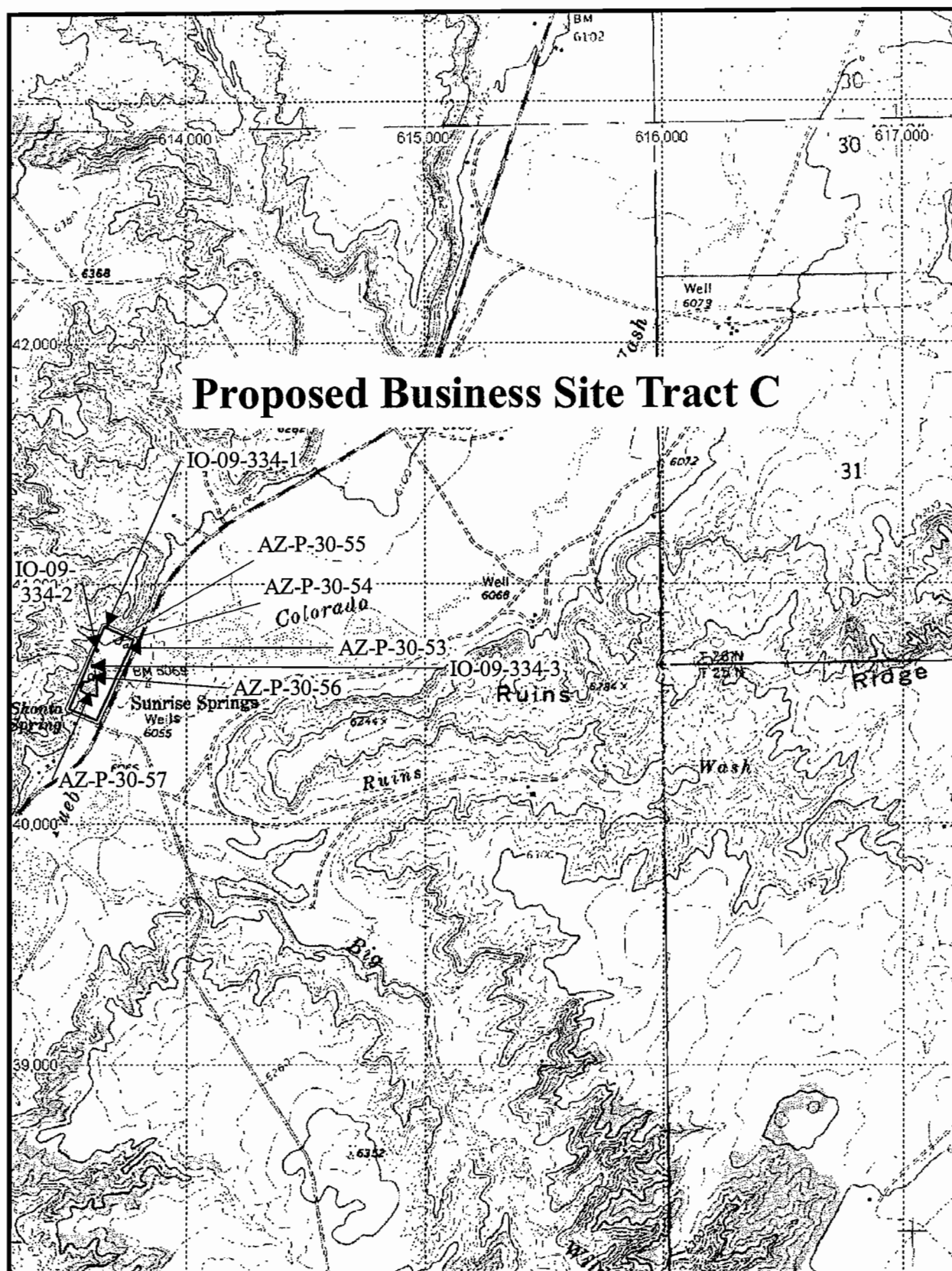
SITE ASSESSMENT UNDER 43 CFR 7.3 (Archaeological Resources Protection Act): The site is of archaeological interest and it does appear to meet the 100-year age requirement. Thus, the site appears to merit protection under ARPA.

SITE ASSESSMENT UNDER AIRFA (American Indian Religious Freedom Act): The site does not appear to merit consideration under AIRFA.

PROVIDE A SITE MAP (including site designation, north arrow, scale, recognizable features, landmarks, and relationship to project area).

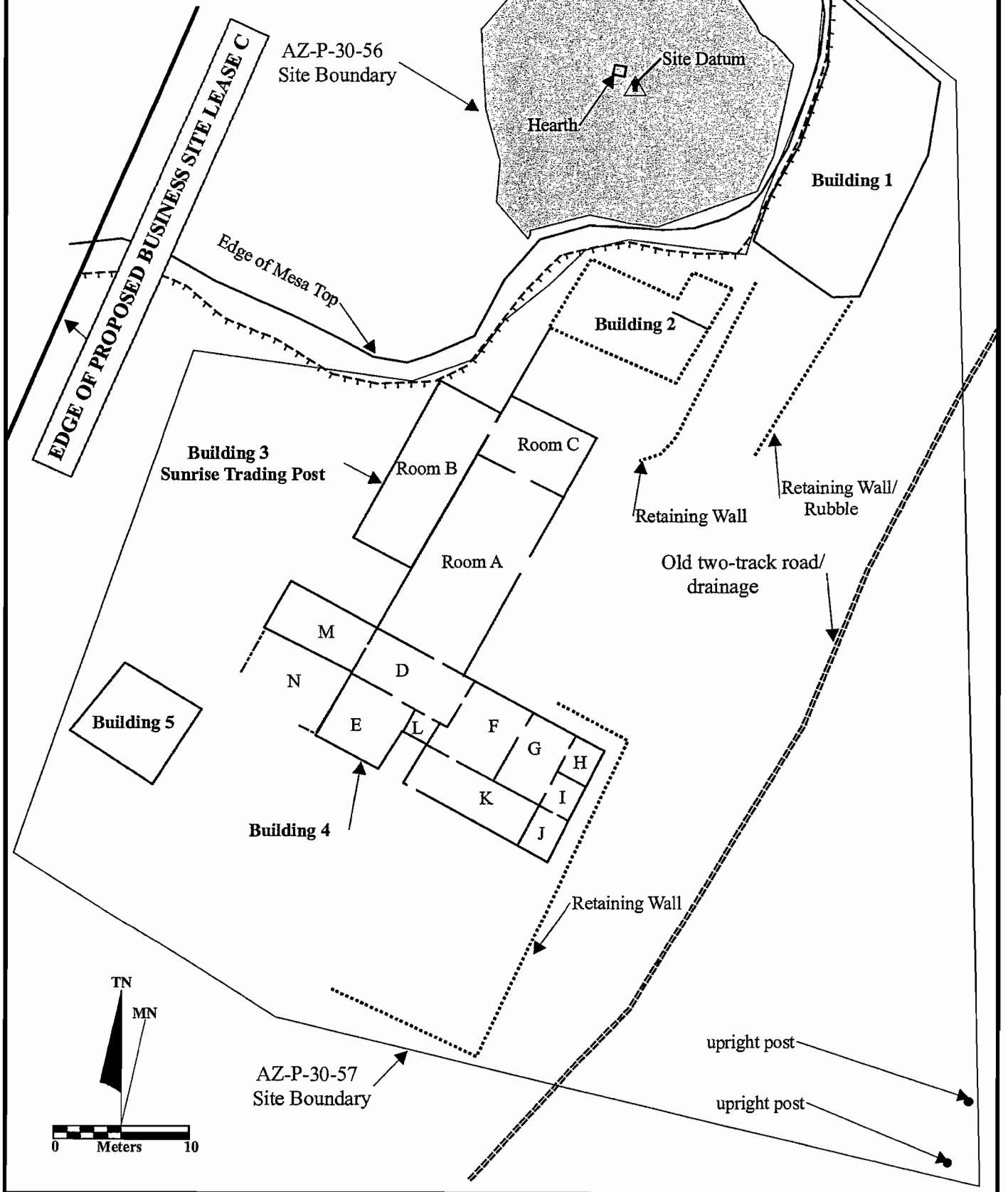
HOW CAN THE SITE BE REACHED? (See attached USGS map.)

OTHER COMMENTS (Ethnographic data, etc.): None



Location map showing project area and identified cultural resources. Sunrise Spring, Ariz., 1973, 7.5' series USGS map; T.25N and T.26N, R.24E, GSRPM (NNAD 09-334).

AZ-P-30-56



Plan view of Site AZ-P-30-56 (NNAD 09-334).

NAVAJO NATION ARCHAEOLOGY DEPARTMENT

Site Survey and Management Form

SITE NO.: AZ-P-30-57 FIELD OR OTHER NAME: Sunrise Trading Post DATE RECORDED: 8-20-09
PROJECT NUMBER & NAME: NNAD 09-334—A Cultural Resource Inventory of Proposed Sunrise Business Site Lease C (Sunrise Trading Post) for the Cornfields Chapter, Apache County, Arizona
ORGANIZATION: NNAD ARCHAEOLOGIST(S): Antoinette Kurley-Begay, Aleda Myerson, and Matthew Pettigrew
USGS MAP REFERENCE: Sunrise Spring, Ariz., 1973, 7.5' series
LEGAL LOCATION: Unplatted Section; T.25N, R.24E; G&SRPM
UTM: Zone 12; Northing 3940587, Easting 613601 (NAD 27 Datum); Northing 3940787, Easting 613538 (NAD 83 Datum)
STATE: Arizona COUNTY: Apache CHAPTER: Cornfields
LAND STATUS: Navajo Tribal Trust
GROUND VISIBILITY: Kind and extent of cover? Ground visibility 95%, vegetation coverage 5%
TOPOGRAPHY: The site is located at the base of a mesa located to the west of the Pueblo Colorado Wash.
DRAINAGE: An unnamed tributary of Pueblo Colorado Wash is located to the north of the site.
ELEVATION (ft/m): 6096'/1859 m SLOPE & DIRECTION: Less than 2° sloping east
SOIL TYPE: Aeolian sands OTHER: Colluvial deposits and sandstone outcrop
VEGETATION PRESENT: Vegetation consists of snakeweed, Russian thistle, rabbitbrush, cacti, and annual plants.
CULTURAL AFFILIATION: Euro-American/Navajo SITE TYPE: Trading Post with habitation
PERIOD(S) OF OCCUPATION (Date, if known): 1907 to 1987 HOW DATED: Ethnographic information and previous archival research
DIMENSIONS OF SITE (l x w): 73 m by 63 m TOTAL AREA (sq. m): 1,149.8 sq. m—area of an oval

How Determined: Measured with GIS software.

ARCHITECTURE PRESENT? Yes Describe: five buildings including the Sunrise Trading Post, a barn/garage, a residence, the trader's home, and a storage building

ARTIFACTS OBSERVED/COUNTED: Observed—only one historic artifact on the site.

COLLECTIONS MADE? No

PHOTOS TAKEN: Yes COLOR: Digital 09-332; Frames: 1010082 through 1010110

SITE DESCRIPTION: Site AZ-P-30-57 was previously documented in 1991 during a reconnaissance of the trading post by Richard Begay (1991); however, a site number was not assigned to the trading post compound. Therefore, under this current project, the trading post was rerecorded, remapped, and a Navajo Nation site number was assigned to the trading post/site. Further, Historic Cultural Properties Inventory (HCPI) Base forms were also completed for the Sunrise Trading Post site under this current project.

Site AZ-P-30-57 is the remains of Sunrise Trading Post. The site contains the remains of five buildings. The trading post began its operation in 1907 according to previous documentation. The five buildings consist of the barn and garage (Building 1), a residence or house (Building 2), the Sunrise Trading Post (Building 3), the trader's home (Building 5), and a garage or storage building (Building 6).

Building 1 was identified as the barn and/or garage area. The barn appears to have been constructed incorporating the eastern sandstone face of the mesa. A pile of cut and uncut rock were noted around the perimeter of the barn. According to previous documentation of Building 1 by Begay (1991), a garage was also noted within the area of Building 1. The outline of this garage could not be detected under this current project; however, retaining walls were noted to the east and west of the area where the garage was initially noted to be.

Building 2 is the remains of a masonry adobe structure that may have been a trader's home. This building was noted to contain five rooms by Begay (1991). Under this project, most of the walls had collapsed and only two rooms were noted. The bathtub and bathroom water hook-ups were still visible in the wall. The northern and northwestern wall of this structure is still standing. The remaining walls have collapsed. The floor of this structure was not visible but a window was noted along the northern wall.

Building 3 is the Sunrise Trading Post and it contains three rooms (Rooms A, B, and C). Room A appears to have been the actual post area. Room B appears to have been a storage room where they kept items such as jewelry, rugs, saddles, etc. Room C is a smaller room that adjoins the post room. Although the walls are still standing within Building 3, the entire viga-style roof is gone. The posts that supported the roof are no longer present. The wall within Building 3 was constructed of masonry rock and adobe with the walls plastered. The top of the walls that supported the roof had a layer of cinder block held together by a layer of cement. This probably was conducted to aid in supporting the viga-style roof. Large beam holes were noted along the western and eastern sides of this structure. The northwestern corner of Room C also appears to have been burned.

Building 3 has one main entrance facing east and three doorways as entrances between the rooms and also serves as entrance to Building 4.

Building 4 adjoins Building 3 to the south. Building 4 appears to have been used as the trader's home. The masonry-style construction was noted within 2 of 11 rooms that comprise this building. The two masonry rooms are thought to be originally part of the trading post structure in Building 3, but later the wooden frame house with seven rooms was added to the east of the masonry rooms. Even later, two additional rooms were added to the west of the masonry rooms. The two latter rooms were made of terra-cotta bricks that were also used to construct the garage or shed (Building 5). The roof within the segment of Building 4 containing the wood frame addition is still present. Rooms D and E are constructed of masonry adobe. Room E is another room but the function of this room is unknown. A doorway on the west wall of Room E has also been closed off and plastered with cement. Room F appears to be a kitchen. Room G appears to be a dining room. Rooms H, I, and J appear to be bedrooms. Room K appears to be the living room with an entrance on the western side of this room. Room K also contains a large window that extends across the southern wall of this room. Room L appears to be the vault room as this room is very small and the entrance or window facing south is closed off and plastered. Informants noted that a vault was located in that room at one time, but has been recently removed. Room M is another room that has been constructed of terra-cotta bricks. This room has a cement floor with three windows and a doorway. Room N is located directly adjacent to Room M; however, Room N is not completely enclosed and it has a cement floor. Room N may have been a patio. This segment of Building 4 also does not contain a roof. A retaining rock wall was noted on the eastern and southeastern side of Building 4. Also a cement sidewalk was also noted in front (eastern side) of Building 3 and on the northern and eastern side of Building 4.

Building 5 is located south to southwest of Building 4 and is constructed of terra-cotta bricks. A large entrance to this structure was noted on the southeastern side of this structure. Two windows and a cement floor were also noted in this structure.

Two vertical posts were noted at a distance of about 35 m southeast of Building 4. These posts are thought to be the remains of a corral associated with the Sunrise Trading Post. The outline of the corral was not discernable at the time of the site recordation. A limited amount of artifacts were noted in the area, but Building 4 has been recently used by local Navajo indigents of the area. There are recent clothes and blankets that are noted in Room L of Building 4. As with most of the construction material on this site, the artifacts appear to have been salvaged.

The condition of the site is poor with disturbances to the site occurring from the salvaging of material on the site and from a previous fire that had occurred to Buildings 1, 2, and portions of Building 3. This comparison is documented previously by Begay (1991) where he indicated that the roof of Building 2 was partially intact roof. Corrugated steel sheets were noted in this building during the 1991 documentation. Under this current site recordation, no roofing material was present in Building 2. Further items noted within Building 4 have also been salvaged such as the vault and other material. Although Building 4 is the only building within this complex to contain a roof, the wooden floors and the roof do not appear to be in stable condition as the floors of rooms on the northern side of this building have caved inward. Thus, the archaeologists did not attempt to enter this building because of the unstable condition it posed. Further, as mentioned Buildings 1, 2, and a portion of Building 3 were affected by a previous fire that had started in Building 1, when a fire ignited the hay that was stacked in the barn at the time the trading post was in use.

Buildings 1 and 3 (the barn/garage and the trading post) appear to be the original segments of the trading post that may have been constructed in 1907. The remaining structures, Buildings 2, 4, and 5 appear to have been constructed during a later date; however, the actual dates of construction are not known. The trader's home, Building 4, is modern as with Building 5, the storage room.

CONDITION OF SITE: Poor

Causes of disturbance: Natural erosion

LOCATION OF SITE RELATIVE TO PROJECT AREA: The site is located in the southwestern side of the proposed Business Site Lease C (Sunrise Trading Post).

EXTENT OF INVESTIGATION DATE: Survey records including site form, sketch map, and photographs.

RESEARCH POTENTIAL: The site does not appear to retain buried cultural material, and an intensive effort was made to document this trading post through ethnographic and archival research. Attempts were made to acquire a collection of photographs from Britt Howard (a business partner of the late Jay Springer); however, these efforts proved futile. Thus, it is the opinion of the archaeologist that although this and other trading posts across the reservation were considered a significant part of Navajo history and the economy, the extensive documentation and recordation of this trading post has in essence exhausted the site's research potential. Further, the re-use of the trading post complex will continue to add to the site's integrity with regard to criterion a.

RECOMMENDATIONS: Although Site AZ-P-30-57 may be a Register-eligible property, the post has undergone many disturbances from recent salvaging and from previous disturbances that has affected the older structures within this site. Further, although the site may be eligible under criterion a, the proposed undertaking that is planned for this site will not effect the eligibility of the site, since re-use of the trading post will only add to the integrity of the site. Thus, a determination of adverse effect is recommended for Site AZ-P-30-57, the Sunrise Trading Post; however, the documentation presented in this report should be considered mitigation to the potential effects that will occur to the site. Further, mitigation of the adverse effects to this site may also be addressed by presenting the history of the trading post within the renovated store when it is completed for the local community.

SITE ASSESSMENT UNDER 36 CFR 60.4 (National Register):

INTEGRITY: The site appears to possess integrity of location, setting, and design. The qualities of association, feeling, materials, and workmanship do not appear to apply.

and CRITERIA a-d: The site does not appear to represent a property which is potentially eligible for inclusion on the National Register of Historic Places under criteria b, c, or d. It may be eligible under criterion a since construction and use of the trading post in the early 1900s was considered a prominent time of the Navajo history and Navajo economy, thus the trading post, as currently documented, may contribute to the broad patterns of Navajo history.

EXCLUSIONS: The site does not appear to fall into categories a-g, thus it does not qualify as an exclusion. The site does meet the 50-year guideline.

SITE ASSESSMENT UNDER 43 CFR 7.3 (Archaeological Resources Protection Act): The site is no longer of archaeological interest. It does appear to meet the 100-year age requirement. The site does not appear to merit protection under ARPA.

SITE ASSESSMENT UNDER AIRFA (American Indian Religious Freedom Act): The site does not appear to merit consideration under AIRFA.

PROVIDE A SITE MAP (including site designation, north arrow, scale, recognizable features, landmarks, and relationship to project area).

HOW CAN THE SITE BE REACHED? (See attached USGS map.)

OTHER COMMENTS (Ethnographic data, etc.): Ethnographic interviews were conducted with Jones Lee, Sr., a local Navajo resident of the Cornfields Chapter; Clarence Wheeler, a former trader who resides in Farmington, New Mexico; and other local Cornfields Chapter members. Additionally, a business partner of one of the previous traders/accountants for the Sunrise Trading Post, the late Jay Springer, was also contacted. This business partner was identified as Britt Howard, an accountant from Gallup, New Mexico. Archival information was also researched about the Sunrise Trading Post from the Northern Arizona University files, and books "*Navajo Places*" (Linford 2000) and "*Old Trading Posts of the Four Corners*" (Berkholz 2007).

The ethnographic interview with Jones, Lee, Sr., a 70-year-old Navajo man, was conducted on November 5, 2009. Mr. Lee could not confirm the age of the trading post, but he did indicate that the barn was used as a warehouse and it was constructed of local limestone located near the trading post.

An ethnographic interview with Clarence Wheeler of Farmington, New Mexico was also conducted regarding the trading post. The informant, Mr. Wheeler, is a trader who managed the Upper Greasewood and the Keams Canyon Trading Posts. The informant was known by the local Navajo as *Chüsch'ili Yázhí* (Small One With Curly Hair). He also speaks Navajo fluently. The informant is the nephew of Clarence A. Wheeler or C. A. Wheeler who operated the Sunrise Trading Post from 1929 to the 1960s, and also operated the Lower Greasewood and White Cone Trading Posts during this time. According to the informant, his uncle, C. A. Wheeler, needed an accountant since his trading posts were successful. His uncle thus hired an accountant or bookkeeper by the name of Harold Springer and another individual by the name of Bill McGee to assist him in running the trading posts. Harold Springer became a partner of C.A. Wheeler in the 1940s. Later in the 1960s, Jay Springer, the son of Harold Springer became the accountant and also helped operate the Sunrise Trading Post.

Further, information was obtained from an oral history interview with the late Jay Springer from the Northern Arizona University Cline Library-Special Collections and Archives Department, Exhibit Traders; Voices from the Trading Post (NAU 2000). The late Jay (Harold Jay) Springer's parents were Harold (also known as *K'ineeshbizi*—Dumpling) and Ruth Springer who operated the Sunrise Trading Post. The Springer's came from Durango, Colorado and ended up in Gallup, New Mexico. They moved and helped out at the Sunrise Trading Post as bookkeepers during the depression (1930s). The late Jay Springer was born in 1935 in Ganado but passed-away on December 5, 2008 at 72 years of age. His business partner, Britt Howard, who is an accountant in Gallup, NM still has in his possession photos of the Sunrise Trading Post. Efforts were undertaken to obtain copies of those photos under the current project but to no avail. The late Jay Springer apparently left his trading post business in 1992. No information was provided about the buildings within the trading post; however, Jay Springer revealed that they resided at the location of the Sunrise Trading Post until he and his sister were of age to go to school in Gallup, NM. The informant further mentioned that Navajo families were known to camp in the area of the trading post when they came from areas at distances to trade at the Sunrise Trading Post.

Information obtained from the book *Navajo Sacred Places* (Linford 2000) indicated that the Sunrise Trading Post was established by J. H. McAdams and E. J. Marty in 1907. Apparently, Mr. Hubbell from Hubbell Trading Post was angry at the traders at Sunrise Trading Post because it affected his post financially. J. H. McAdams held onto to the post and sold it in 1909 to Hubert Richardson. Richardson sold the post to William Bickel Co., in the 1920s. In 1929, Albert Hugh Lee and Clarence A. Wheeler bought the Sunrise Trading Post in 1929.

Information obtained from *Old Trading Posts of the Four Corners* (Berkholz 2007) also revealed that the Sunrise Trading Post was established by J. H. McAdams and E. J. Marty in 1907. Later, McAdams stayed on and bought out Marty. In 1909, McAdams sold the trading post to his nephew, Hubert Richardson. In the 1920s, William Bickel Co., bought the post. In 1924, Albert Lee and Clarence A. Wheeler attained half of the trading post while the William Bickel Co., held the other half. In 1929, Wheeler and Lee bought out the William Bickel Co. In the early 1940s, Clarence A. Wheeler and Harold Springer operated the trading post. In 1970, Jay Springer and Gene Wheeler operated the trading post. Finally, in 1987, the trading post closed.

Information obtained from the Navajo Nation Small Business Department and the Fort Defiance Regional Business office revealed that the trading post lease (business lease) was held by Jean Wheeler from 1981 to 1988. In 1988, the lease was relinquished back to the Cornfields Chapter.

To summarize, the trading post appears to have begun operation in 1907 and ended its operation in 1987. The trading post had changed operators at least six times or more during its operation. All of the operators were Anglo, although Navajo workers were common at the trading post, but were used only as hired hands or clerks.

REFERENCES CITED:

Begay, Richard M.

1991 *Sunrise Trading Post. A Reconnaissance of the Destruction of the Compound Lower Greasewood Chapter, Arizona.* NNHPD Report 91-096. Navajo Nation Historic Preservation Department, Window Rock, Arizona.

Berkholz, Richard C.

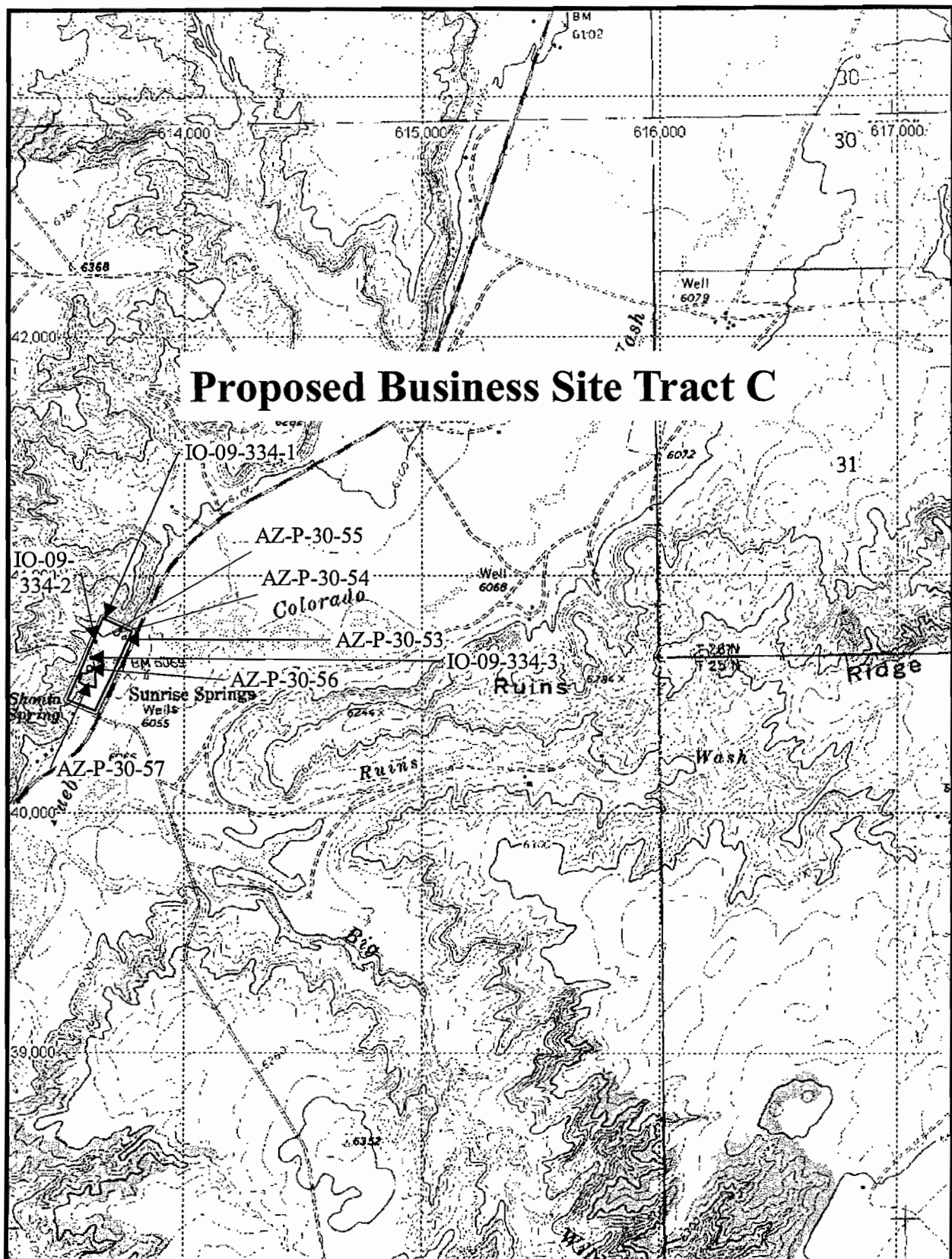
2007 *Old Trading Posts of the Four Corners.* A Guide to Early-Day Trading Posts Established On or Around the Navajo, Hopi, and Ute Mountain Ute Reservations. Western Reflections Publishing Company, Lake City, Colorado.

Linford, Laurance D.

2000 *Navajo Places. History, Legend, Landscape.* University of Utah Press. Salt Lake City, Utah.

Northern Arizona University

2000 *Traders. Voices from the Trading Post.* Oral History Interviews Exhibit. Northern Arizona University, Cline Library, Special Collections and Archives Department. Northern Arizona University, Flagstaff, Arizona.

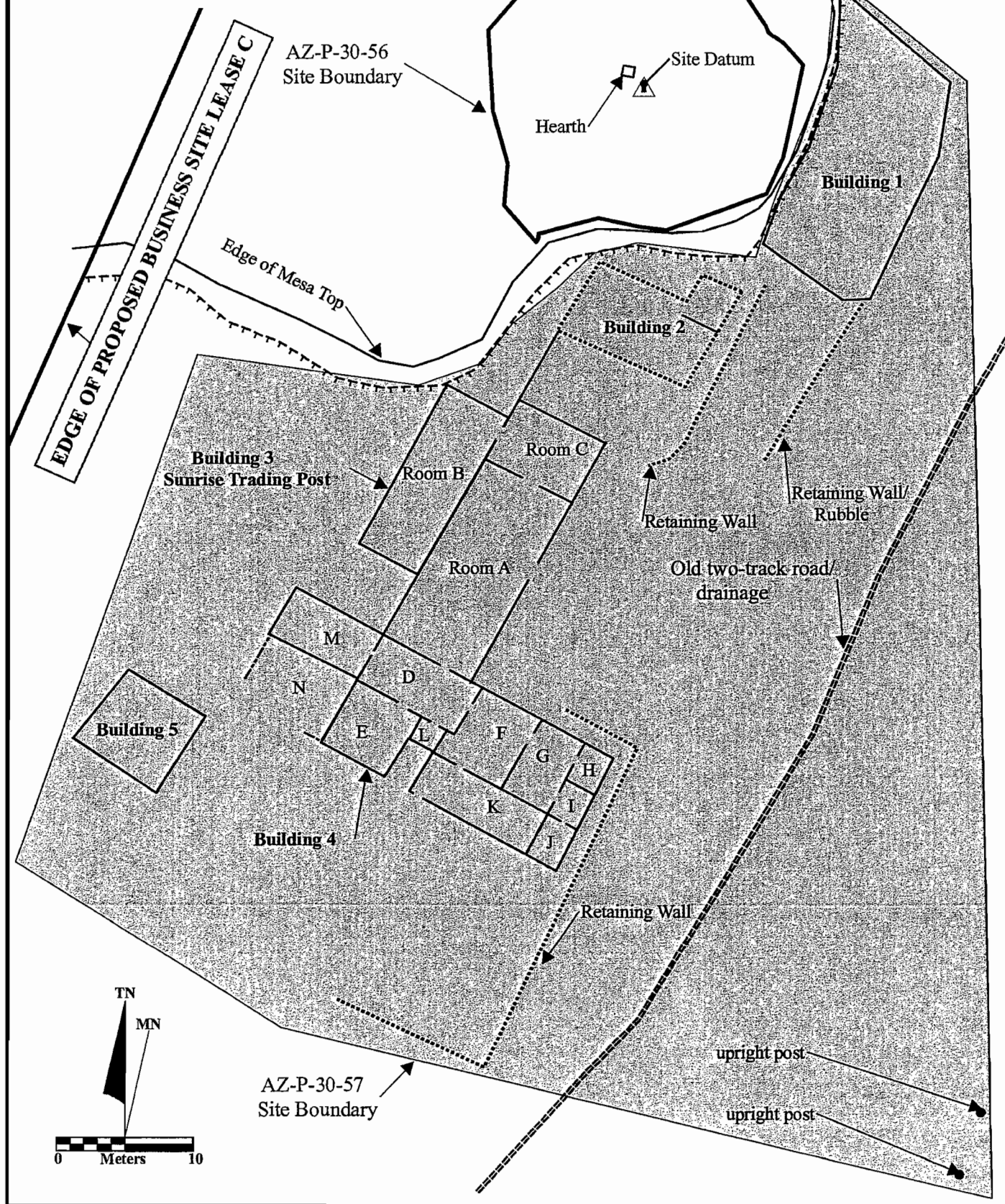


Proposed Business Site Tract C

Location map showing project area and identified cultural resources. Sunrise Spring, Ariz., 1973, 7.5' series USGS map; T.25N and T.26N, R.24E, GSRPM (NNAD 09-334).

Sunrise Trading Post

AZ-P-30-57



Plan view of Site AZ-P-30-57, the Sunrise Trading Post (NNAD 09-334).

Appendix B

**Navajo Nation Historic Preservation Department
Historic Cultural Properties Investigation Base Forms (HCPI)**

HISTORIC CULTURAL PROPERTIES INVENTORY (HCPI) Base Form 1

Navajo Nation Historic Preservation Department (THPO)/Facilities Management Program

Page 1

For HPD Office Use		HCPI No.	District No.	NHPF	SRCP	Criteria	A	B	C	D
PROPERTY IDENTIFICATION										
1. Name of Property: AZ-P-30-57		2. Historic Name of Property: Sunrise Trading Post		3. Building No.: N/A						
4. Address/Location: AZ-P-30-57 is located about 200 feet (60.98 m) west of Navajo Route 15		5. County/State: Apache County, Arizona		7. UTM Location: Zone: 12 Easting: 613601 (NAD 27 Datum) Northing: 3940587 (NAD 27 Datum) Easting: 613538 (NAD 83 Datum) Northing: 3940787 (NAD 83 Datum)				8. USGS Map Name & Location: Sunrise Spring, Ariz., 1979		
9. Property Type:		<input checked="" type="checkbox"/> Building		<input type="checkbox"/> Structure		<input type="checkbox"/> Site		<input type="checkbox"/> Object		
<p>AZ-P-30-57 is the remains of Sunrise Trading Post. The site contains the remains of five buildings. The trading post began its operation in 1907 according to documentation. The five buildings consist of the barn and garage (Building 1), a residence or house (Building 2), the Sunrise Trading Post (Building 3), the traders home (Building 5), and a garage or storage building (Building 6).</p> <p>Building 1 was identified as the barn and/or garage area. The barn appears to have been constructed incorporating the eastern-sandstone face of the mesa. A pile of cut and uncut rock were noted around the perimeter of the barn. According to previous documentation of Building 1 by Begay (1996), a garage was also noted within the area of building 1. The outline of this garage could not be detected under this current project; however retaining walls were noted to the east and west of the area where the garage was initially noted to be.</p> <p>Building 2 is the remains of a masonry adobe structure that may have been a traders home. This building was noted to contain five rooms by Begay (1996). Under this project, most of the walls had collapsed and only two rooms were noted. The bathtub and bathroom water hook-ups were still visible in the wall. The northern and northwestern wall to this structure still is standing. The remaining walls have collapsed. The floor to this structure was not visible but a window was noted along the northern wall.</p> <p>Building 3 is the Sunrise Trading Post and it contains three rooms (Rooms A, B, and C). Room A appears to have been the actual post area. Room B appears to have been a storage room where they kept items such as jewelry, rugs, saddles, etc. Room C is a smaller room that adjoins the post room. Although the walls are still standing within Building 3, the entire viga-style roof is gone. The posts that supported the roof are no longer present. The wall within Building 3 was constructed of masonry rock and adobe with the walls plastered. The top of the walls that supported the roof had a layer of cinder block held together with a layer of cement. This probably was conducted to aid in supporting the viga-style roof. Large beam holes were noted along the western and eastern sides of this structure. The northwestern corner of Room C also appears to have been burned. (see Continuation Sheet No. 5)</p>				10. Current Owner & Address: Cornfields Chapter, Navajo Nation						
				11. Historic Owner(s): Navajo Nation						
				12. Photo Information: A) View of: AZ-P-30-57 B) Disk Name/No.: 09-334 C) Exposure No.: D) Photographer/Source: Antoinette Kurley-Begay E) Date Taken: <input type="checkbox"/> Unknown F) Historic: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No						

SURVEY INFORMATION					
13. Surveyor: Antoinette Kurley-Begay		14. Date of Survey: Archaeological inventory on August 3, 2009		15. Previous Survey Date(s): Reconnaissance in April 1991 (HPD 91-096)	
16. Current Property Use(s): <input type="checkbox"/> Occupied <input type="checkbox"/> Occupant: <input type="checkbox"/> Owner <input type="checkbox"/> Other: <input checked="" type="checkbox"/> Abandoned <input checked="" type="checkbox"/> Demolished If so, <input type="checkbox"/> As of: <input type="checkbox"/> Unknown		17. Historical Property Use(s) / Dates: J.H. McAdams and E.J. Marty built Sunrise Trading Post in 1907. Hubert Richardson bought the trading post in 1909. The William Bickel Company bought the trading Post in the 1920s. Albert Hugh Lee and Clarence A. Wheeler bought the trading post in 1929. Clarence A. Wheeler and Harold Springer owned the trading post in the early 1940s. Jay Springer and Jean Wheeler owned trading post in 1970. The trading post closed in 1987			
18. Setting: If Urban: <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial		<input checked="" type="checkbox"/> Rural <input type="checkbox"/> Village		<input type="checkbox"/> Suburban <input type="checkbox"/> Urban <input type="checkbox"/> Residential <input type="checkbox"/> Public	
19. Relationship to Surroundings: The Sunrise Trading Post is situated at the eastern base of a low mesa overlooking Sunrise Spring Wash to the east					
20. Significance to Current Community: <input type="checkbox"/> None <input type="checkbox"/> Low <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> High <input type="checkbox"/> Unknown Describe: The Sunrise Trading Post was utilized by the surrounding communities of cornfields and Lower Greasewood until its closure in the 1980s.		21. Other Significance or Information of Interest: (Such as historical, legendary, structural, former ownership, etc.) The Sunrise Trading Post was a post that many local Navajo of the area.			
		22. Is the Property a Local Landmark? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown			

HISTORIC CULTURAL PROPERTIES INVENTORY (HCPI) Base Form 1

Navajo Nation Historic Preservation Department (THPO)/Facilities Management Program

Page 2

SURVEY INFORMATION (continued...)

23. National/State/Tribal Register

Is the property individually listed on a historic register? ☐ Yes ☐ No ☒ Unknown

If Yes, ☐ National ☐ State ☐ Tribal

Register No.: _____

If No or Unknown, do you think the property is eligible for listing? ☒ Yes ☐ No ☐ Not Sure

Reasons: The trading post possesses integrity of location, setting, and design. The trading post is probably not eligible for nomination to the National Register under criteria b, c, or d. The trading post may, however, be considered eligible under criterion a since construction and use of the trading post in the early 1900s was considered a prominent time of the Navajo history. Although the trading post is over 50 years old, more recent structures have been added to the original 1907 structure and renovation to structures, as well as the more recent dismantling and salvaging of the structure at this post has affected the original structure built in 1907. In addition, disturbance from a previous fire has also affected the older trading post structure. Although the trading post does appear to be a Register-eligible property, the trading post has been altered to the extent that site AZ-P-3-57 may not be eligible under criterion a.

24. National/State/Tribal Historic District

Is the property in a historic district? ☐ Yes ☒ No ☐ Unknown

If Yes, the district is: ☐ National ☐ State ☐ Tribal

District Name: _____

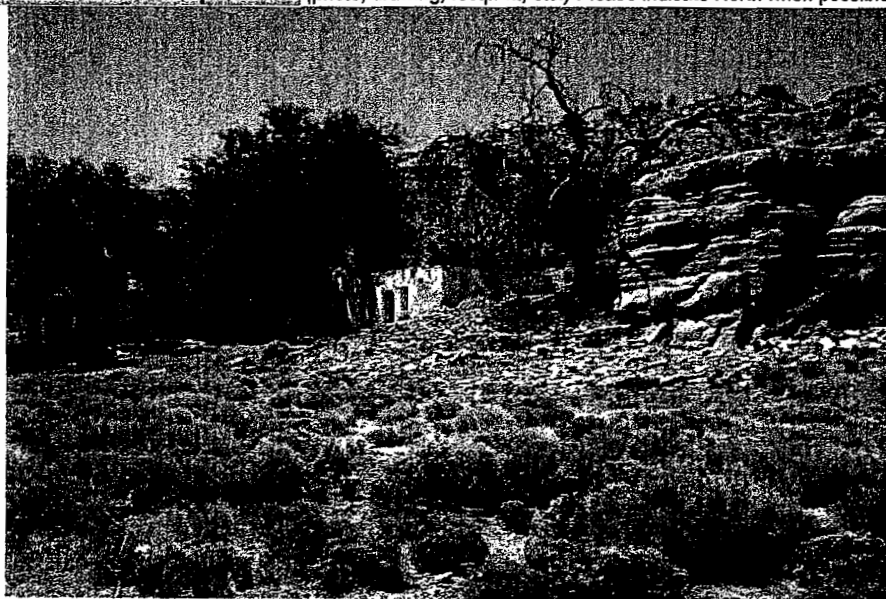
If Yes, the property is: ☐ Contributing ☐ Non-Contributing ☐ Unknown

25. Is the Property Endangered?

☒ Yes ☐ No ☐ Unknown

If Yes, How? The proposed undertaking is to refurbish the trading post structure to utilize for a Navajo owned store for the local Navajo residents

26. Additional Perspective: (photo, drawing, footprint, etc.) Please indicate North when possible.



View of: East Side of Sunrise Trading Post (Buildings 3 and 4 still standing). Buildings 1 and 2 in ruins in center right side of photo. (Photo facing southwest).

Disk Name: 09-334

Exposure No.: P1010018

Photographer: Antoinette Kurley-Begay

Date Taken: 8-3-09

PROPERTY BACKGROUND

27. Architect: ☐ Not Yet Determined

The trading post contains five buildings. Building 1 is a barn and garage area constructed of local stone and wood built against a natural stone outcrop.

Building 2 is an adobe and masonry 5-room house

Building 3 is the original trading post structure with three rooms. This building is constructed of adobe and masonry with a viga-style roof. Cement plaster covers top of masonry wall near where roof adjoined the structure.

Building 4 is the trader's home with 11 rooms. Several of the rooms appear to have been part of the original construction of Building 3 and are constructed of adobe and masonry walls. One wing of the building is constructed of wood with wooden floor. While the other wing is constructed of earthen blocks.

Building 5 is a garage or storage structure constructed of earthen blocks.

A corral was noted to be east of Buildings 3 and 4, however, only two posts were noted in this area.

Source: In-filed inventory and assessment

28. Builder: ☐ Not Yet Determined

Traders former owners

Source: Linford, Laurence D. (2000). *Navajo Places*

29. Construction Date:

☐ Not Yet Determined

☒ Known

☐ Estimated

Date: 1907 though 1940s

Source:

30. Supplemental Forms

☒ HCPI Detail Form 2

☒ Continuation Sheet(s); No. of Pages: 5

☐ None

HISTORIC CULTURAL PROPERTIES INVENTORY (HCPI) Base Form 1

Navajo Nation Historic Preservation Department (THPO)/Facilities Management Program

Page 3



View of: East side of Sunrise Trading Post in the late 1930s and or the 1940s. Photo from Northern Arizona University, Cline Library Digital Archives Item 760 (Photo facing southwest).

Disk Name: NAU.PH.658.971

Exposure No.: Item 760

Photographer: Unknown

Date Taken: 1930 or 1940s



View of: East side of Sunrise Trading Post taken in August 2009. Note rubble on far right hand side of photo where Building 1 was situated (Photo facing southwest).

Disk Name: 09-334

Exposure No.: 1010088

Photographer: Antoinette Kurley-Begay

Date Taken: 8-3-09

HISTORIC CULTURAL PROPERTIES INVENTORY (HCPI) Base Form 1

Navajo Nation Historic Preservation Department (THPO)/Facilities Management Program

Page 4

CONTINUATION SHEET

Property Name:

Continuation Sheet No.: 1



View of: Interior wall and main entrance of Sunrise Trading Post, Building 3 with adobe and stone walls and wood frame windows and doorway. Note bottom of photo where top of masonry wall is plastered with cement (Photo facing east)

Disk Name: 09-334

Exposure No.: 1010092

Photographer: Antoinette Kurley-Begay

Date Taken: 8-3-09



View of: Northwest interior corner of Building 3, the Sunrise Trading Post. Note burned masonry wall with ridge located upslope in background (Photo facing northwest).

Disk Name: 09-334

Exposure No.: 1010014

Photographer: Antoinette Kurley-Begay

Date Taken: 10-23-09

CONTINUATION SHEET

Property Name:

Continuation Sheet No.: 2



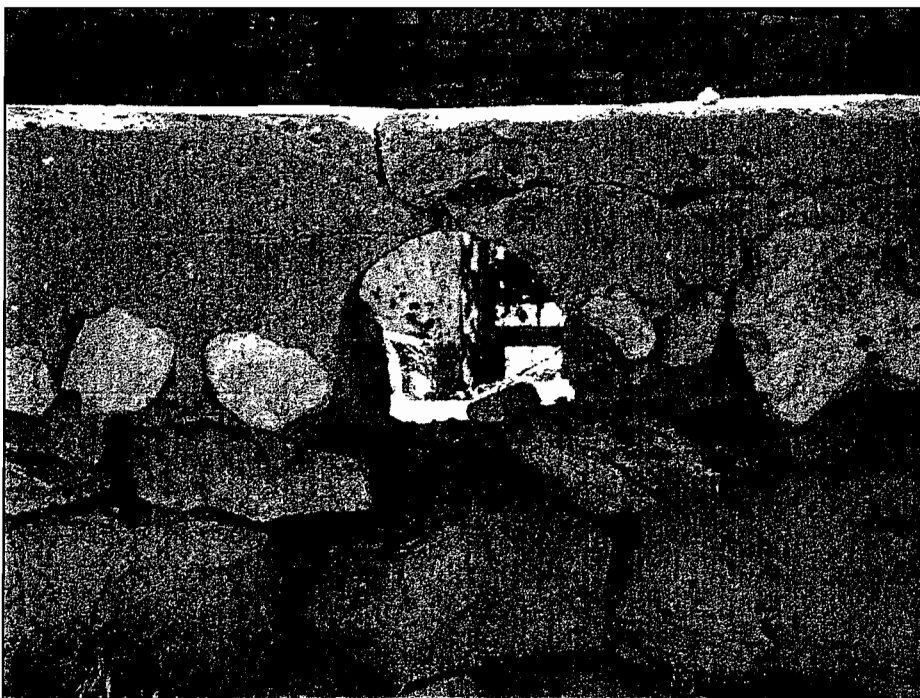
View of: Exterior wall (backside of Sunrise Trading Post), Building 3. Note the terrain or mesa slope is almost even with top of cement plastered masonry wall. Also note the post holes along the top of the wall for the viga roof (Photo facing east)

Disk Name: 09-334

Exposure No.: 1010090

Photographer: Antoinette Kurley-Begay

Date Taken: 8-3-09



View of: Exterior wall (backside of Sunrise Trading Post), Building 3 showing post hole. Note the post holes along the top of the wall for the viga roof (Photo facing east)

Disk Name: 09-334

Exposure No.: 1010091

Photographer: Antoinette Kurley-Begay

Date Taken: 8-3-09

HISTORIC CULTURAL PROPERTIES INVENTORY (HCPI) Base Form 1

Navajo Nation Historic Preservation Department (THPO)/Facilities Management Program

Page 6

CONTINUATION SHEET

Property Name:

Continuation Sheet No.: 3



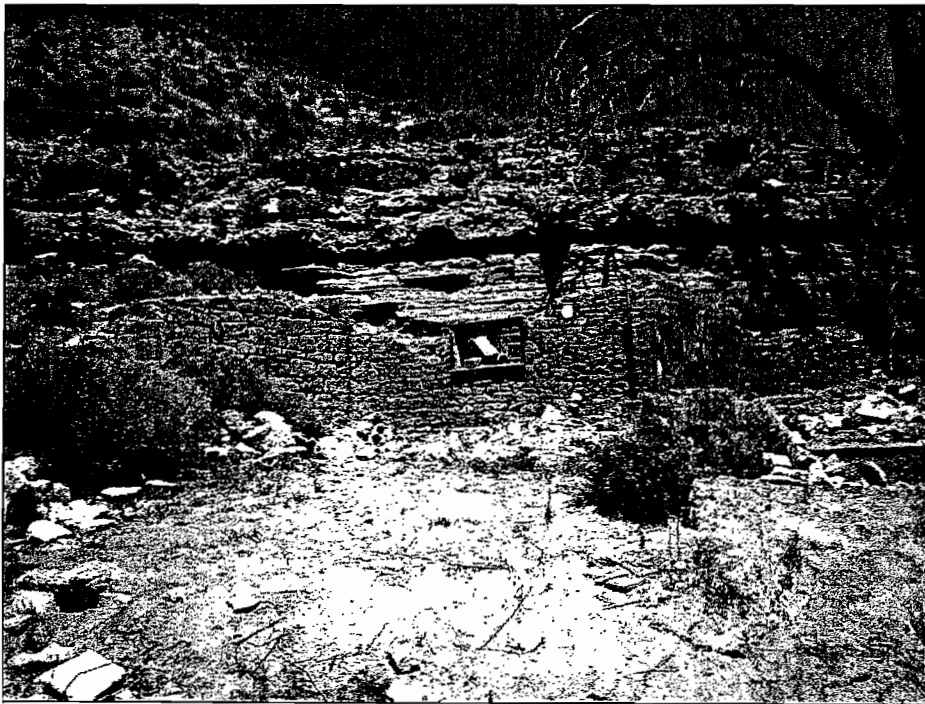
View of: Interior room of Building 3, the Sunrise Trading Post (the western room-storage room). Note masonry wall covered with white plaster. Also note the cement and cinder block footing on top and adjacent to original masonry trading post building. (Photo facing down and north)

Disk Name: 09-334

Exposure No.: 1010105

Photographer: Antoinette Kurley-Begay

Date Taken: 8-3-09



View of: Adobe and stone building, Building 2. Note wooden window frame. (Photo facing north to northwest)

Disk Name: 09-334

Exposure No.: 1010089

Photographer: Antoinette Kurley-Begay

Date Taken: 8-3-09

CONTINUATION SHEET

Property Name:

Continuation Sheet No.: 4



View of: Building 4 wood-framed and masonry wall and the masonry wall of the south side of Building 3. This section of the building torn down only cement foundation and outer walls still stand (Photo facing east).

Disk Name: 09-334

Exposure No.: 1010099

Photographer: Antoinette Kurley-Begay

Date Taken: 8-3-09



View of: Closed-off wall (cement) on south side of Building 4 (Photo facing north)

Disk Name: 09-334

Exposure No.: 1010097

Photographer: Antoinette Kurley-Begay

Date Taken: 8-3-09

CONTINUATION SHEET

Property Name:

Continuation Sheet No.: 5



View of: South side of Building 4, the trader's home. Note masonry walls and wood frame windows. One entrance with wooden door on far left hand side of photo (Photo facing northwest).

Disk Name: 09-334

Exposure No.: 1010106

Photographer: Antoinette Kurley-Begay

Date Taken: 8-3-09

9. Property Type: Building — Continuation of Description of Sunrise Trading Post

Building 3 has one main entrance facing east and three doorways as entrance between the rooms and as entrance to Building 4.

Building 4 adjoins Building 3 to the south. Building 4 appears to have been used as the trader's home. The masonry style construction was noted within 2 of 11 rooms that comprise this building. The two masonry rooms are thought to be originally part of the trading post structure in Building 3, but later the wooden frame house with seven rooms was added to the east of the masonry rooms. Even later, two additional rooms were added to the west of the masonry rooms. The two latter rooms were made of terra-cotta bricks that were also used to construct the garage or shed (Building 5). The roof within the segment of Building 4 containing the wood frame addition is still present. Rooms D and E are constructed of masonry. Room E is another room but the function of this room is unknown. A doorway on the west wall of Room E has also been closed off and plastered with cement. Room F appears to be a kitchen. Room G appears to be a dining room. Rooms H, I, and J appear to be bedrooms. Room K appears to be the living room with an entrance on the western side of this room. Room K also contains a large window that extends across the southern wall of this room. Room L appears to be the vault room as this room is very small and has had the entrance or window facing south closed off and plastered. Informants noted that a vault was located in that room at one time but has been removed recently. Room M is another room that has been constructed of terra-cotta bricks. This room has a cement floor with three windows and a doorway. Room N is located directly adjacent to Room M; however, Room N is not completely enclosed but this room has a cement floor. Room N may have been a patio. This segment of Building 4 also does not contain a roof.

A retaining rock wall was noted on the eastern and southeastern side of Building 4. Also a sidewalk constructed on cement was also noted in front (eastern side) of Building 3 and on the northern and eastern side of Building 4.

Building 5 is located south to southwest of Building 4 and is constructed of terra-cotta bricks. A large entrance to this structure was noted on the southeastern side of this structure. Two windows and a cement floor were also noted in this structure.

Two vertical posts were noted at a distance of about 35 m southeast of Building 4. These posts are thought to part of the remains of a corral associated with the Sunrise Trading Posts. The outline of the corral could not be discerned at the time of the site recordation. A limited amount of artifacts were noted in the area, but recent use of Building 4 by local Navajo indigents of the area is occurring and recent clothes and blankets were noted in Room L of Building 4. As with much of the construction material on this site much of the artifacts appear to have been salvaged.

HISTORIC CULTURAL PROPERTIES INVENTORY (HCPI) Base Form 2

Navajo Nation Historic Preservation Department (THPO)/Facilities Management Program

Page 1

For HPD Office Use: HCPI No. District No. NHPR SRCP Criteria: A B C D

PROPERTY IDENTIFICATION

1. Name of Property: AZ-P-30-57	2. Historic Name of Property: Sunrise Trading Post	3. Building No.: Sunrise Trading Post
4. Address/Location: AZ-P-30-57 is located about 200 feet (60.98 m) west of Navajo Route 15	5. County/State: Apache County, Arizona	7. UTM Location: Zone: 12 Easting: 613601 (NAD 27 Datum) Northing: 3940587 (NAD 27 Datum) Easting: 613538 (NAD 83 Datum) Northing: 3940787 (NAD 83 Datum)
	6. Agency: Fort Defiance	
9. Property Type: <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Site <input type="checkbox"/> Object		

SURVEY INFORMATION

10. Surveyor: Antoinette Kurley-Begay	11. Date of Survey: September 3, 2009	12. Previous Survey Date(s): Reconnaissance in April 1991 (HPD 91-096)
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PHYSICAL EVALUATION

13. Visible Construction Materials: <input type="checkbox"/> Adobe <input type="checkbox"/> Brick <input checked="" type="checkbox"/> Cinder Block <input checked="" type="checkbox"/> Concrete: <input type="checkbox"/> Block <input type="checkbox"/> Cast Stone <input checked="" type="checkbox"/> Poured <input type="checkbox"/> Earth Plaster <input checked="" type="checkbox"/> Masonry, Simulated <input type="checkbox"/> Metal: <input type="checkbox"/> Corrugated <input type="checkbox"/> Structural Siding <input type="checkbox"/> V-Crimp <input type="checkbox"/> Stone: <input type="checkbox"/> Random Ashlar <input type="checkbox"/> Random Coursed <input type="checkbox"/> River Rock <input type="checkbox"/> Rusticated <input type="checkbox"/> Tabular <input checked="" type="checkbox"/> Other: <input checked="" type="checkbox"/> Stucco <input checked="" type="checkbox"/> Tile, Structured Clay <input type="checkbox"/> Vinyl Sliding <input type="checkbox"/> Wood: <input checked="" type="checkbox"/> Board & Batten <input type="checkbox"/> Horizontal Sliding <input type="checkbox"/> Jacal <input type="checkbox"/> Log <input type="checkbox"/> Shingle <input type="checkbox"/> Tongue & Groove	14. Number of Stories: <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 1 1/2 <input type="checkbox"/> 2 <input type="checkbox"/> 2 1/2 <input type="checkbox"/> Other: _____ 15. Foundation: <input type="checkbox"/> Not Applicable <input type="checkbox"/> Not Visible <input checked="" type="checkbox"/> None <input type="checkbox"/> At Grade <input type="checkbox"/> Above Grade <input type="checkbox"/> Raised Material: <input type="checkbox"/> Concrete <input type="checkbox"/> Stone <input type="checkbox"/> Other: Cinder block _____ Notes: The cement water tank does not have a visible foundation while the troughs are situated on cements slabs 16. Porches: <input checked="" type="checkbox"/> Not Applicable Type: <input type="checkbox"/> Entry <input type="checkbox"/> Partial-width <input type="checkbox"/> Full-width <input type="checkbox"/> Wrap 17. Chimney(s): (Describe whether interior or exterior, plus materials.) None observed
18. Roof: <input type="checkbox"/> Not Applicable Shape: <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Gabled <input type="checkbox"/> Hipped <input type="checkbox"/> Pyramidal <input type="checkbox"/> Shed <input type="checkbox"/> Other: Top: hipped, steep Pitch: <input type="checkbox"/> Steep <input type="checkbox"/> Medium <input type="checkbox"/> Low <input checked="" type="checkbox"/> None Mid: pyramidal, med. Features: <input type="checkbox"/> Eave <input type="checkbox"/> Parapet <input type="checkbox"/> Dormers Entry: porch, low Materials: <input type="checkbox"/> Asphalt <input type="checkbox"/> Composition: <input type="checkbox"/> Shingle <input type="checkbox"/> Roll <input type="checkbox"/> Earth <input type="checkbox"/> Metal: <input type="checkbox"/> Corrugated <input type="checkbox"/> Pressed <input type="checkbox"/> Standing Seam <input type="checkbox"/> V-Crimp <input checked="" type="checkbox"/> Tile (Terra Cotta) <input type="checkbox"/> Wood Shingle <input checked="" type="checkbox"/> Other: _____	

19. Windows: (Describe operation, materials, and glazing patterns of those windows on main street facing elevation and other notable windows.)

Operation	Material(s)	Glazing	Number
1. Building 2- Room 2	Wood framed window	No window glass	1
2. Building 3- Sunrise Trading Post	"	"	5
3. Building 4-	"	"	9
4. Building 5	Absence of material	"	1

Notes: None of the windows are intact for the most part only the wooden frame. The window in Building 5 does not have a frame but is noted by the absence of the terra cotta bricks. All but two of the 9 windows in Building 4 are single-framed. Two of the 9 windows are either two framed or six framed.

HISTORIC CULTURAL PROPERTIES INVENTORY (HCPI) Base Form 2

Navajo Nation Historic Preservation Department (THPO)/Facilities Management Program

Page 2

PHYSICAL EVALUATION (continued...)**20. Doors:** (Describe type, style, and materials of those doors on main street facing elevation and other notable doors.)

Type	Material(s)	Style	Number
1. Building 3	No door noted on entrance	N/A	4
2. Building 4	Only 2 wooden doors noted, 1 door was covered with cement and closed-up	N/A	6
3. Building 5	No door noted on entrance	N/A	2
4.			

Notes: The doors to these buildings appear to have been salvaged for the most part

21. Other Significant Features: (Describe any unique or outstanding features.)

	Material Type	Condition	Alterations	Year of Alterations
Building Walls	Masonry	Fair	Recent wooden wall/rooms were added to the masonry rooms; burned segments of wall due to fire near Trading post from hay burning in nearby barn	Unknown
Portales				
Canales				
Balconies				
Courtyards				
Fences/Walls	Retaining wall noted on the eastern sides of Buildings 2 and 4	Fair	None	N/A
Other				

Notes/Comments:

22. Overall Structural Condition:

- ☐ Good – Well maintained, no serious problems apparent
☐ Fair – Some problems apparent. Describe:
☐ Poor – Major Problems; Imminent threat. Describe:

☒ Ruined/Uninhabitable Most of the building material has been salvaged from the buildings**23. Modifications:** (For each modification, indicate the source of the modification date stated. If it is your own write "Surveyor." If prior survey, give the date).☒ No known modifications

Modifications	Date	Known/Estimated	Source
1.			
2.			
3.			

HISTORIC CULTURAL PROPERTIES INVENTORY (HCPI) Base Form 2

Navajo Nation Historic Preservation Department (THPO)/Facilities Management Program

Page 3

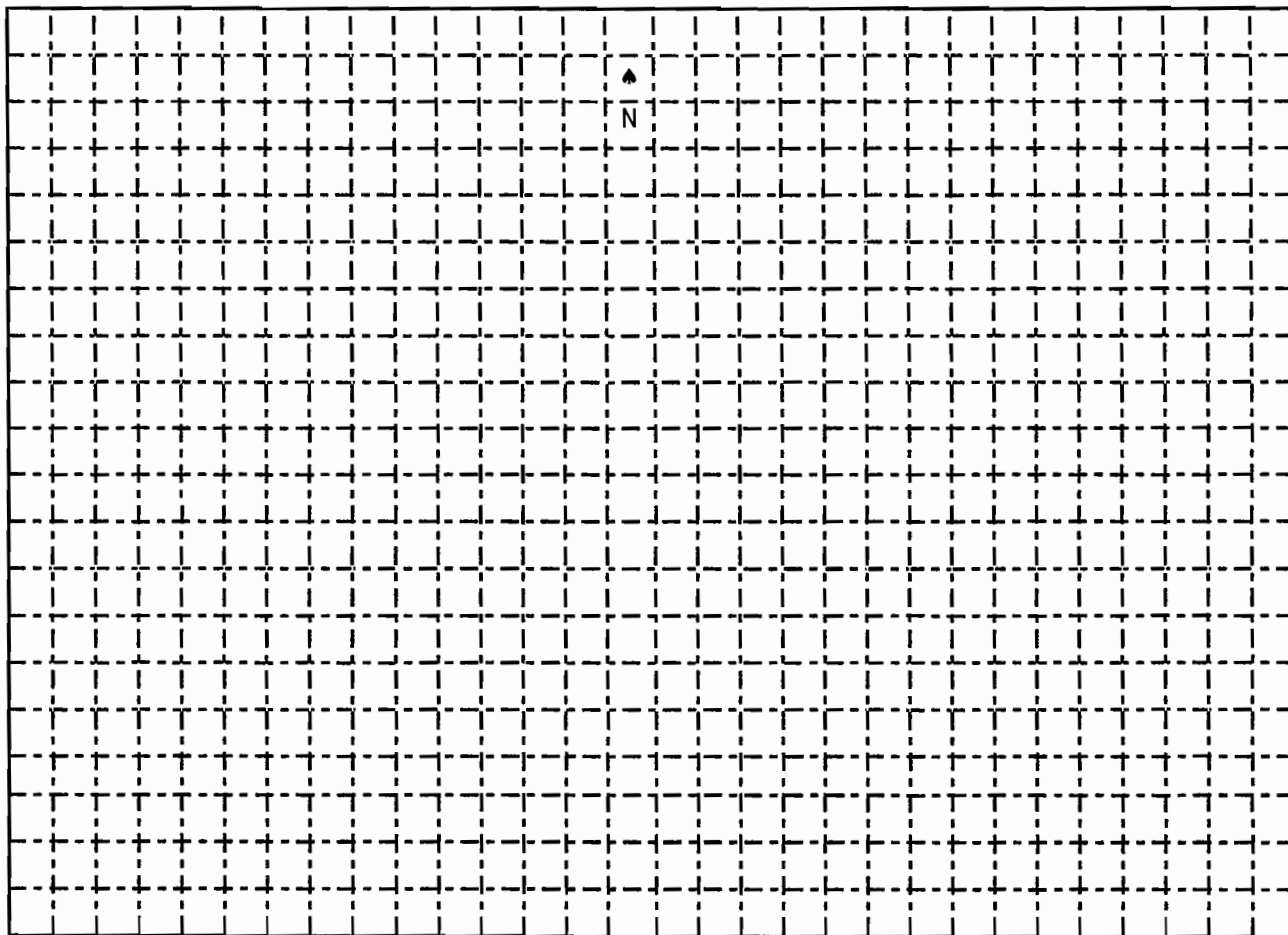
PHYSICAL EVALUATION (continued...)

24. Primary Architectural Style:

- | | | | | |
|---|---|--|--|--|
| <input type="checkbox"/> Art Deco/Streamline Modern | <input type="checkbox"/> Gothic Revival | <input type="checkbox"/> Mission Revival | <input checked="" type="checkbox"/> Pueblo | <input checked="" type="checkbox"/> Spanish-Pueblo Revival |
| <input type="checkbox"/> Bungalow/Craftsman | <input type="checkbox"/> International | <input type="checkbox"/> Neo-classical | <input type="checkbox"/> Queen Anne | <input type="checkbox"/> Territorial |
| <input type="checkbox"/> Colonial/Revival | <input type="checkbox"/> Italianate | <input type="checkbox"/> Northern New Mexico | <input type="checkbox"/> Ranch | <input type="checkbox"/> Territorial Revival |
| <input type="checkbox"/> Folk Victorian | <input type="checkbox"/> Mediterranean | <input type="checkbox"/> Prairie | <input type="checkbox"/> Spanish Colonial | <input type="checkbox"/> Tudor Revival |
| <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Not Applicable | | | |

Notes:

25. Site Plan: Please include: 1) footprint of building, 2) porches and balconies, 3) major landscape features, 4) North arrow and scale, 5) associated properties, 6) walls/fences/gates, 7) nearby roads, 8) driveways, etc.



Notes: See site map on Continuation Sheet 1

26. Attached or Associated Properties: (Bibliographical references, books, articles, interviews, etc. List and describe. Indicate whether surveys exist for these and provide survey numbers, if known. Attach copies of all research notes, title searches, obituaries and so forth.)

Begay, Richard M.

1991 Sunrise Trading Post. A Reconnaissance on the Destruction of the Compound Lower Greasewood Chapter, Arizona. NNHPD Report 91-096. Navajo Nation Historic Preservation Department, Window Rock, Arizona.

Linford, Lawrence D.

2000 Navajo Place Names. History, Legend, Landscape. The University of Utah Press. Salt Lake City, Utah.

HISTORIC CULTURAL PROPERTIES INVENTORY (HCP) Base Form 2

Navajo Nation Historic Preservation Department (THPO)/Facilities Management Program

Page 4

PHYSICAL EVALUATION (continued...)**27. Available Documents and their Location:** (Plans, oral histories, maps, aerial photos, bibliographical references, etc.).

Document Name	Location
1. Navajo Nation Archaeology Department Report 09-334	Navajo Nation Archaeology Department, Window Rock, Arizona
2. Navajo Nation Historic Preservation Department 91-096	Navajo Nation Historic Preservation Department, Window Rock, Arizona
3. United Indian Traders Association. Oral Histories-Jay Springer	Northern Arizona University Library-Special Exhibits, Flagstaff, Arizona
4.	

☒ Original Plans Available for: ☒ 1 ☐ 2 ☐ 3 ☐ 4**PROPERTY SIGNIFICANCE****28. Significance:** To be eligible for the National Register of Historic Places, a property must represent an important part of the history or architecture of an area.

Note: A property need only be significant under one of the areas below to be eligible for the National Register.

- ☒ **A. HISTORIC EVENTS/TRENDS** – On a continuation sheet, describe how the property is associated either with a significant historic event, or with a trend, or pattern of events important to the history of the Nation, the State, or a local community.

Please **CHECK ALL THAT APPLY:**

- | | | | |
|---|--|---|--|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Conservation | <input type="checkbox"/> Health and Medicine | <input type="checkbox"/> Performing Arts |
| <input checked="" type="checkbox"/> Architecture | <input checked="" type="checkbox"/> Economics | <input type="checkbox"/> Industry | <input type="checkbox"/> Politics/Government |
| <input checked="" type="checkbox"/> Archeology | <input type="checkbox"/> Education | <input type="checkbox"/> Invention | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Art | <input type="checkbox"/> Engineering | <input type="checkbox"/> Landscape/Architecture | <input type="checkbox"/> Science |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Entertainment/
Recreation | <input type="checkbox"/> Law | <input type="checkbox"/> Social History |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Ethnic Heritage | <input type="checkbox"/> Literature | <input type="checkbox"/> Transportation |
| <input checked="" type="checkbox"/> Community Planning &
Development | <input checked="" type="checkbox"/> Exploration/Settlement | <input type="checkbox"/> Maritime History | <input type="checkbox"/> Other |
| | | <input type="checkbox"/> Military | |

- ☐ **B. PERSON** – On a continuation sheet, describe how the property is associated with the life of a person significant in the past.

- ☐ **C. ARCHITECTURE** – On a continuation sheet, describe how the property embodies the distinctive characteristics of a type, period, method of construction; Or that represents the work of a master; Or that possess high artistic value.

29. Recommendations of Eligibility: (Opinion of THPO Staff or Survey Consultant)

Property ☒ **IS** ☐ **IS NOT**, eligible individually.
Property ☐ **IS** ☒ **IS NOT**, eligible as a contributor to a potential historic district.
Why not? _____

☐ More information needed for evaluation. _____**30. Supplemental Forms:**☒ Continuation Sheet(s); No. of Pages 2 ☐ None

CONTINUATION SHEET:

Property Name: AZ-P-30-57

Continuation Sheet Page No.: 1

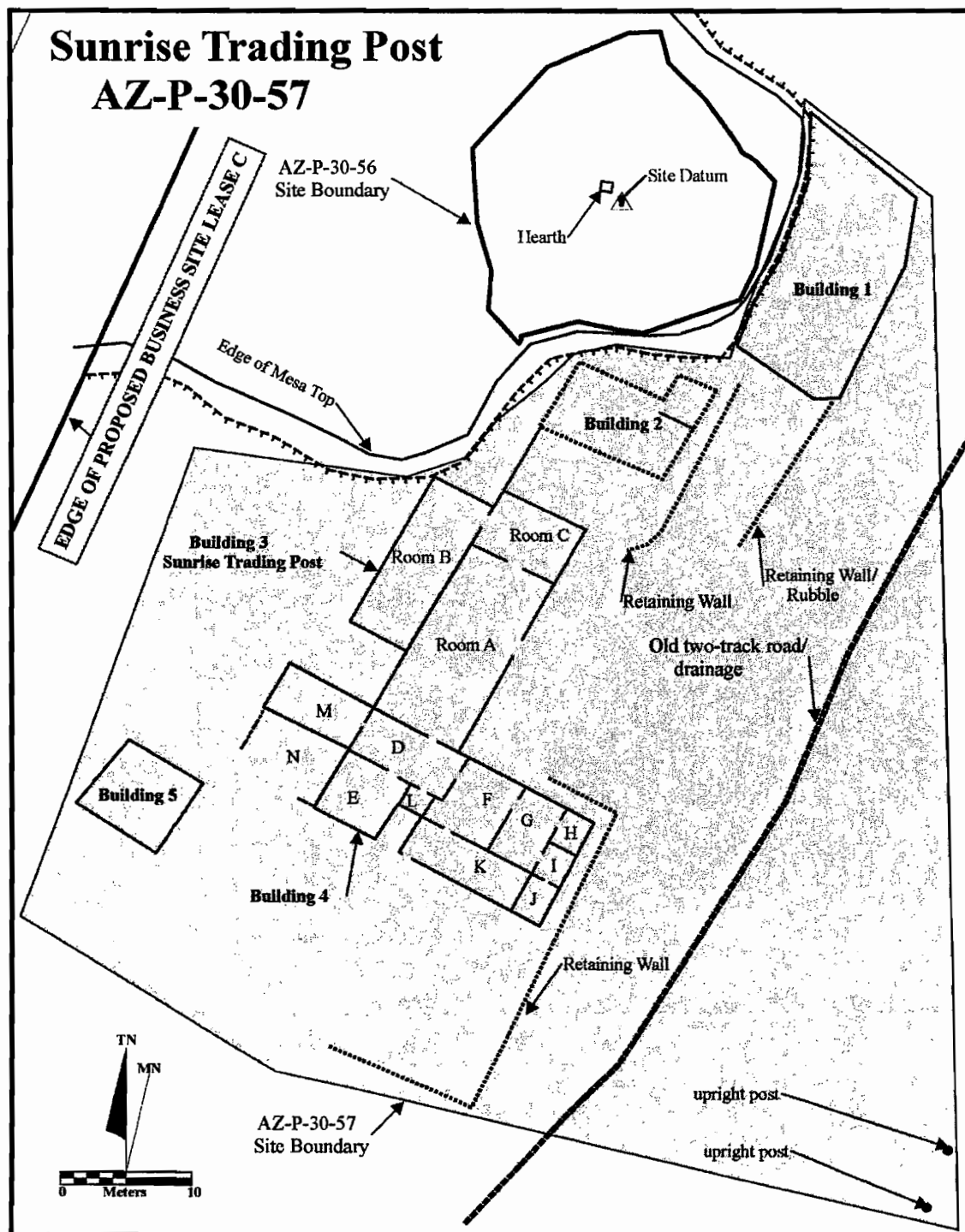


Figure 7. Plan view of Site AZ-P-30-57, the Sunrise Trading Post (NNAD 09-334).

HISTORIC CULTURAL PROPERTIES INVENTORY (HCP1) Base Form 2

Navajo Nation Historic Preservation Department (THPO)/Facilities Management Program

Page 6

CONTINUATION SHEET:

Property Name: AZ-P-30-57

Continuation Sheet Page No.: 2

28. Significance: To be eligible for the National Register of Historic Places, a property must represent an important part of the history or architecture of an area.

- ☒ A. **HISTORIC EVENTS/TRENDS**—The Sunrise Trading Post is part of an era of Navajo history that had a great impact on the Navajo economy and subsistence. The time period when the Sunrise Trading Post was built ca.1907 through the 1980s is a time when many changes occurred within the Navajo government and the Navajo economy. The Sunrise Trading Post as well as other trading posts on the reservation contributed to this part of the Navajo history and the changes the Navajo people encountered through to present day..



THE NAVAJO NATION

Frontier College
P. Box 580
Shiprock, NM 87420
Phone: (505) 368-1214
Fax: (505) 368-1215
email: ecmason@frontiernet.net



November 10, 2009

Elizabeth Johnson, Coordinator
Cornfields Chapter
P. O. Box 478
Ganado, AZ 86505

Dear Ms. Johnson:

Attached for your files is a copy of the Navajo Nation Archaeology Department (NNAD) report 09-335. The report details the results of the archaeological inventory and ethnographic interview of the proposed Business Site Lease D (i.e. Sunrise Business Tract 2) located within the Cornfields Chapter. One archaeological site and three isolated occurrences (IOs) were identified as a result of the archaeological inventory. A second archaeological site that was previously recorded in the early 1980s was not relocated during the archaeological inventory discussed herein. Therefore, this site was not dealt with as part of a cultural property under this project.

A determination of no historic properties affected (archaeological approval) is recommended for the proposed undertaking at this proposed business tract, provided that Site AZ-I-30-58 is avoided during all construction activities affiliated with the proposed business tract. No further recommendations are warranted for the areas of the project containing the three IOs since these resources are not considered significant cultural resources at this time. In addition, since the previously recorded site could not be relocated within the project area, no further recommendations are required for the area of the previously recorded site.

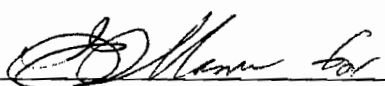

Please note that receipt of this report does not constitute approval. The report has been submitted to the Navajo Nation Historic Preservation Department (NNHPD) for review on behalf of the Bureau of Indian Affairs (BIA). Once a determination of archaeological approval has been made on the proposed business tract, you will be notified by the NNHPD in the form of a compliance letter. Should you have any questions concerning this report, contact me at (505) 368-1214.

Sincerely,

Antoinette Kurley-Begay
Principal Archaeologist

Enclosure

ARCHAEOLOGICAL INVENTORY REPORT DOCUMENTATION PAGE (HPD JAN/91)

1. HPD REPORT NO.	2. (FOR HPD USE ONLY)	3. RECIPIENTS ACCESSION NO.
4. TITLE OF REPORT: A Cultural Resource Inventory of Proposed Business Site Lease D for the Cornfields Chapter, Apache County, Arizona AUTHOR: Antoinette Kurley-Begay		5. FIELDWORK DATES August 10 & 20, 2009
7. CONSULTANT NAME AND ADDRESS: Gen'l Charge: Linda Laughing, ASO Org. Name: Navajo Nation Archaeology Department Org. Address: P. O. Box 689 Window Rock, Arizona 86515 Phone: (928) 871-6540		6. REPORT DATE November 10, 2009
10. SPONSOR NAME AND ADDRESS: Ind. Responsible: Elizabeth Johnson, Chapter Coordinator Org. Name: Cornfields Chapter Org. Address: P.O. Box 478 Ganado, Arizona 86505 Mobile Phone: (928) 755-5911		8. Permit No. NTC
		9. Consultant Report No. NNAD 09-335
13. LOCATION (MAP ATTACHED): a. Chapter: Cornfields b. Agency: Fort Defiance c. County: Apache d. State: Arizona e. Land Status: Tribal Trust f. UTM Center: See Supplemental Sheet g. Area: See Supplemental Sheet h. 7.5' Map Name(s): Sunrise Spring, Ariz., 1973		11. SPONSOR PROJECT NO. N/A
14. REPORT /X/ OR SUMMARY (REPORT ATTACHED) // a. Description of Undertaking: The Cornfields Chapter proposes to utilize the parcel of land for a proposed business tract. The parcel of land will be used to construct business buildings and associated facilities within the 15.46-acre business tract. The area of potential effect measures 854.68 feet (260.57 m) by 606.29 feet (184.84 m) by 509.60 feet (155.37 m) by 493.12 feet (150.34 m) by 872.61 feet (266.04 m) by 388.10 feet (118.32 m). Ground disturbance, both surface and subsurface, will be extensive. The lead federal agency for this proposed undertaking is the Bureau of Indian Affairs. b. Existing Data Review: See Supplemental Sheet c. Area Environmental & Cultural Setting: The project is located in the Cornfields Chapter. The nearest water source is the Pueblo Colorado Wash located along the eastern and southeastern portion of the project area. The elevation of the project area is 6080 feet (1854 m). Vegetation consists of tamarisk, snakeweed, rabbitbrush, Russian thistle, and prickly pear cactus. Soils in the project area consist of aeolian sand and silt. The cultural setting is rural with development consisting of the livestock water tank, and the re pavement of Navajo Route 15. d. Field Methods: See Supplemental Sheet		12. AREA OF EFFECT: 15.46 acres (6.26 ha) AREA SURVEYED: 20.58 acres (8.33 ha)
15. CULTURAL RESOURCE FINDINGS: a. Location/Identification of Each Resource: See Supplemental Sheet b. Evaluation of Significance of Each Resource (above): See Supplemental Sheet		
16. MANAGEMENT SUMMARY (RECOMMENDATIONS): The three isolated occurrences (IOs) do not appear to Register-eligible properties; therefore, a determination of no historic properties affected for the areas containing the IOs is recommended with no further stipulations. The site appears to represent a property that is potentially Register eligible. Further, at least one of the components does appear to merit protection under ARPA. Therefore, a determination of no historic properties affected is recommended for the area of the site provided that the site is avoided during all proposed construction activities and future development activities.		
17. CERTIFICATION: SIGNATURE:  DATE: 11/10/09 General Charge Name: Linda Laughing, ASO, Acting Department Manager		
SIGNATURE:  DATE: November 10, 2009 Direct Charge: Antoinette Kurley-Begay, Principal Archaeologist		

13. LOCATION:

f. UTM Center:	<u>Northing</u>	<u>Easting</u>				
g. Area:			<u>¼, ¼, ¼</u>	<u>Section</u>	<u>Township</u>	<u>Range</u>
Northwest Corner:	3940966	613964	Unplatted	Section	26N	26E
Northeast Corner:	3940881	614128	"	"	26N	26E
Southeast Corner:	3940555	613899	"	"	25N	26E
Southwest Corner:	3940611	613796	"	"	25N	26E

14. REPORT:

- b. Existing Data Review: A check of Navajo Nation Historic Preservation Department (NNHPD) and NNAD Shiprock Office archival records indicated that two projects; NNHPD 84-238 (CRMP 83-244) and NNHPD 94-621 (NNAD 94-061), have been conducted within a 500-foot (152-m) radius of the project area. One previously recorded archaeological site, AZ-I-30-8, was recorded under NNHPD 84-238. The previously recorded site was identified in 1983 as an Anasazi Pueblo II-II ceramic scatter (six ceramics). Based on the records check this previously recorded site was noted to be located within the current project area; however, this site was not relocated under this current project discussed herein. Since AZ-I-30-8 only contained six ceramic artifacts at the time of the recording, the low artifact frequency on this site may be why the site was not encountered during the current inventory. This site could also be located outside of the proposed project area.

A Check of Van Valkenburg (1974) revealed that the nearest sacred area is Buell Park (*Tsé zhin hodóo klizh*—Black Rock in a Blue Area) located approximately 58 miles (31.62 km) northwest of the project area.

Van Valkenburg, Richard F.

1974 Navajo Sacred Places. In *Navajo Indians III*, edited by Clyde Kluckhohn, pp.9-199. Garland Publishing, New York, New York.

- d. Field Methods: An archaeological survey was conducted by Antoinette Kurley-Begay, Matthew Pettigrew, Aleda Myerson, and Alviera Lee of the NNAD. Locational information of the project area was collected utilizing a Global Positioning System (GPS). Although the project area discussed herein was previously staked, the stakes indicating the project area corners were not relocated; therefore, points derived from a GIS ArcMap program provided the archaeologists project area points which were uploaded into a GPS unit and utilized to identify the project area in the field. A Class III pedestrian survey was conducted on the proposed 15.46-acre (6.26-ha) business tract. This inventory also included a 50-foot (15.24-m) wide buffer zone located on all sides of the 15.46-acre proposed business tract. The project area was examined by the four NNAD archaeologists walking a series of north-south parallel transects across the project area. The parallel transects were spaced about 7 m (22.96 feet) apart. A total of 36.85 acres (14.92 ha) of land was examined under this project.

One archaeological site and three isolated occurrences (IOs) were located during the inventory. A detailed site form documenting the archaeological site is provided in Appendix A. The IOs were recorded during the course of the survey once they were determined to be isolated materials. Notes were taken on the environmental setting at the time of the survey. An ethnographic interview with Jones Lee, Sr., a local resident, was conducted after the survey portion of the project was conducted. The interview was conducted on November 5, 2009. The intended purpose of the interview was to obtain information on the project area and potential traditional cultural properties (TCPs—herb gathering areas, blessed and/or sacred places) or burials as well as archaeological sites in the vicinity. Resource and project area locations were established in the field using a GPS unit.

15. CULTURAL RESOURCE FINDINGS:

- a. Location/Identification of Each Resource: One archeological site (AZ-I-30-58) and three IOs were identified during the archaeological inventory. Further, one previously recorded site, AZ-I-30-8, was noted to be located within the eastern edge of the current project area. Unfortunately this site was not relocated under this current project. Site AZ-I-30-58 is located within the northwestern quadrant of the proposed business tract. Site AZ-I-30-58 is identified as a multicomponent site containing an Anasazi special activity area (SAA)—artifact scatter and a historic Navajo specialized activity area—storage cellar area. IO 09-335-1 consists of one indented corrugated sherd. IO 09-335-2 consists of eight indented corrugated sherds and two black-on-white ware sherds located within a 5 m by 5 m bladed berm. Intermixed with the sherds are pieces of cement slabs probably from the existing livestock water tank and windmill located about 200 feet (196.8 m) away from the project area. IO 09-335-3 consists of one plain gray ware sherd. All three of the IOs are located within the project area.

15. CULTURAL RESOURCE FINDINGS: — continued

- b. Evaluation of Significance of Each Resource (above): With regard to the current legislation, Component 1 of Site AZ-I-30-58 appears to possess integrity of location, setting, materials, and association. Component 2 of Site AZ-I-30-58 appears to possess integrity of location, setting, feeling, and association. Neither component of AZ-I-30-58 appears to be eligible for nomination to the National Register under criteria a, b, or c. They do, however, appear to qualify under criterion d since both components still retain research potential. Both components on AZ-I-30-58 appear to meet the 50-year eligibility guideline. Component 1 of AZ-I-30-58 does appear to meet the 100-year age requirement necessary for classification as an archaeological resource under ARPA and it does appear to be of archaeological interest. Thus, Component 1 does appear to merit protection under ARPA. Component 2 does not appear to meet the 100-year age requirement necessary for classification as an archaeological resource under ARPA. Component 2, however, is of archaeological interest. Component 2 does not appear to merit protection under ARPA. Finally, neither component appears to merit consideration under AIRFA.

The three IOs lack integrity and they are not thought to be eligible for nomination to the National Register under criteria a, b, c, or d. The isolates do meet the 50-year eligibility guideline, however, they do not appear to be Register-eligible properties. Although the isolates do meet the 100-year age requirement necessary for classification as an archaeological resource under ARPA, the isolates are not of archaeological interest. Therefore, the isolates do not appear merit consideration under ARPA. The isolates do not appear to merit consideration under AIRFA.

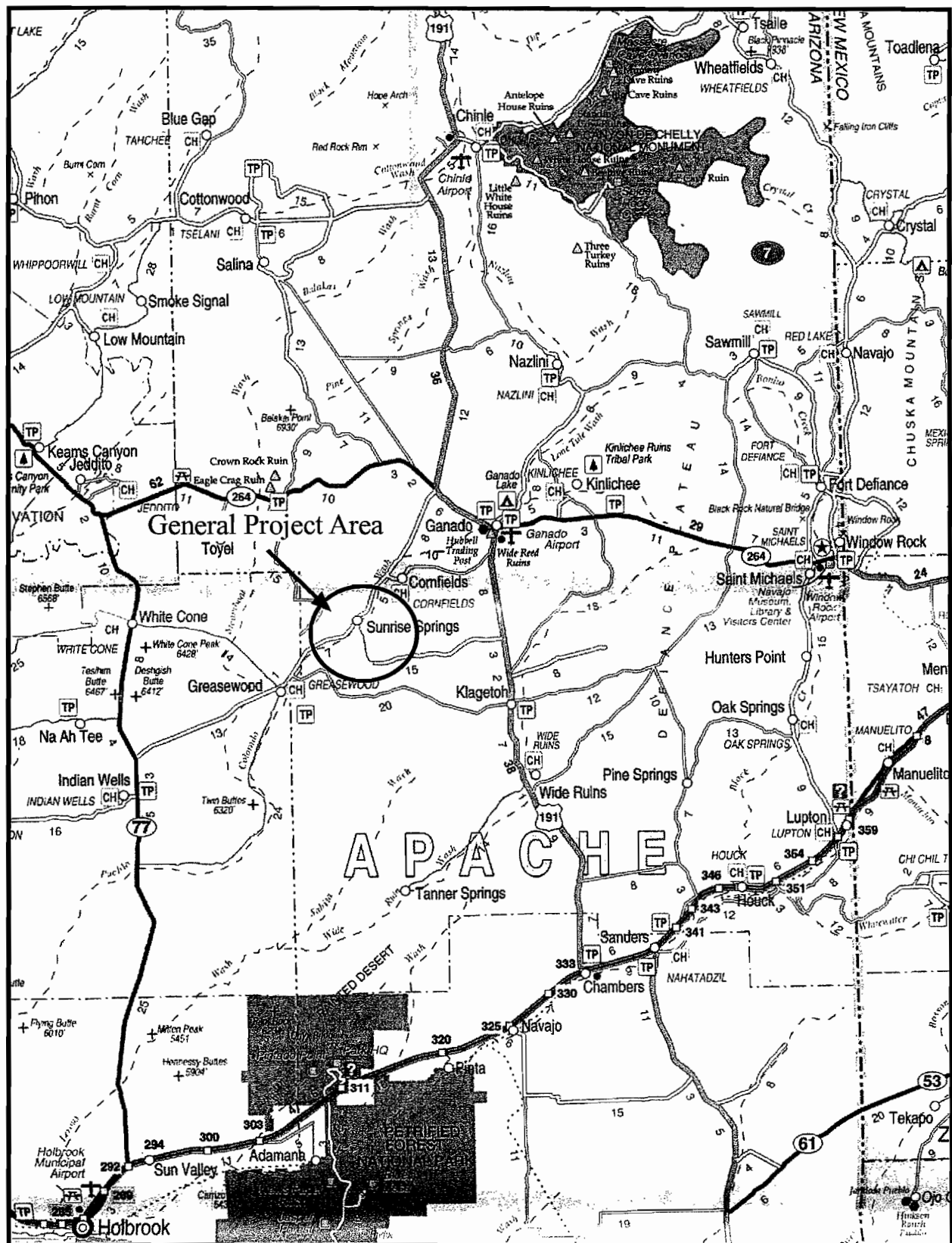
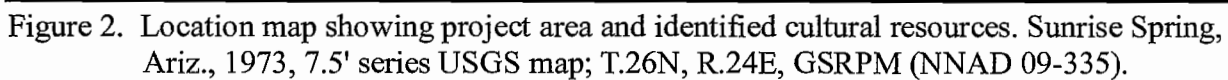


Figure 1. Vicinity map showing general project area. Indian County Regional Map, n.d., (NNAD 09-335).



AZ-P-30-58

WEST EDGE OF PROPOSED BUSINESS SITE LEASE D

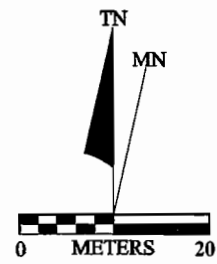
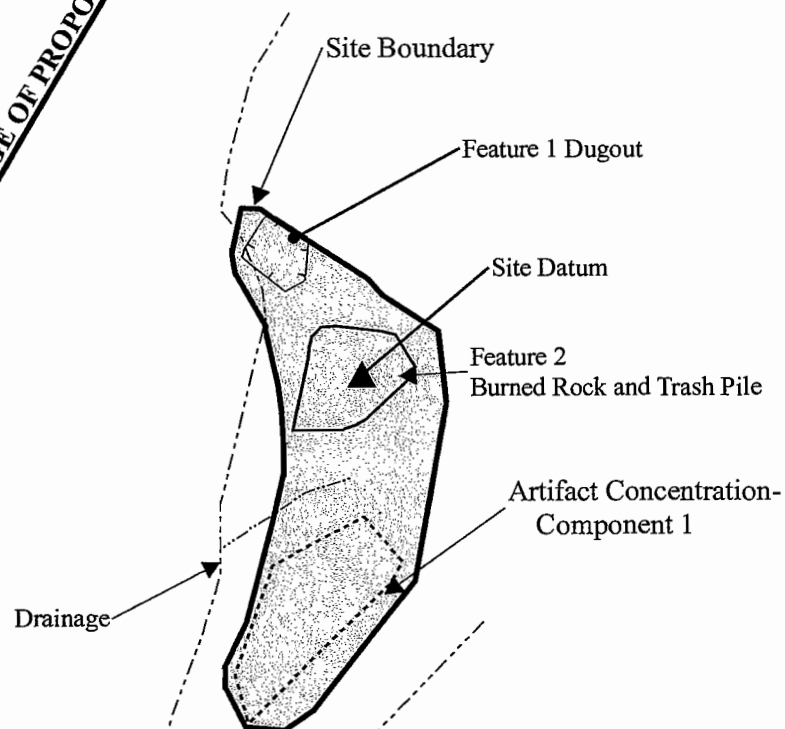


Figure 3. Plan view of Site AZ-P-30-58 (NNAD 09-335).

APPENDIX A

NNAD Site Survey and Management Form, and USGS Map Location

NAVAJO NATION ARCHAEOLOGY DEPARTMENT

Site Survey and Management Form

SITE NO.: AZ-P-30-58

FIELD OR OTHER NAME: Site 13

DATE RECORDED: 8-20-09

PROJECT NUMBER & NAME: NNAD 09-335—A Cultural Resource Inventory of Proposed Business Site Lease D for the Cornfields Chapter, Apache County, Arizona

ORGANIZATION: NNAD ARCHAEOLOGIST(S): Antoinette Kurley-Begay, Aleda Myerson, Alviera Lee, and Matthew Pettigrew

USGS MAP REFERENCE: Sunrise Spring, Ariz., 1973, 7.5' series

LEGAL LOCATION: Unplatted Sec. T.26N, R.24E; GSRPM

UTM: Zone 12; Northing 3940834, Easting 613956

STATE: Arizona

COUNTY: Apache

CHAPTER: Cornfields

LAND STATUS: Navajo Tribal Trust

GROUND VISIBILITY: Kind and extent of cover? Ground visibility 95%, vegetation coverage 5%

TOPOGRAPHY: The site is located along the northern and eastern bank near the head of a confluence of drainages situated west of Pueblo Colorado Wash.

DRAINAGE: An unnamed tributary of Pueblo Colorado Wash abuts the southern edge of the site.

ELEVATION (ft/m): 6081'/1854 m

SLOPE & DIRECTION: Less than 2° sloping east

SOIL TYPE: Aeolian sands

OTHER: Alluvial deposits

VEGETATION PRESENT: Vegetation consists of snakeweed, Russian thistle, rabbitbrush, prickly pear cacti, and annual plants.

CULTURAL AFFILIATION: C1) Anasazi
C2) Navajo

SITE TYPE: C1) Specialized Activity Area—artifact scatter
C2) Specialized Activity Area—dugout cellar

PERIOD(S) OF OCCUPATION (Date, if known): C1) Pueblo II (A.D. 900-1100); C2) 1940s

HOW DATED: C1) Ceramic typology; C2) Ethnographic information and bottle base

DIMENSIONS OF SITE (l x w): 55 m by 25 m

TOTAL AREA (sq. m): 1080 sq. m—area of an oval

How Determined: Measured with a GIS software.

ARCHITECTURE PRESENT? Yes

Describe: dugout-cellar

ARTIFACTS OBSERVED/COUNTED: Observed—less than 200 historic artifacts

COLLECTIONS MADE? No

PHOTOS TAKEN: Yes

COLOR: Digital 09-332; Frames: 1-14

SITE DESCRIPTION: The site consists of two temporal components, an Anasazi sherd and lithic scatter (Component 1) and a Navajo habitation with two features, a dugout cellar and the remains of a hearth (Component 2).

Component 1 consists of a scatter of lithic and ceramic artifacts that were noted primarily within the southeastern edge of the site and within a 25 m by 10 m area. The scattered artifacts consisted primarily of ceramic artifacts, however, several lithic artifacts were observed. One fine-grained ground stone fragment was also noted. The ceramic artifact observed consisted of decorated black-on-white sherds, black-on-red sherds, indented corrugated sherds, and white and plain gray ware sherds. Several of the sherds were identified to type as Holbrook Black-on-white and Kana'a Black-on-white.

Component 2 consists of two features, a dugout area that was utilized as a cellar and a hearth with a cluster of uncut fire-reddened sandstone. Within the hearth are scattered historic artifacts (trash). Component 2 is located on the northern edge of the site.

Feature 1 consists of the remains of cellar. This feature contains an oval-shaped dugout area that measures 7.5 m by 5 m. This feature is located along the edge of a cut bank overlooking the drainage bottom to the south. Stacks of uncut sandstone rock are aligned at the northern edge of the feature. Some of the rock appears to be natural in context while some appear to have been stacked at this location. These rocks were probably used for retaining the cellar structure. The sandstone form a semicircular alignment with a 50 cm deep depression area that extends into the wash to the south. No other structural features were noted within this feature.

Feature 2 consists of fire-reddened rock pile. Feature 2 is located to the southeast of Feature 1 and on top of a cut bank. Feature 2 contains a cluster of burned and unburned rock that measures within a 14 m by 10 m area. Also noted within this feature was a concentration of historic artifacts. These artifacts include roofing paper, tin cans, soda bottles, pieces of brown, green, and clear glass fragments, and one blue "Vicks" glass. Dates obtained from the soda bottles have manufacturing dates of 1948 and 1949.

The site is situated along an unnamed drainage on the northern and eastern banks. The condition of the site is poor with disturbance to the site occurring from erosion. Feature 1 has been subject to the erosion as most of this feature has slumped into the drainage cut. The remainder of the site is still intact.

Component 1 of the site is interpreted as an Anasazi specialized activity area containing a sherd and lithic scatter dating to the Pueblo I through Pueblo II temporal periods. Component 2 of the site is interpreted as a Navajo specialized activity area—dugout cellar with a hearth. Component 2 is associated with a Navajo temporal component dating from the mid to late 1940s.

CONDITION OF SITE: Poor Causes of disturbance: Natural erosion

LOCATION OF SITE RELATIVE TO PROJECT AREA: The site is located in the northwest quadrant of the proposed Business Site Tract D.

EXTENT OF INVESTIGATION TO DATE: Survey records including site form, sketch map, and photographs.

RESEARCH POTENTIAL: Although the site has been subject to erosion within both components, the site still appears to retain buried cultural materials which may provide additional data on historic as well as prehistoric use of the area.

RECOMMENDATIONS: Because both components within the site appear to be Register-eligible properties that require protection under the current legislation, it is recommended that the site be avoided by a minimum of 50 feet (15.24 m) from all proposed development and construction activities.

SITE ASSESSMENT UNDER 36 CFR 60.4 (National Register):

INTEGRITY: Component 1 appears to possess integrity of location, setting, materials, and association. The qualities of design, feeling, and workmanship do not appear to apply to Component 1. Component 2 appears to possess integrity of location, setting, feeling, and association. The qualities of design, workmanship, and materials do not appear to apply to Component 2.

and CRITERIA a-d: Both components of this site do not appear to represent properties which are potentially eligible for inclusion on the National Register of Historic Places under criteria a, b, or c. They do, however, appear to be eligible under criterion d since they both still retain research potential.

EXCLUSIONS: Both components of this site do not appear to fall into categories a-g, thus they do not qualify as an exclusion. Both components do appear to meet the 50-year guideline.

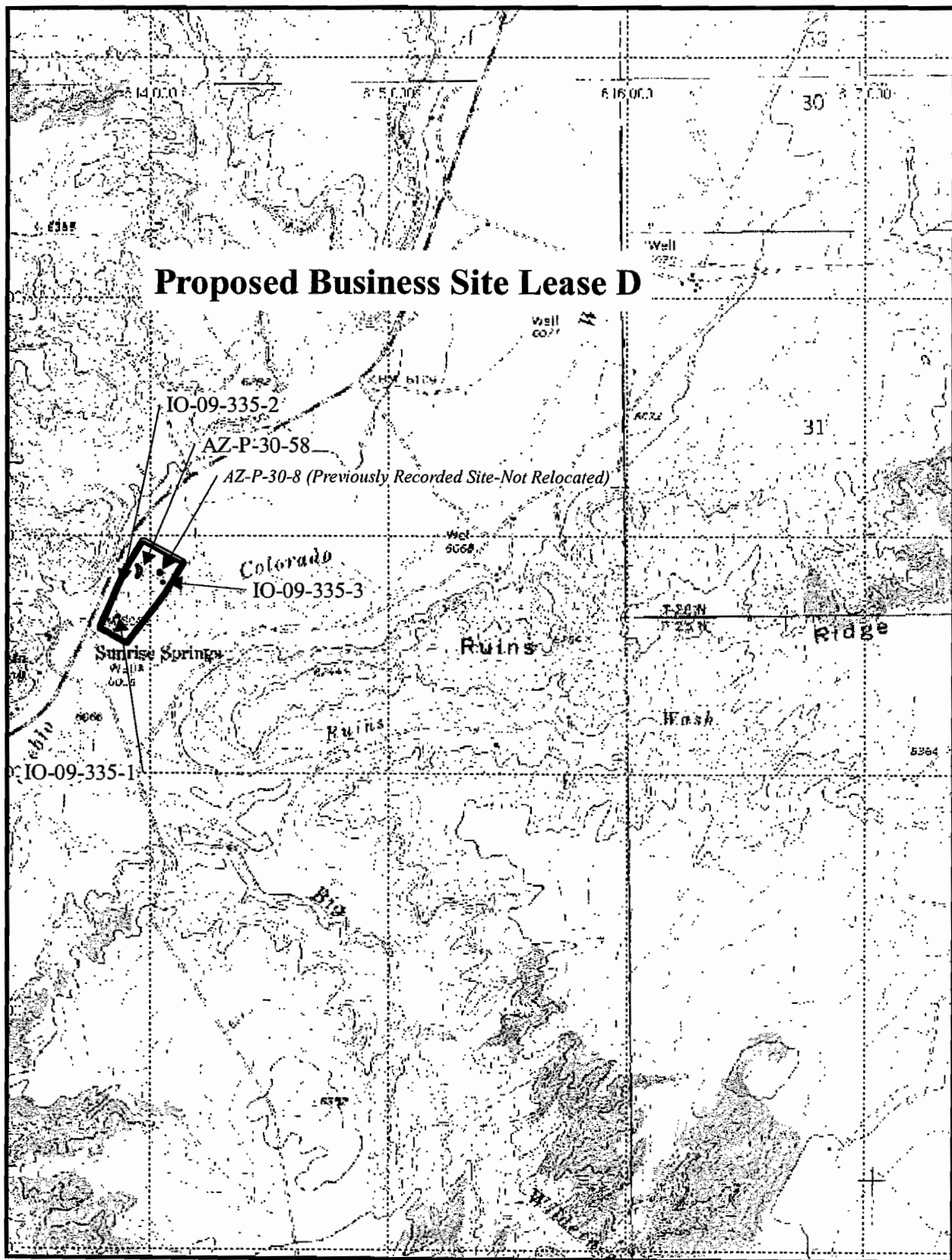
SITE ASSESSMENT UNDER 43 CFR 7.3 (Archaeological Resources Protection Act): Both components within this site are of archaeological interest. Component 1 does meet the 100-year age requirement and thus appears to merit protection under ARPA. Component 2 does not appear to meet the 100-year age requirement therefore this component does not appear to merit protection under ARPA.

SITE ASSESSMENT UNDER AIRFA (American Indian Religious Freedom Act): Neither Component 1 or 2 appears to merit consideration under AIRFA.

PROVIDE A SITE MAP (including site designation, north arrow, scale, recognizable features, landmarks, and relationship to project area).

HOW CAN THE SITE BE REACHED? (See attached USGS map.)

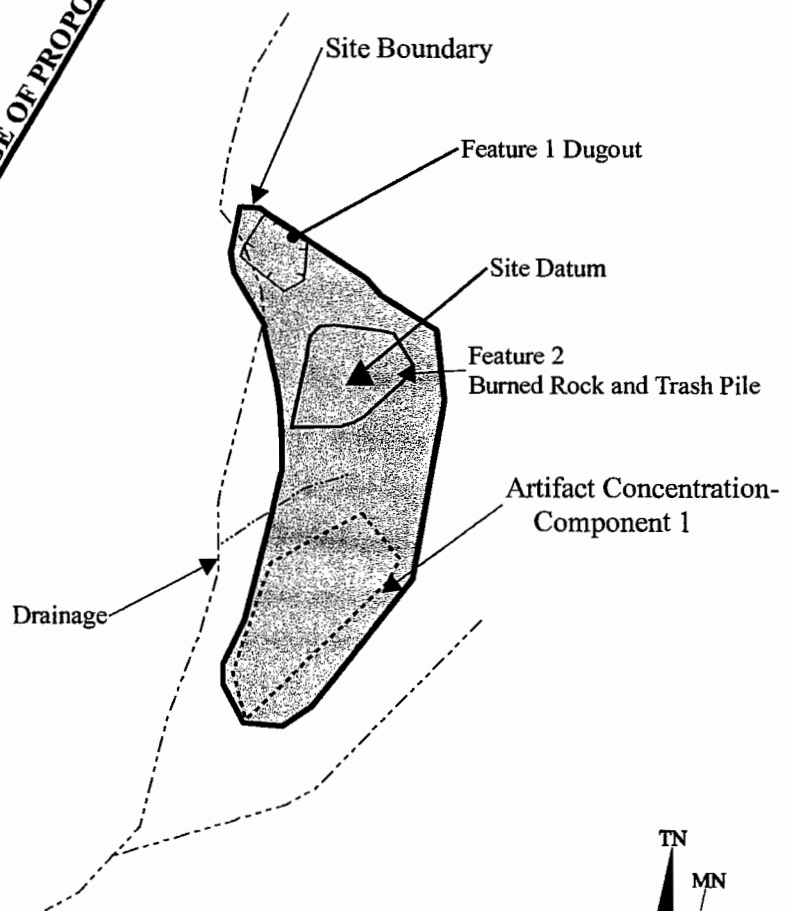
OTHER COMMENTS (Ethnographic data, etc.): An ethnographic interview with Jones Lee, Sr. was conducted on November 5, 2009 by Antoinette Kurley-Begay of the NNAD. Mr. Lee is of the *Kin Eichi'nii* (The Red House People) and he is born for the *Kinyaa'aanii* (The Towering House People). According to the informant, the Navajo component of this site was used as a cellar dugout by his family. According to the informant, a small cornfield located about 1,000 feet north of the site was utilized by the family of Ray Whisker Lee, the father of Jones Lee, Sr. In addition, the entire area was used by their family for livestock grazing and herding activities. The structure within this site has not been blessed.



Location map showing project area and identified cultural resources. Sunrise Spring, Ariz., 1973, 7.5' series USGS map; T.26N, R.24E, GSRPM (NNAD 09-335).

AZ-P-30-58

WEST EDGE OF PROPOSED BUSINESS SITE LEASE D



Plan view of Site AZ-P-30-58 (NNAD 09-335).

CULTURAL RESOURCES COMPLIANCE FORM
HISTORIC PRESERVATION DEPARTMENT
PO BOX 4950
WINDOW ROCK, ARIZONA 86515

ROUTING: COPIES TO
AZ SHPO
REAL PROPERTY MGT/330
XX NNAD

NNHPD NO. HPD-09-1327
OTHER PROJECT NO.
NNAD 09-335

PROJECT TITLE: **A Cultural Resources Inventory of Proposed Business Site Lease D for the Cornfields Chapter, Apache County, Arizona**

LEAD AGENCY: BIA/NR

SPONSORS: **Elizabeth Johnson, Cornfields Chapter P.O. Box 478 Ganado, Arizona 86505**

PROJECT DESCRIPTION: The proposed undertaking will involve the construction of business tract and associated facilities within the 15.46 acre lease area. Ground disturbance will be extensive and intensive.

LAND STATUS: Navajo Tribal Trust

CHAPTER: Cornfields

LOCATION: T.26N, R.26E; Unplatted; Sunrise Spring Quadrangle; Apache County, Arizona; G&SRPM&B

PROJECT ARCHAEOLOGIST: **Antoinette Kurley-Begay**

NAVAJO ANTIQUITIES PERMIT NO.: NTC

DATE INSPECTED: **8/10/09 and 8/20/09**

DATE OF REPORT: 12/21/09

TOTAL ACREAGE INSPECTED: **20.58**

METHOD OF INVESTIGATION: Class III pedestrian inventory with transects spaced 7 m apart.

LIST OF CULTURAL RESOURCES FOUND:

LIST OF ELIGIBLE PROPERTIES:

LIST OF NON-ELIGIBLE PROPERTIES:

LIST OF ARCHAEOLOGICAL RESOURCES:

(1) Site AZ-I-30-58, (3) Isolated Occurrences (IO)

(1) AZ-I-30-58

(3) IO

(1) AZ-I-30-58

EFFECT/CONDITIONS OF COMPLIANCE: **No historic properties affected, with the following conditions:**

Site AZ-I-30-58:

1) All construction within 50 ft of the site boundary must be flagged and monitored by a qualified archaeologist prior to any ground disturbing activity.

In the event of a discovery ["discovery" means any previously unidentified or incorrectly identified 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.

FORM PREPARED BY: **Ettie Anderson**

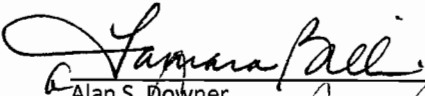
FINALIZED: January 6, 2010

Notification to
Proceed Recommended:
Conditions:

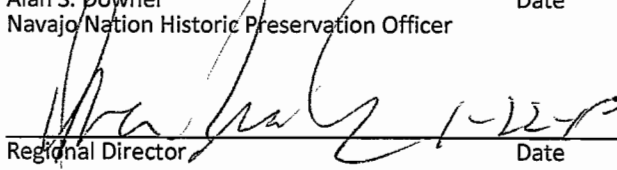
Yes XX No
Yes XX No

Navajo Region Approval:

Yes P No


Alan S. Downer
Navajo Nation Historic Preservation Officer

01/08/2010
Date


Regional Director

1-22-10
Date



**THE
NAVAJO
NATION**

% Diné College
P.O. Box 580
Shiprock, NM 87420
Phone: (505) 368-1214
Fax: (505) 368-1215
email: ecmason@frontiernet.net



December 21, 2009

MEMORANDUM

TO : Ettie Anderson; Senior Archaeologist, NNHPD-Cultural Resources Compliance Section
FROM : *Antoinette Kurley-Begay* Antoinette Kurley-Begay, Principal Archaeologist
SUBJECT: Revised Total Acreage Inventoried on NNAD Report 09-335 AIR Form for the Cornfields Chapter

Attached for your records is a revised copy of the Navajo Nation Archaeology Department (NNAD) report 09-335. The original report was sent to you in November 2009, however, a discrepancy in the total acreage inventoried under this project was noted in the Field Methods section of the original report.


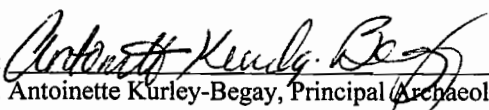
The acreage listed on the original report indicated that 36.85 acres (14.92 ha) was examined for cultural resources when in fact only 20.58 acres (8.33 ha) was initially inventoried under NNAD 09-335 for the proposed Business Site Lease D (i.e., Sunrise Business Tract 2) located within the Cornfields Chapter. No other changes have been made to this report.

I have made the necessary changes to complete the cultural resources compliance review on the above-mentioned business site lease. Hence, a copy of the revised AIR Form for the report has also been sent to the client for their records. If you should have any questions, please contact me at 505-368-1214 or email me at akbegay@frontiernet.net. Thank you.

Attachment

xc: L. Laughing, Acting Department Manager
Elizabeth Johnson, Cornfields Chapter Coordinator

ARCHAEOLOGICAL INVENTORY REPORT DOCUMENTATION PAGE (HPD JAN/91)

1. HPD REPORT NO.	2. (FOR HPD USE ONLY)	3. RECIPIENTS ACCESSION NO.								
4. TITLE OF REPORT: A Cultural Resource Inventory of Proposed Business Site Lease D for the Cornfields Chapter, Apache County, Arizona AUTHOR: Antoinette Kurley-Begay		5. FIELDWORK DATES August 10 & 20, 2009								
		6. REPORT DATE December 21, 2009								
7. CONSULTANT NAME AND ADDRESS: Gen'l Charge: Linda Laughing, ASO Org. Name: Navajo Nation Archaeology Department Org. Address: P. O. Box 689 Window Rock, Arizona 86515 Phone: (928) 871-6540		8. Permit No. NTC								
		9. Consultant Report No. NNAD 09-335 REVISED								
10. SPONSOR NAME AND ADDRESS: Ind. Responsible: Elizabeth Johnson, Chapter Coordinator Org. Name: Cornfields Chapter Org. Address: P.O. Box 478 Ganado, Arizona 86505 Mobile Phone: (928) 755-5911		11. SPONSOR PROJECT NO. N/A								
		12. AREA OF EFFECT: 15.46 acres (6.26 ha) AREA SURVEYED: 20.58 acres (8.33 ha)								
13. LOCATION (MAP ATTACHED):										
<table border="0"> <tr> <td>a. Chapter: Cornfields</td> <td>e. Land Status: Tribal Trust</td> </tr> <tr> <td>b. Agency: Fort Defiance</td> <td>f. UTM Center: See Supplemental Sheet</td> </tr> <tr> <td>c. County: Apache</td> <td>g. Area: See Supplemental Sheet</td> </tr> <tr> <td>d. State: Arizona</td> <td>h. 7.5' Map Name(s): Sunrise Spring, Ariz., 1973</td> </tr> </table>			a. Chapter: Cornfields	e. Land Status: Tribal Trust	b. Agency: Fort Defiance	f. UTM Center: See Supplemental Sheet	c. County: Apache	g. Area: See Supplemental Sheet	d. State: Arizona	h. 7.5' Map Name(s): Sunrise Spring, Ariz., 1973
a. Chapter: Cornfields	e. Land Status: Tribal Trust									
b. Agency: Fort Defiance	f. UTM Center: See Supplemental Sheet									
c. County: Apache	g. Area: See Supplemental Sheet									
d. State: Arizona	h. 7.5' Map Name(s): Sunrise Spring, Ariz., 1973									
14. REPORT /X/ OR SUMMARY (REPORT ATTACHED) //										
<p>a. Description of Undertaking: The Cornfields Chapter proposes to utilize the parcel of land for a proposed business tract. The parcel of land will be used to construct business buildings and associated facilities within the 15.46-acre business tract. The area of potential effect measures 854.68 feet (260.57 m) by 606.29 feet (184.84 m) by 509.60 feet (155.37 m) by 493.12 feet (150.34 m) by 872.61 feet (266.04 m) by 388.10 feet (118.32 m). Ground disturbance, both surface and subsurface, will be extensive. The lead federal agency for this proposed undertaking is the Bureau of Indian Affairs.</p> <p>b. Existing Data Review: See Supplemental Sheet</p> <p>c. Area Environmental & Cultural Setting: The project is located in the Cornfields Chapter. The nearest water source is the Pueblo Colorado Wash located along the eastern and southeastern portion of the project area. The elevation of the project area is 6080 feet (1854 m). Vegetation consists of tamarisk, snakeweed, rabbitbrush, Russian thistle, and prickly pear cactus. Soils in the project area consist of aeolian sand and silt. The cultural setting is rural with development consisting of the livestock water tank, and the repavement of Navajo Route 15.</p> <p>d. Field Methods: See Supplemental Sheet</p>										
15. CULTURAL RESOURCE FINDINGS:										
<p>a. Location/Identification of Each Resource: See Supplemental Sheet</p> <p>b. Evaluation of Significance of Each Resource (above): See Supplemental Sheet</p>										
16. MANAGEMENT SUMMARY (RECOMMENDATIONS): The three isolated occurrences (IOs) do not appear to Register-eligible properties; therefore, a determination of no historic properties affected for the areas containing the IOs is recommended with no further stipulations.										
<p>The site appears to represent a property that is potentially Register eligible. Further, at least one of the components does appear to merit protection under ARPA. Therefore, a determination of no historic properties affected is recommended for the area of the site provided that the site is avoided during all proposed construction activities and future development activities.</p>										
17. CERTIFICATION:										
SIGNATURE: 		DATE: 12/24/09								
General Charge Name: Linda Laughing, ASO, Acting Department Manager										
SIGNATURE: 		DATE: December 21, 2009								
Direct Charge: Antoinette Kurley-Begay, Principal Archaeologist										

13. LOCATION:

f. UTM Center:	<u>Northing</u>	<u>Easting</u>			
g. Area:			<u>1/4, 1/4, 1/4 Section</u>	<u>Township</u>	<u>Range</u>
Northwest Corner:	3940966	613964	Unplatted Section	26N	26E
Northeast Corner:	3940881	614128	"	26N	26E
Southeast Corner:	3940555	613899	"	25N	26E
Southwest Corner:	3940611	613796	"	25N	26E

14. REPORT:

- b. Existing Data Review: A check of Navajo Nation Historic Preservation Department (NNHPD) and NNAD Shiprock Office archival records indicated that two projects; NNHPD 84-238 (CRMP 83-244) and NNHPD 94-621 (NNAD 94-061), have been conducted within a 500-foot (152-m) radius of the project area. One previously recorded archaeological site, AZ-I-30-8, was recorded under NNHPD 84-238. The previously recorded site was identified in 1983 as an Anasazi Pueblo II-II ceramic scatter (six ceramics). Based on the records check this previously recorded site was noted to be located within the current project area; however, this site was not relocated under this current project discussed herein. Since AZ-I-30-8 only contained six ceramic artifacts at the time of the recording, the low artifact frequency on this site may be why the site was not encountered during the current inventory. This site could also be located outside of the proposed project area.

A Check of Van Valkenburg (1974) revealed that the nearest sacred area is Buell Park (*Tsé zhin hodóo klizh*—Black Rock in a Blue Area) located approximately 58 miles (31.62 km) northwest of the project area.

Van Valkenburg, Richard F.

1974 Navajo Sacred Places. In *Navajo Indians III*, edited by Clyde Kluckhohn, pp.9-199. Garland Publishing, New York, New York.

- d. Field Methods: An archaeological survey was conducted by Antoinette Kurley-Begay, Matthew Pettigrew, Aleda Myerson, and Alviera Lee of the NNAD. Locational information of the project area was collected utilizing a Global Positioning System (GPS). Although the project area discussed herein was previously staked, the stakes indicating the project area corners were not relocated; therefore, points derived from a GIS ArcMap program provided the archaeologists project area points which were uploaded into a GPS unit and utilized to identify the project area in the field. A Class III pedestrian survey was conducted on the proposed 15.46-acre (6.26-ha) business tract. This inventory also included a 50-foot (15.24-m) wide buffer zone located on all sides of the 15.46-acre proposed business tract. The project area was examined by the four NNAD archaeologists walking a series of north-south parallel transects across the project area. The parallel transects were spaced about 7 m (22.96 feet) apart. A total of 20.58 acres (8.33 ha) of land was examined under this project.

One archaeological site and three isolated occurrences (IOs) were located during the inventory. A detailed site form documenting the archaeological site is provided in Appendix A. The IOs were recorded during the course of the survey once they were determined to be isolated materials. Notes were taken on the environmental setting at the time of the survey. An ethnographic interview with Jones Lee, Sr., a local resident, was conducted after the survey portion of the project was conducted. The interview was conducted on November 5, 2009. The intended purpose of the interview was to obtain information on the project area and potential traditional cultural properties (TCPs—herb gathering areas, blessed and/or sacred places) or burials as well as archaeological sites in the vicinity. Resource and project area locations were established in the field using a GPS unit.

15. CULTURAL RESOURCE FINDINGS:

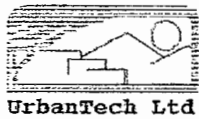
- a. Location/Identification of Each Resource: One archeological site (AZ-I-30-58) and three IOs were identified during the archaeological inventory. Further, one previously recorded site, AZ-I-30-8, was noted to be located within the eastern edge of the current project area. Unfortunately this site was not relocated under this current project. Site AZ-I-30-58 is located within the northwestern quadrant of the proposed business tract. Site AZ-I-30-58 is identified as a multicomponent site containing an Anasazi special activity area (SAA)—artifact scatter and a historic Navajo specialized activity area—storage cellar area. IO 09-335-1 consists of one indented corrugated sherd. IO 09-335-2 consists of eight indented corrugated sherds and two black-on-white ware sherds located within a 5 m by 5 m bladed berm. Intermixed with the sherds are pieces of cement slabs probably from the existing livestock water tank and windmill located about 200 feet (196.8 m) away from the project area. IO 09-335-3 consists of one plain gray ware sherd. All three of the IOs are located within the project area.

15. CULTURAL RESOURCE FINDINGS: — continued

- b. Evaluation of Significance of Each Resource (above): With regard to the current legislation, Component 1 of Site AZ-I-30-58 appears to possess integrity of location, setting, materials, and association. Component 2 of Site AZ-I-30-58 appears to possess integrity of location, setting, feeling, and association. Neither component of AZ-I-30-58 appears to be eligible for nomination to the National Register under criteria a, b, or c. They do, however, appear to qualify under criterion d since both components still retain research potential. Both components on AZ-I-30-58 appear to meet the 50-year eligibility guideline. Component 1 of AZ-I-30-58 does appear to meet the 100-year age requirement necessary for classification as an archaeological resource under ARPA and it does appear to be of archaeological interest. Thus, Component 1 does appear to merit protection under ARPA. Component 2 does not appear to meet the 100-year age requirement necessary for classification as an archaeological resource under ARPA. Component 2, however, is of archaeological interest. Component 2 does not appear to merit protection under ARPA. Finally, neither component appears to merit consideration under AIRFA.

The three IOs lack integrity and they are not thought to be eligible for nomination to the National Register under criteria a, b, c, or d. The isolates do meet the 50-year eligibility guideline, however, they do not appear to be Register-eligible properties. Although the isolates do meet the 100-year age requirement necessary for classification as an archaeological resource under ARPA, the isolates are not of archaeological interest. Therefore, the isolates do not appear merit consideration under ARPA. The isolates do not appear to merit consideration under AIRFA.

E



Cornfields Chapter

January 2014
Draft #2; Rev. #2

Sunrise Development Parcel Environmental Assessment

In association with:



**Cornfields Chapter: Sunrise Site
Environmental Assessment
January 2014)**

Project: Sunrise Trading Post Site Development

**Prepared for: Cornfields Chapter
Navajo Nation
P.O. Box 478
Ganado, Arizona 86505**

Prepared by:

**UrbanTech Ltd.
16845 N. 29th Ave.; Suite 1-348
Phoenix, Arizona 85053**

In association with:

**Arcadis US
410 N 44th St #1000
Phoenix, Arizona 85008**

**Contact: Philip J. Entz AICP, Pres.
UrbanTech Ltd.
Tel: 602-678-0533**

TABLE OF CONTENTS

1 – INTRODUCTION

- 1.1 Project Background
- 1.2 Project Location and Description
- 1.3 Purpose and Need

2 – PROPOSED ACTION AND ALTERNATIVES

- 2.1 Proposed Action
- 2.2. No-Action Alternative
- 2.3 Alternatives Considered but Eliminated

3 – AFFECTED ENVIRONMENT

- 3.1 Land Resources
 - 3.1.1 Topography
 - 3.1.2 Soils
 - 3.1.3 Geology Setting, Mineral, and Paleontological Resources
- 3.2 Water Resources
 - 3.2.1 Groundwater and Surface Water
 - 3.2.2 Floodplains
 - 3.2.3 Wetlands, Riparian Areas, and Wild and Scenic Rivers
- 3.3 Air Quality
 - 3.3.1 Quality/Visibility
 - 3.3.2 Climate/Meteorology
- 3.4 Living Resources
 - 3.4.1 Vegetation
 - 3.4.2 Wildlife
 - 3.4.3 Federally Listed Threatened and Endangered Species
 - 3.4.4 Agriculture/Farmland
- 3.5 Cultural Resources
- 3.6 Socioeconomic Conditions
 - 3.6.1 Employment and Income
 - 3.6.2 Population and Demographic Trends
 - 3.6.3 Lifestyle and Cultural Values
 - 3.6.4 Community Infrastructure
- 3.7 Environmental Justice
- 3.8 Indian Trust Assets
- 3.9 Hazardous Materials
 - 3.9.1 RCRA Sites
 - 3.9.2 RCRA Subtitle I Sites
 - 3.9.3 Toxic Substances
- 3.10 Resource Use Patterns
 - 3.10.1 Transportation Corridors
 - 3.10.2 Agriculture
 - 3.10.3 Land Use Plans

3.11 Other Values

3.11.1 Wilderness Areas

3.11.2 Noise and Light

3.11.3 Visual

3.11.4 Public Health and Safety

4 – ENVIRONMENTAL CONSEQUENCES

4.1 Land Resources

4.1.1 Topography

4.1.2 Soils

4.1.3 Geology Setting, Mineral, and Paleontological Resources

4.2 Water Resources

4.2.1 Groundwater and Surface Water

4.2.2 Floodplains

4.2.3 Wetlands, Riparian Areas, and Wild and Scenic Rivers

4.3 Air Quality

4.3.1 Quality/Visibility

4.3.2 Climate/Meteorology

4.4 Living Resources

4.4.1 Vegetation

4.4.2 Wildlife

4.4.3 Federally Listed Threatened and Endangered Species

4.4.4 Agriculture/Farmland

4.5 Cultural Resources

4.6 Socioeconomic Conditions

4.6.1 Employment and Income

4.6.2 Population and Demographic Trends

4.6.3 Lifestyle and Cultural Values

4.6.4 Community Infrastructure

4.7 Environmental Justice

4.8 Indian Trust Assets

4.9 Hazardous Materials

4.10 Resource Use Patterns

4.10.1 Transportation Corridors

4.10.2 Agriculture

4.10.3 Land Use Plans

4.11 Other Values

4.11.1 Wilderness Areas

4.11.2 Noise and Light

4.11.3 Visual

4.11.4 Public Health and Safety

5 – LIST OF PREPARERS AND CONTRIBUTORS

6 – CONSULTATION AND COORDINATION

7 – DOCUMENT PREPARER'S SIGNATURE

8 - REFERENCES

APPENDICES

APPENDIX A Property Survey

APPENDIX B Proposed Development Plan

APPENDIX C Apache County USFWS Species List

APPENDIX D Cultural Resources Compliance

LIST OF FIGURES

FIGURE 1 Project Area Map

FIGURE 2 Project Area Aerial

FIGURE 3 Topographic Map

LIST OF TABLES

TABLE 1 Habitat Suitability Assessment for Sensitive Species

1 – INTRODUCTION

1.1 Project Background

The Cornfields Chapter of the Navajo Nation proposes to implement development on an 11.6-Acre site (Appendix A) that includes the ruins of the former Sunrise Trading Post structure. Strategic Planning, a Feasibility Study, preliminary Development Planning and other actions have been completed in preparation for the proposed development of the site. The development of the site will require approvals from the Navajo Nation and the Bureau of Indian Affairs (BIA). The federal action triggers the National Environmental Policy Act (NEPA) process. This environmental assessment documents the potential impacts of the development of the Sunrise Trading Post Site on the human and natural surroundings.

1.2 Project Location and Description

The Cornfields Chapter is one of 110 recognized chapters of the Navajo Nation and is located in the southeastern portion of the Navajo Nation, within Apache County. The community of Cornfields has an estimated population of 1600 people. The proposed project site consists of approximately 11.6-acres and lies on the west side of Navajo Route 15. The project is within the Sunrise Springs Quadrangle, Arizona-Apache Co., 7.5-Minute Series USGS Topographic Map (2001). Figure A (following page) illustrates the nature of the site.

The Project consists of the development of several site improvements including:

- Visitor Center with Indoor Deli.
- Restoration of the Sunrise Trading Post as a clean visitable Ruin
- Picnic Area
- Vendor Booths
- A Veteran's Memorial
- A Future Cornfields Chapter Museum.

The existing ruin of the Sunrise Trading Post is proposed to remain as-is, where-is except for the clean-up of hazardous debris and existing graffiti.

1.3 Purpose and Need

The Sunrise Trading Post site is one of three economic development parcels available to the Cornfields Chapter of the Navajo Nation. The purpose and need for the project is to provide micro-enterprise business opportunities and employment for local Tribal Members and to provide needed income for both Tribal Members and the Cornfields Chapter. This will also provide resources for the Chapter to provide a wider variety of Public Services to their Members.



Figure 1: Aerial of Sunrise Trading Post area

2 – PROPOSED ACTION AND ALTERNATIVES

2.1 Proposed Action

Under the proposed action, the Cornfields Chapter would implement a phased development program for the site (See proposed Development Plan in Appendix B). The plan would be developed over a period of approximately five years, including final project design, obtaining funding and construction of the Project. During this time, further assurances would be pursued regarding the Sunrise Trading Post structure in accordance with conditions of the Cultural Clearance issued 11/10/09 by the Navajo Nation Archeology Department (Appendix D).

2.2. No-Action Alternative

Under the no-action alternative, the proposed project would not be constructed. No economic development would occur and the Cornfields Chapter would continue to lack local employment and business opportunities. The Chapter also would continue to provide minimal public services to its Members.

2.3 Alternatives Considered but Eliminated

During the planning phases of the project, various types of development and various arrangements of elements of site development were considered. The proposed action reflects the development determined to be most feasible and have the least impact on the existing Sunrise Trading Post ruin and adjacent land uses.

3 – AFFECTED ENVIRONMENT

This Chapter describes the existing conditions both within and surrounding the subject site. This data is then used to evaluate the impacts that are discussed in Chapter 4.

3.1 Land Resources [Physical characteristics of the site geography and soils]

3.1.1 Topography

The general topography of the site consists of a flat area with gentle slopes, back to the northwest by a series of low bluffs and washes. Elevations range from 6100 to nearly 6200 feet in the immediate area. Figure 2, below, illustrates the local topography.

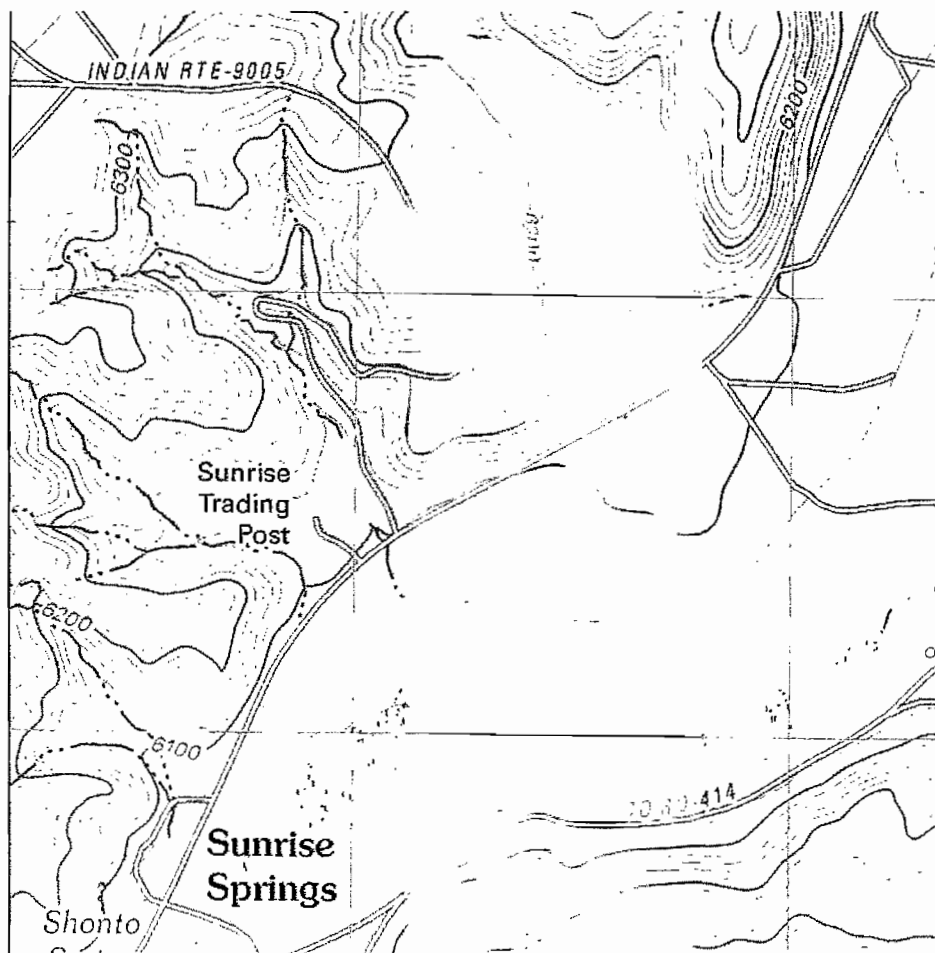


Figure 2

3.1.2 Soils

Soils at the Sunrise Trading Post Site area have been mapped in *Soil Survey of Fort Defiance Area, Parts of Apache and Navajo Counties, Arizona, and McKinley and San Juan Counties, New Mexico* (NRCS) in 2007. The soils are identified as Zia sandy loam. This is comprised of Zia and similar soils at 85 percent, and other minor components at 15 percent, including Riverwash, Radnik, and Pinavetes family. Parent materials are eolian deposits and stream alluvium derived from sandstone and shale. Zia sandy loam is well drained, has moderately rapid permeability (2.0 to 6.0 in/hr), has low shrink-swell potential (about 2.0 percent), and has negligible flooding or ponding hazards.

3.1.3 Geology Setting, Mineral, and Paleontological Resources

The Navajo Nation is situated in the south-central region of the Colorado Plateau, an area that has remained relatively tectonically stable since late Precambrian time and only moderately unstable by the orogeny of Late Cretaceous and early Tertiary time (Cooley et.al 1969).

The reservation has been divided into several hydrogeologic subdivisions on the basis of differences in the exposed sedimentary rocks, structure and physiography (Cooley et. al 1969). The project site lies in the Chinle Valley subdivision, underlain by easily eroded Triassic sediments. It is a lowland between the scarred sandstone slopes on the Defiance Plateau and the imposing eastern escarpment of Black Mesa. In general, the area consists of gentle slopes underlain with bedrock and alluvium.

3.2 Water Resources *[Surface water, Groundwater, Floodplains and conditions created by these]*

3.2.1 Groundwater and Surface Water

Surface water generally drains on the site to the Southeast toward the Big Wilderness Wash, which then drains to the Southeast feeding the larger Pueblo Colorado Wash. The drainage on the site is well-defined by a central wash that bifurcates the site near the trading post ruins. The balance of drainageways consists of braided channels that lead to the Big Wilderness Wash.

Ground water is at a shallow depth in the alluvium (200'), but increases in depth where Sandstone and Shinarump occur in the Chinle Valley multiple-aquifer system. The overall system dips westward and northwestward. The subject site is along the highest portions of the aquifer system (shallowest depth to water) [Cooley et. al.].

3.2.2 Floodplains

Based on a general definition of floodplains, the project site is not located within a floodplain. A floodplain has been defined as "lowland and relatively flat areas adjoining inland and coastal waters...." and "a nearly level alluvial plain that borders a stream and is subject to flooding

unless protected artificially", by Presidential Executive Order 11988-Floodplain Management and the U.S. Department of Agriculture, respectively.

3.2.3 Wetlands, Riparian Areas, and Wild and Scenic Rivers

There are no wetlands or riparian areas on or near the subject site. There is a wash that periodically drains the site during the area's minimal rainfall; however, no standing water exists due to the nature of the soils.

There are no "Wild & Scenic Rivers" designated anywhere on the Navajo Reservation. Solely Fossil Creek and the Verde River in Arizona have that designation.

3.3 Air Quality *[characteristics of the air and the air quality in the area]*

3.3.1 Quality/Visibility

The National Ambient Air Quality Standards (NAAQS) establish limits for pollutants considered harmful to public health and the environment. Under the NAAQS, there are six principal pollutants which are called "criteria" pollutants. They include carbon monoxide, lead, nitrogen dioxide, ozone, particulate matter and sulfur dioxide. Air quality trends show air pollution concentrations in the southwest have improved since the standards were established. Maps posted at the U.S. EPA website (www.epa.gov/region9/air, May 2013) indicate that air quality of the Navajo Nation is within the NAAQS.

3.3.2 Climate/Meteorology

The project region experiences relatively cold winters with temperatures averaging near 10-degrees Fahrenheit. Snow depths however are minimal and snows are irregular throughout December, January and February. Precipitation averages a relatively low 9.5" annually and rains are scattered throughout the year. The average maximum temperature (early August) is 84.7° Fahrenheit but can peak in the 90's. The average minimum temperature (mid January) is 10.1-degrees Fahrenheit (Wunderground.com Historical Data (Ganado, AZ). Prevailing winter winds are from the northwest and locally eddy around the existing bluffs creating non-directional breezes on-site. Summer winds are generally from the southwest and not subject to the eddying effects of the bluffs.

3.4 Living Resources *[vegetation and wildlife of the area, included protected species and their likelihood to occur (field investigation conducted 6/4/13)]*

3.4.1 Vegetation

The project site is within an area defined as Great Basin Desert Scrub (Brown 1994). The area is associated with Upland Sonoran Desert Scrub and Great Basin Pinyon-Juniper Woodland vegetation. Species diversity is low with dominant shrubs occupying vast tracts of land.

Characteristic vegetation is low growing, widely space hemispherical, non-sprouting shrubs with widely-spaced bunchgrasses. Dominant shrubs include big sagebrush, black sagebrush, Bigelow sagebrush, shadscale, fourwing saltbush, rabbitbrush, winterfat, hopsage, horsebrush, blackbrush, and greasewood. Associated grasses may include blue gramma, galleta grass, Indian ricegrass, western wheatgrass, Junegrass, and several muhleys or dropseeds. Forbs include several gilia, buckwheat, penstemon, lupine, and globemallow species. Cacti number and species in Great Basin Desertscrub are relatively few in comparison to those found in warm deserts. Cactus plants are small in stature or prostrate and include several species of prickly pear, hedge hog, and cholla.

Human disturbance and subsequent grazing on the Sunrise Trading Post site and adjacent areas have removed substantial varieties of the original grasses with the exception of Blue Gamma.

3.4.2 Wildlife

During the field survey of the Sunrise Site, no wildlife was observed.

3.4.3 Federally Listed Threatened and Endangered Species

A biological evaluation was conducted to assess potential impacts to threatened and endangered and sensitive species. The evaluation was based on a list of TES species provided by US Fish and Wildlife Service (USFWS) that are known to occur or have potential to occur on or near the project site (Appendix C). The list was supplemented by information contained in the "Navajo Nation Endangered Species List: Species Accounts; Version 3.08; August 2008". The effects are discussed in Section 4.4.2. A chart illustrating the results follows:

**Federally Listed Species Potentially Occurring in Apache County, Arizona
(USF&W Listing 1/31/13 - current on 7/8/13 and
NAVAJO ENDANGERED SPECIES LIST – Sept 10,2008)**

Common Name (Species Name)	Status	Range or Habitat Requirements	Potential for Occurrence in Project Area	Determination of Effect
Apache (Arizona) trout (Oncorhynchus gilae apache)	USFWS Threatened NESL RCS-41-08 Not Listed	Streams and rivers generally above 6,000 ft. elevation with adequate stream flow and shading; temperatures below 77 degrees F; and substrate composed of boulders, rocks, gravel and some sand and silt.	Unlikely to occur. There is no permanent aquatic habitat in the vicinity that is similar to that associated with this species.	No Effect.

Federally Listed Species Potentially Occurring in Apache County, Arizona
(USF&W Listing 1/31/13 - current on 7/8/13 and
NAVAJO ENDANGERED SPECIES LIST – Sept 10,2008)

<i>Common Name (Species Name)</i>	<i>Status</i>	<i>Range or Habitat Requirements</i>	<i>Potential for Occurrence in Project Area</i>	<i>Determination of Effect</i>
Black-footed ferret (<i>Mustela nigripes</i>)	USFWS Endangered NESL RCS-41-08 Group 2	Grassland plains generally found in association with prairie dogs. Elevation less than 10,500 ft.	Unlikely to occur. No wild populations of this species are currently known to exist in Arizona. Reintroduced population exists in Aubrey Valley (Coconino County), Arizona.	No Effect.
California condor (<i>Gymnogyps californianus</i>)	USFWS Endangered NESL RCS-41-08 Group 4	High desert canyons and plateaus. Elevation varies.	Recovery program has reintroduced condors to Northern Arizona, but in Coconino County.	No Effect.
Chiricahua leopard frog (<i>Lithobates chiricahuensis</i>)	USFWS Endangered NESL RCS-41-08 Not Listed	Restricted to springs, livestock tanks, and streams in upper portion of watersheds that are free from nonnative predators or where marginal habitat for nonnative predators exists. Elevation of 3,281 – 8,890 ft.	Unlikely to occur. There is no permanent aquatic habitat in the vicinity that is similar to that associated with this species.	No Effect.
Little Colorado spinedace (<i>Lepidomeda vittata</i>)	USFWS Endangered NESL RCS-41-08 Not Listed	Moderate to small streams; found in pools and riffles with water flowing over fine gravel and silt substrate. Elevation of 4,000 – 8,000 ft.	Unlikely to occur. There is no permanent aquatic habitat in the vicinity that is similar to that associated with this species.	No Effect

Federally Listed Species Potentially Occurring in Apache County, Arizona
(USF&W Listing 1/31/13 - current on 7/8/13 and
NAVAJO ENDANGERED SPECIES LIST – Sept 10,2008)

<i>Common Name (Species Name)</i>	<i>Status</i>	<i>Range or Habitat Requirements</i>	<i>Potential for Occurrence in Project Area</i>	<i>Determination of Effect</i>
Loach minnow (Tiaroga cobitis)	USFWS	Benthic species of small	Unlikely to occur. There is no permanent aquatic habitat in the vicinity that is similar to that associated with this species.	No Effect.
	Endangered	to large perennial streams with swift		
	NESL	shallow water over		
	RCS-41-08	cobble and gravel.		
	Not Listed	Recurrent flooding and natural hydrograph important. Elev. <8000 ft.		
Mexican gray wolf (Canis lupus baileyi)	USFWS	Chaparral, woodland,	Unlikely to occur. Generally reintroduced in southern Apache County on the White Mountain Apache Reservation. Critical habitat was established as old-growth forests; none exist in this portion of the Navajo Reservation.	No Effect.
	Endangered	and forested areas. May cross desert areas.		
	NESL	Elevation of 4,000 to		
	RCS-41-08	12,000 ft.		
	Not Listed			
Mexican spotted owl (Strix occidentalis lucida)	USFWS	Nest in canyons and	Unlikely to occur. There is no habitat in the project area or the surrounding vicinity.	No Effect.
	Threatened	dense forests with multi-layered foliage structure.		
	NESL	Elev. 4100 - 9000 ft.		
	RCS-41-08			
	Group 3			

Federally Listed Species Potentially Occurring in Apache County, Arizona
(USF&W Listing 1/31/13 - current on 7/8/13 and
NAVAJO ENDANGERED SPECIES LIST – Sept 10,2008)

<i>Common Name (Species Name)</i>	<i>Status</i>	<i>Range or Habitat Requirements</i>	<i>Potential for Occurrence in Project Area</i>	<i>Determination of Effect</i>
Navajo sedge (<i>Carex specuicola</i>)	USFWS Threatened NESL RCS-41-08 Group 3	Found in silty soils at shady seeps and springs. There is Designated critical habitat on the Navajo Nation near the Inscription House Ruins, Also found at seep springs on vertical cliffs of pink-red Navajo sandstone at elevations of 5,700 – 6,000 ft.	Unlikely to occur. There is no habitat in the project area or the surrounding vicinity. The designated critical habitat is 100-miles northwest of the subject site.	No Effect.
Southwestern willow flycatcher (<i>Empidonax traillii extimus</i>)	USFWS Endangered NESL RCS-41-08 Group 2	Cottonwood/willow and tamarisk vegetation communities along rivers and streams. Designated habitat in this area of Arizona only includes the Little Colorado River. Elev. < 8500 ft.	Unlikely to occur. There is neither riparian habitat nor tamarisks on-site or in the vicinity.	No Effect.
Three Forks springsnail (<i>Pyrgulopsis trivialis</i>)	USFWS Endangered NESL RCS-41-08 Not Listed	Rheocrene springs, seeps, marshes, spring pools, outflows and diverse lotic waters. Distribution limited to Boneyard Creek and Boneyard Bog Spring complexes in the North Fork of the East Fork Black River watershed. Critical habitat is designated for 17.2 acres (77 FR 23060).	Unlikely to occur. The habitat lies in southeastern Apache County, over 100 miles from the subject site.	No Effect

Federally Listed Species Potentially Occurring in Apache County, Arizona
(USF&W Listing 1/31/13 - current on 7/8/13 and
NAVAJO ENDANGERED SPECIES LIST – Sept 10,2008)

<i>Common Name (Species Name)</i>	<i>Status</i>	<i>Range or Habitat Requirements</i>	<i>Potential for Occurrence in Project Area</i>	<i>Determination of Effect</i>
Zuni bluehead sucker (<i>Catostomus discorbulus yarrowi</i>)	USFWS Proposed Endangered NESL RCS-41-08 Not Listed	Small streams in low velocity, moderate deep pools, and pool-runs with seasonal dense algae. Young prefer quieter shoreline. The fish is found in two drainages on the Navajo Nation (1.) Kinlichee Creek [Little Colorado River] and (2.) Canyon de Cheilly [San Juan River]. Elevations over 6,000 ft.	Unlikely to occur. The closest habitat would be Kinlichee Creek, which lies approximately 20- miles east of the subject site.	No Effect.
Zuni fleabane (<i>Erigeron rhizomatus</i>)	USFWS Threatened NESL RCS-41-08 Not Listed	Selenium-rich red or gray detrital clay soils derived from the Chinle and Baca formations at elevations between 7,300 and 8,000 ft.	Unlikely to occur. The subject site does not contain the necessary soils and is at a substantially lower elevation.	No Effect.
New Mexico meadow jumping mouse (<i>Zapus hudsonius luteus</i>)	USFWS Candidate NESL RCS-41-08 Not Listed	Nests in dry soils but also uses moist, streamside, dense riparian/wetland vegetation. The New Mexican jumping mouse is diminished to 6 populations in the White Mountains, Arizona. An inventory and status assessment throughout its historical range in Arizona is currently being conducted.	Unlikely to occur. There are no springs or riparian habitats in the vicinity. The current habitat analysis shows the populations to be in central and southern Apache County, approximately 80-miles southwest of the subject site.	No Effect.

Federally Listed Species Potentially Occurring in Apache County, Arizona
(USF&W Listing 1/31/13 - current on 7/8/13 and
NAVAJO ENDANGERED SPECIES LIST – Sept 10,2008)

<i>Common Name (Species Name)</i>	<i>Status</i>	<i>Range or Habitat Requirements</i>	<i>Potential for Occurrence in Project Area</i>	<i>Determination of Effect</i>
Northern Mexican Gartersnake (Thamnophis eques megalops)	USFWS Candidate NESL RCS-41-08 Not Listed	Cienegas, stock tanks, large river riparian woodlands and forest, streamside gallery forests. Elevation range is 130 - 8500 ft.	Unlikely to occur. There is no habitat due to the lack of vegetation. Further, there are no riparian woodlands or forests in this area of the Reservation. There have been no observations of the species on-site.	No Effect.
Roundtail chub (Gila robusta)	USFWS Candidate NESL RCS-41-08 Group 2	Cool to warm waters of rivers and streams, often occupy the deepest pools and eddies of large streams. Elevation range is 1,000 – 7,500 ft.	Unlikely to occur. There is no permanent aquatic habitat in the vicinity that is similar to that associated with this species.	No Effect.
Yellow-billed cuckoo (Coccyzus americanus)	USFWS Candidate NESL RCS-41-08 Group 2	Large blocks or riparian woodlands (cottonwood, willow, or tamarisk galleries). Elev. < 6500 ft.	Unlikely to occur. There is no habitat. There are no riparian woodlands or forests in this area of the Reservation.	No Effect.
Arizona Willow	Conservation Agreement between USFWS, Forest Service and Park Service. NESL RCS-41-08 Not Listed	Unshaded or partially shaded wet meadows, streamsid es and cienegas; typically in or adjacent to perennial water. Known in the vicinity of Mount Baldy, on the Apache-Sitgreaves National Forest, and private land at elevations greater than 8,000 ft.	Unlikely to occur. There is no habitat and the site's elevation (6,100 ft.) is substantially below the species' range.	No Effect.

**Federally Listed Species Potentially Occurring in Apache County, Arizona
(USF&W Listing 1/31/13 - current on 7/8/13 and**

NAVAJO ENDANGERED SPECIES LIST – Sept 10,2008)

<i>Common Name (Species Name)</i>	<i>Status</i>	<i>Range or Habitat Requirements</i>	<i>Potential for Occurrence in Project Area</i>	<i>Determination of Effect</i>
Gooddings Onion (<i>Allium gooddingii</i>)	Conservation Agreement between USFWS, USFS. NESL RCS-41-08 Not Listed	Shaded sites on north-trending drainages, on slopes, or in narrow canyons, within mixed conifer and spruce fir forests.	Unlikely to occur. There is no habitat and the site's elevation (6,100 ft.) is substantially below the species' range.	No Effect.

3.4.4 Agriculture/Farmland

The site has not been in agricultural use. Some localized grazing has been allowed, but the land does not lie within a current livestock permitted area. There are no prime or unique farmland in the immediate project area.

3.5 Cultural Resources [The status of Cultural Resource Investigations on the Site]

The Navajo Nation Historic Preservation Department (NNHPD) conducted a field survey of the site. Records research that the site has been previously surveyed and previous reports have been written, including: *"Sunrise Trading Post: A Reconnaissance on the Destruction of the Compound, Lower Greasewood Chapter, Arizona. Report HPD-91-096, Navajo Nation Historic Preservation Department, Window Rock, AZ".* (Begay, Richard. 1991).

Following reviews on-site and research, Clearance was issued 11/10/09 by the Navajo Nation Archeology Department (Appendix D). The Clearance includes the condition that the site appears to represent a property that is potentially Register eligible. Further, at least one of the components does appear to merit protection under ARPA [note: The Trading Post Ruin].

Therefore, a determination of no historic properties affected is recommended for the area of the site provided that the [Sunrise Trading Post] site is avoided during all proposed construction activities and future development activities.

3.6 Socioeconomic Conditions *[The status of the residents of the area impacted by the proposed action]*

3.6.1 Employment and Income

According to American Factfinder (Cornfields Chapter Navajo; custom data search), there are 61 people in the Labor Force in the Cornfields Chapter, of which only 37 are employed. The unemployment rate is severe at 23.8%. Per Capita income is low at \$9,399. Primary employment categories include Educational, Recreation, Ranching and Food industries.

3.6.2 Population and Demographic Trends

According to the U.S. Census 2010 Census Summary File DP-1 for Cornfields, the total population in the census tract is 911, though the extended area served may include as many as 1600 residents. The median age was 35.4 years. The census also shows 355 housing units with 286 of them occupied. The average household size is 3.06 persons. In comparison, the U.S. average is about 2.5 people per household.

3.6.3 Lifestyle and Cultural Values

Generally speaking, the communities of the Navajo Nation comprise a variety of people and lifestyles. Residents in Cornfields are generally isolated with the nearest commercial outlet at least ten (10) miles away. Due to the remoteness of the chapter and the community, there is a lack of jobs. A majority of the people still rely on livestock and farming for subsistence, if working locally. The few people who have jobs commute out of the community. Most residents practice the traditional Navajo lifestyle or live a combination of traditional and modern lifestyles. Individual lifestyles reflect cultural values, attitudes, and expectations.

3.6.4 Community Infrastructure

The following infrastructure systems are in effect for the Cornfields Chapter area of the Navajo Reservation

- **Water:** Water services in the area are predominately provided for home sites. The Indian Health Services (IHS) designed and provided these existing services for the home sites. There is a six (6") inch main pipeline along Navajo Route 15 with lateral pipelines feeding the homesteads. After a year of operation IHS turns these water services over to NTUA for operations and maintenance. There are water sources in the vicinity of the potential development site.
- **Sewer:** The sewer conveyance piping for a central sewage collection system is not available at the site. The only central collection sewer pond system is at the Chapter House area supporting facilities around the Chapter House and the Navajo Housing Authority (NHA) housing development adjacent to the Chapter House.

- **Power:** Three phase power would be needed for the potential development sites. The subject site has both single-phase and three-phase power available along the NR15 frontage.
- **Natural Gas:** Natural gas service is not available in the immediate area. The service would have to be piped from Ganado, Arizona. Liquefied Petroleum Gas (LPG) may have to be considered if the development sites are going to require gas service.
- **Telecommunications:** Frontier Communications is the provider for telephone and internet services in the Cornfields Chapter area. The telephone lines and fiber optics cabling are provided adjacent to power line provider lines. This may be aerial lines on existing telephone poles or direct burial cable in the ground.

3.7 Environmental Justice

The proposed project is located in Cornfields Chapter where 98% of the population is Native American. Federal agencies are required to evaluate issues related to environmental justice where it is defined as the pursuit of equal justice and equal protection under the law for all environmental statutes and regulations without discrimination based on race, ethnicity, and/or socioeconomic status. No environmental justice issues were identified.

3.8 Indian Trust Assets

Except for management of allotment lands, no Indian Trust Resources are found in the project area.

3.9 Hazardous Materials *[Primary Research was performed using mapping data at the EPA Envirofacts Warehouse website and the Arizona Department of Environmental Quality website.]*

3.9.1 RCRA Sites:

Based on the EPA data base, there are no Subtitle C or Subtitle D sites involving hazardous waste near the proposed site. The closest RCRA sites are in the Town of Ganado.

3.9.2 RCRA Subtitle I Sites

No underground storage tanks were evidenced in a site visit and none appear on the RCRA search or in a search of ADEQ records. No underground storage tanks will be installed as part of the proposed project.

3.9.3 Toxic Substances

Based on site visits and the U.S. EPA Envirofacts website (www.epa.gov/enviro), no Toxic Substances Control Act sites occur on or near the project area. No toxic substances will be used, generated, handled, or stored on or near the project site as part of the construction or operation of the proposed project.

3.10 Resource Use Patterns *[The following resources or land uses are not found in the project area: hunting, fishing, gathering, timber harvesting, mining, or solid waste dumpsites. However, the following land uses or practices occur in this region: transportation network, land use plans, and agriculture.]*

3.10.1 Transportation Corridors

The site fronts on Navajo Route 15, which is a principle corridor between Dilkon and Burnside Junction. Traffic utilizing the corridor access Ganado, Chinle and Canyon de Chelly. All other roads in the area are of dirt.

The corridor also serves as a mainline utility corridor for the area and most available utilities parallel the roadway within its margin.

3.10.2 Agriculture

The 11-acre site is not and has not been in agricultural use, as referenced previously in Section 3.4.4.

3.10.3 Land Use Plans

Several Land Use Planning exercises have been performed over the years. Documentation includes the following:

- Cornfields Chapter;; Community Land Use Plan 2005 (April 29,2005); [Jones & Stokes]
- Strategic Planning: Cornfields Chapter: Among the Rabbit Brush
- Cornfields 4 Commercial Sites Economic Feasibility Study (June 2013); [Southwest Business Development Consultants]

The proposed project site and the proposed project elements are reflected in the previous Land Use Plans and Strategic Planning that has been performed.

3.11 Other Values

3.11.1 Wilderness Areas

There are no wilderness areas near the subject Sunrise Trading Post site.

3.11.2 Noise and Light

The primary noise generator in the area is traffic on Navajo Route 15. The traffic is not of sufficient levels to create a noise nuisance.

3.11.3 Visual

The subject site has views generally to the east toward the Pueblo Colorado Wash. No scenic byways or scenic areas protected by law occur in the project area.

3.11.4 Public Health and Safety

The Cornfields Chapter community is primarily served via services provided out of Ganado Arizona, approximately ½-hour away by Road. Police and Fire Services are from that location. Medical services are provided by Sage Memorial Hospital, a private facility also located in Ganado.

4 – ENVIRONMENTAL CONSEQUENCES

[This section discusses the impacts on the natural or human environment as a result of the proposed action. The section also lists mitigation measures that reduce or eliminate any impacts that are identified.]

4.1 Land Uses

4.1.1 Topography

The existing topography will not substantially be changed. Initial plans retain the wash that bifurcates the site. Areas where parking planned will remain sloped at approximately 2%. Spot development areas, such as the microenterprise area will be similarly sloped or terraced. The bluffs on the property are being left as-is, where-is. No grading of these features is planned. Therefore, no impact on the site's topography is anticipated.

4.1.2 Soils

Soils will be disturbed during the construction of project elements. The extent of soil erosion will be minimal, not only due to the nature of the soils, but also because the project is designed to conform to the existing topography without appreciably altering drainage patterns.

4.1.3 Geology Setting, Mineral, and Paleontological Resources

No mining is proposed as a part of this project, so no impact to the geological or mineral resources is contemplated.

4.2 Water Resources

4.2.1 Groundwater and Surface Water

As described under "4.1.2 Soils" previously, no impact on drainage is anticipated. Due to the quantity and depth of groundwater resources in the immediate area, no appreciable impact on groundwater resources are anticipated. Water demand is also limited by the nature of facilities that are planned for the site, most of which are low-impact outdoor uses.

4.2.3 Floodplains

There are no floodplains in the immediate area of the proposed project; therefore, there will be no impacts.

4.2.4 Wetlands, Riparian Areas, and Wild and Scenic Rivers

There are no Wetlands. Riparian Areas, or Wild & Scenic Rivers in the area of the proposed project or nearby; therefore, there will be no impacts.

4.3 Air Quality

4.3.1 Quality/Visibility

The construction of the project will cause some increase in localized particulate matter that can be mitigated by implementing dust control measures during the construction period(s). The impacts will be short term and minor.

Mitigation: Minimize fugitive dust during the construction period by applying water to the ground.

3.3.2 Climate/Meteorology

The surrounding area's climate and meteorology will not be impacted by the proposed project.

4.4 Living Resources

4.4.1 Vegetation

The property is previously disturbed, with remnants of previous paving in place. Development is planned to be inserted into the site in "pods" of development to avoid wholesale changes to the site. Mature trees existing adjacent to the Trading Post ruin are to be left as-is, where-is as part of the intent to retain the relic. Removal of any significant vegetation other than some native grasses is minimized.

Mitigation: No construction activities will be allowed adjacent to the Sunrise Trading Post structure or adjacent to the bases of the bluffs at the northwest edge of the property.

4.4.2 Wildlife

No wildlife was observed during site visits; therefore no impact on wildlife is anticipated.

4.4.3 Federally Listed Threatened and Endangered Species

The biological evaluation showed that the site contains no habitat for the majority of species on the Federal and Navajo lists. Individual species may have slight losses of potential habitat, but due to the proposed projects size and type, the impact will be long-term, but negligible.

4.4.4 Agriculture/Farmland

No agricultural uses exist on-property and the property is not significant as Prime farmland. There will be no impact.

4.5 Cultural Resources

Three occurrences were discovered during a survey of the site. The Isolated Occurrences (IOs) do not appear to Register-eligible properties; therefore, a determination of no historic properties affected for the areas containing the IOs was recommended with no further stipulations. The site appears to represent a property [Sunrise Trading Post] that is potentially Register eligible. Further, the Trading Post does appear to merit protection under ARPA. Therefore, a determination of no historic properties affected is recommended for the area of the site provided that the [Trading Post] site is avoided during all proposed construction activities and future development activities.

Mitigation: No construction activities will be allowed in the immediate area of the Sunrise Trading Post, which said area will be defined in association with the Navajo Nation Archeology Department.

4.6 Socioeconomic Conditions

4.6.1 Employment and Income

The proposed project should have a positive impact on employment and income. The impact however will be relatively small, but will be long-term.

4.6.2 Population and Demographic Trends

No impacts on local population or demographic trends are expected to be generated by this Sunrise Trading Post property project.

4.6.3 Lifestyle and Cultural Values

No impact on lifestyle or cultural values is expected to be generated by this project.

4.6.4 Community Infrastructure

Improvements will be necessary to Community infrastructure in the area. Electric, telecommunications and roadway access are developed. Water and sewer development are expected to be on-site as a portion of the proposed project's development. These will be new systems and will not impact the Community's existing water and wastewater capacities or systems.

4.7 Environmental Justice

The Community is comprised of low-income minority residents. Based on the purpose of the project and the nature of the project, only positive benefits are expected from its

implementation. No negative impacts are anticipated.

4.8 Indian Trust Assets

There are no listed Trust Assets in the area; therefore no impact on trust assets is contemplated.

4.9 Hazardous Materials

There are no RCRA sites in the vicinity and no toxic substance sites, so there is no impact on the proposed project. The proposed project does not include any elements that would generate hazardous or toxic materials; therefore, there is no impact from implementing the proposed project.

4.10 Resource Use Patterns

4.10.1 Transportation Corridors

Since the purpose of the project is primarily to capture existing traffic along Navajo Route 15, only a minor impact will occur during the construction and operations of the proposed project.

4.10.2 Agriculture

There is no agricultural use existing on the property; therefore, there will be no impact.

4.10.3 Land Use Plans

The proposed project is a continuation of existing studies that have identified the site and the elements of the project on the site. The proposed project is in conformance with previous planning activities.

4.11 Other Values

4.11.1 Wilderness Areas

There are no designated wilderness areas in the vicinity; therefore, there will be no impact.

4.11.2 Noise and Light

There will be a local increase in noise during the construction period. Ambient noise would return to pre-development levels once construction is complete. The proposed project will have no long-term impact to ambient noise levels.

The installation of security lighting will increase light levels in the long-term; however, the use

of "Dark Sky" fixtures and photometric design to minimize light-bleeding will contain light level increases within the project boundaries, minimizing impacts on surrounding property.

Mitigation: On-site lighting shall consist of "Dark Sky" fixtures and shall be designed to minimize any light-bleeding into surrounding properties.

4.11.3 Visual

The only vertical construction being contemplated is a 3000 s.f. visitor's center. The balance of the proposed project is on the surface of the property. The impacts to the visual setting are long-term, but minimal.

4.11.4 Public Health & Safety

No impact to the Health & Safety of the Cornfields Community is expected to result from the proposed project.

4.12 Cumulative Impacts

The impacts resulting from project activities are minor in the form of temporary and highly localized surface disturbances. Cumulative impacts result from the incremental impact of the action when added to other past, present, or reasonably foreseeable future actions regardless of what agency or person undertakes these actions. Cumulative impacts can result from individually minor, but collectively significant actions taking place over a period of time.

No adverse cumulative impacts are anticipated as a result of the proposed project.

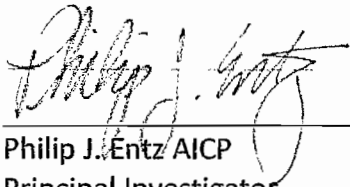
5 – LIST OF PREPARERS

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Antoinette Kurley-Begay Principal Archeologist	Cultural Resource Inventory	Navajo Nation Archeology Department

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7 - DOCUMENT PREPARER'S SIGNATURE



Philip J. Entz AICP
Principal Investigator

17 January 2014
Date

8 – REFERENCES

LAWS:

The Clean Air Act as amended (42 USC 7401 et seq.)
National Historic Preservation Act, as amended (16 USC 470)
Archaeological and Historic Preservation Act
Native American Graves Protection and Repatriation Act
Archaeological Resources Protection Act
Threatened and Endangered Species Act of 1983, as amended (16 USC 1531 et seq.)
American Indian Religious Freedom Act of 1978 (42 USC 1996)
Resource Conservation and Recovery Act of 1976 (43 USC 6901, et seq.)
Comprehensive Environmental Response Compensation and Liability Act of 1980, as amended (43 USC 9615)
Clean Water Act of 1977 (33 USC 1251 et seq.)
Indian Gaming Regulatory Act (25 USC 2701, et seq.)
Energy Policy Act of 2005

EXECUTIVE ORDERS:

E.O. 12898, Environmental Justice, February 11, 1994
E.O. 11988, Protection of Floodplains, May 24, 1977
E.O. 131189, Responsibilities of Federal Agencies to Protect Migratory Bird, January 10, 2001
E.O. 11990, Protection of Wetlands, May 24, 1977
E.O. 13007, Indian Sacred Sites, May 24, 1996.

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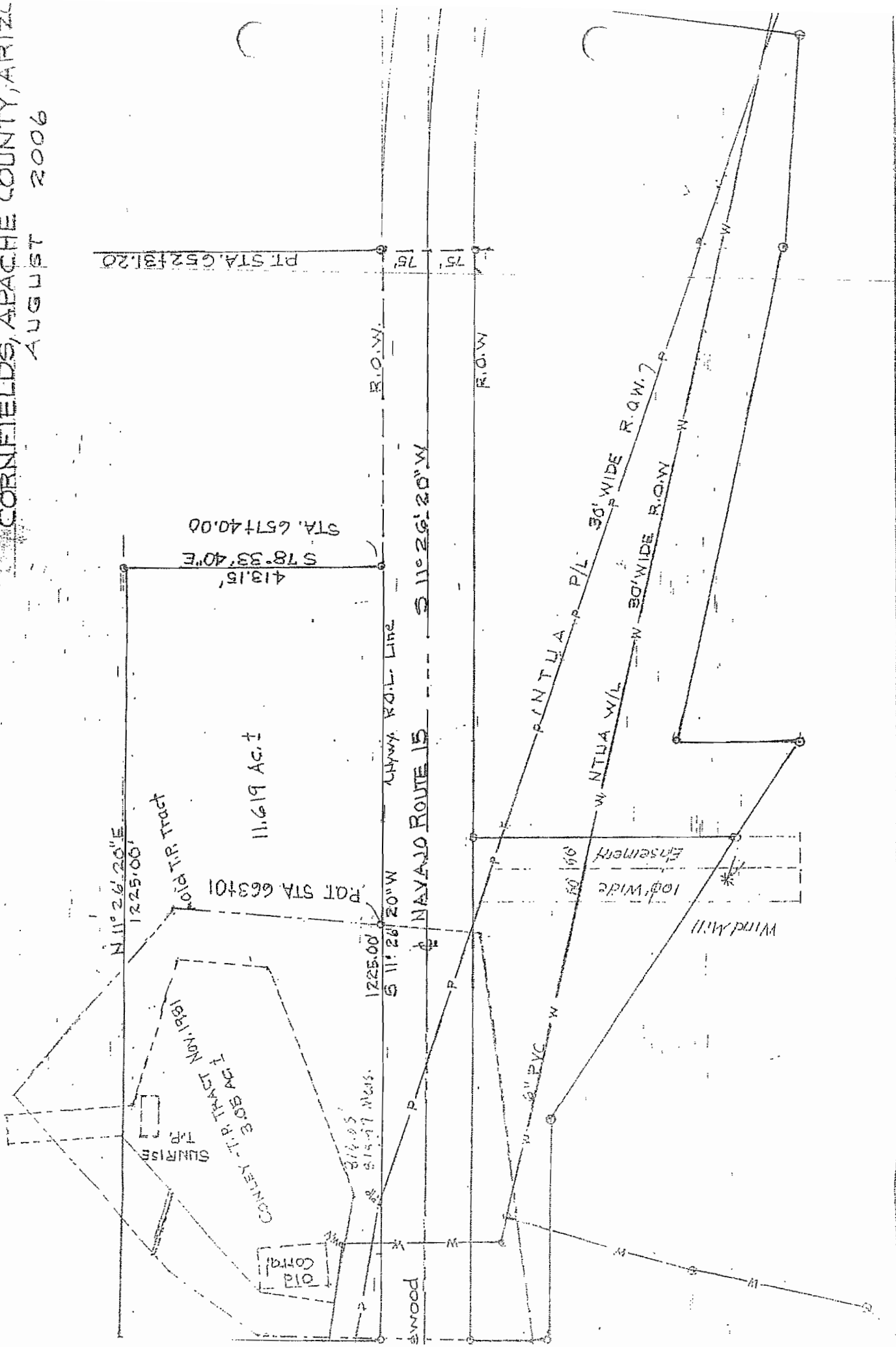
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Appendix A
Property Survey

SCALE 1"=200'

SUNRISE TRADING POST BUSINESS SITE
IN THE N 1/2 OF SEC. 2 T25N, R24E, G6
CORNFIELDS, APACHE COUNTY, ARIZONA

AUGUST 2006



TRACT 1 :

A CERTAIN TRACT OF LAND S (JATE ON THE NORTHERN HALF, (2), OF SECTION 2, TOWNSHIP 25 NORTH, RANGE 24 EAST. BILA 3 BALT RIVER MERIDIAN, IN THE SOUTHWESTERLY VICINITY OF CORNFIELDS, APACHE COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS :

COMMENCING at a BLM Brass Cap, the northeast corner of said Section 2, thence run S 74°29'11"W, a distance of 2,335.15 feet to a point on the west R.O.W. Line of Navajo Route 15 highway sta. 369+65.00 and the southeast corner and the point of beginning of the herein described tract of land;
Thence N 64°45'59"W, a distance of 143.15 feet to the southwest corner;
Thence N 25°14'01"E, a distance of 1,225.00 feet to the northwest corner;
Thence S 64°45'59"E, a distance of 143.15 feet to the northeast corner and a point on the said west R.O.W. line, sta. 357+40.00;
Thence along the said R.O.W. line S 25°14'01"W, a distance of 1,225.00 feet to the point of beginning. The enclosed described area comprises of 11.619 acres, less NTUA utility R.O.W. 0.154 acre for w/l & 0.154 acre for p/l = total acreage of 11.311 acres more or less for Tract 1.
Also subject any and all other existing underground utility easements.

TRACT 2 :

COMMENCING at a BLM Brass Cap, the southeast corner of said Section 35;
thence run S 85°37'41"W, a distance of 2,702.55 feet to the southeast corner and the point of beginning of the herein described tract of land;
Thence N 64°45'59"W, a distance of 366.70 feet to the southwest corner and a point on the east R.O.W. Line of Navajo Route 15, sta. 660+86.08;
Thence along the said east R.O.W. line N 25°14'01"E, a distance of 853.88 feet to a point of curve to the right, P.C. sta. 652+13.20;
Thence along the curve to the right with arc distance of 607.49 feet and the radius of 2,789.94 feet and the chord bear N 31°28'18"E, a distance of 606.29 feet to the northeast corner, P.O.C., (point on curve);
Thence S 52°17'26"E, a distance of 309.60 feet to the southeast corner;
Thence S 27°49'51"W, a distance of 493.42 feet to point;
Thence S 36°48'09"W, a distance of 372.61 feet to the point of beginning.
The enclosed described area comprises of 15.641 acres, LESS NTUA utility R.O.W. 0.963 acre for W/L and 3.888 acre for P/L = total acreage of 13.690 acres more or less for Tract 2.
Also subject to any and all other existing underground utility easements.

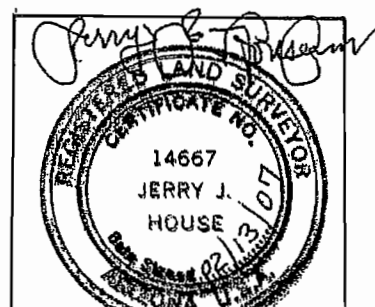
SURVEYOR'S CERTIFICATION

I, Jerry J. House, a duly qualified Registered Land Surveyor under the laws of the State of Arizona, do hereby certify that this survey and the plat as shown hereon were prepared from the actual survey by me or under my direct supervision and that they are true and correct to the best of my knowledge and belief.

February 13, 2007


Jerry J. House

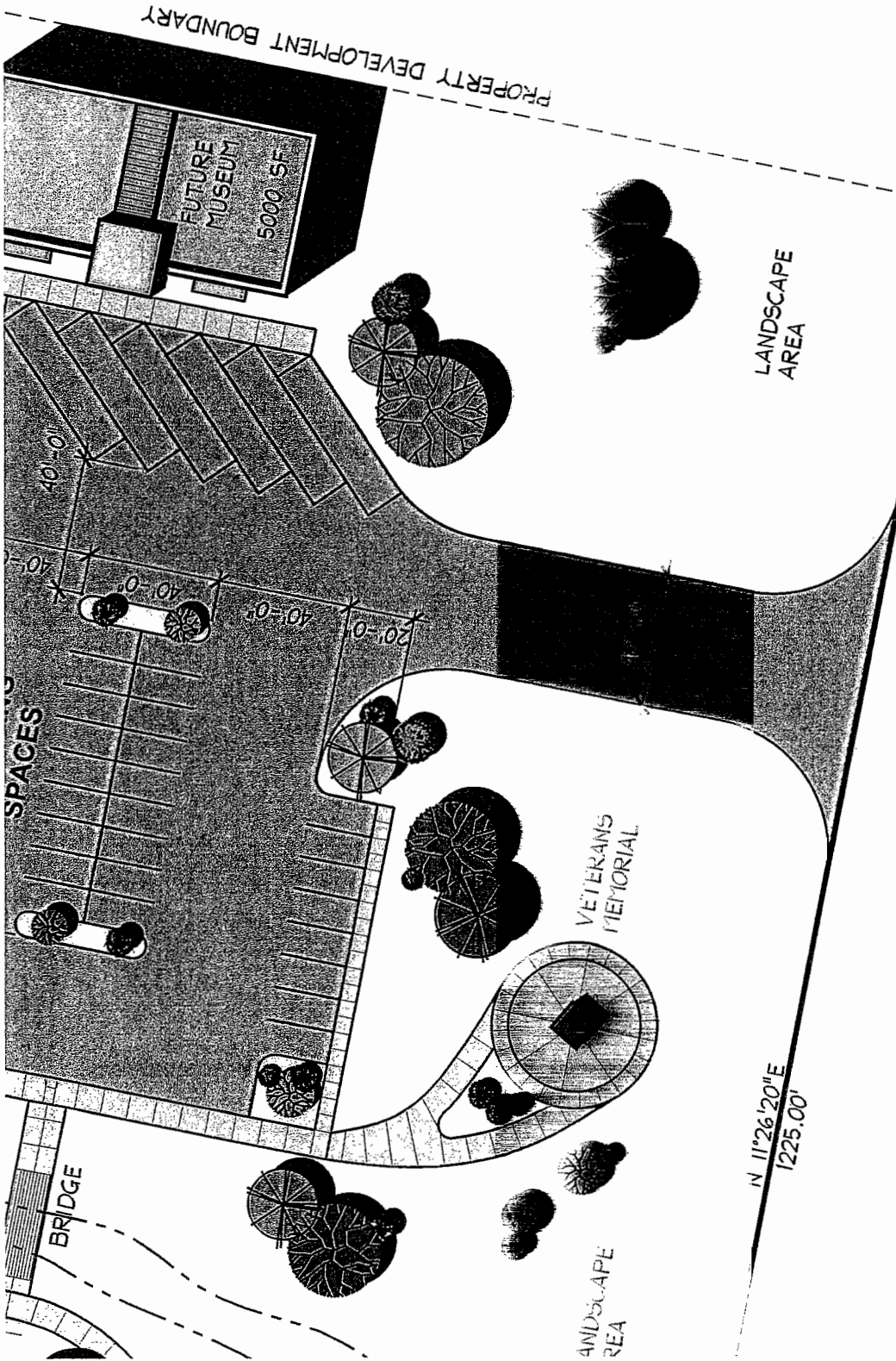
Registered Land Surveyor
Arizona Certification No. 14667
Post Office Box 3334
Gallup, New Mexico 87305



Appendix B

Development Plan

+/- 3.7
DEVELOP
ACRES O
11.62



NAVAJO ROUTE 15

N 11°26'20"E
1225.00'

Appendix C
Apache County USFWS Species

Apache County

COMMON NAME	SCIENTIFIC NAME	STATUS	DESCRIPTION	COUNTY	ELEVATION	HABITAT	COMMENTS
Apache (Arizona) trout	<i>Oncorhynchus gilae apache</i>	Threatened	Yellowish to yellow-olive cutthroat-like trout with large dark spots on body. Dorsal, anal, and caudal fins edged with white. No red lateral band.	Apache, Coconino, Gila, Graham, Greenlee, Navajo	> 5,000 ft	Streams and rivers generally above 6,000 ft. elevation with adequate stream flow and shading; temperatures below 77 degrees F; and substrate composed of boulders, rocks, gravel and some sand and silt.	Presently restricted to drainages in the White Mountains. Hybridization with introduced trout has complicated efforts to maintain the genetic purity of some populations. Special regulations (4d Rule) allow Arizona to manage the species as a sport fish (40 FR 29863).
Black-footed ferret	<i>Mustela nigripes</i>	Endangered	Weasel-like, yellow buff coloration with black on feet, tail tip, and eye mask. It has a blunt light colored nose and is 15-18 inches long and tail length is 5-6 inches.	Apache, Coconino, Navajo, Yavapai	< 10,500 ft	Grassland plains generally found in association with prairie dogs.	Unsurveyed prairie dog towns may be occupied by ferrets or may be appropriate for future reintroduction efforts. The Service developed guidelines for surveying prairie dog towns which are available upon request. No wild populations of this species are currently known to exist in Arizona. Reintroduced population exists in Aubrey Valley (Coconino County), Arizona.
California condor	<i>Gymnogyps californianus</i>	Endangered	Very large vulture (4' in., wingspan to 9 1/2 ft, weight to 22 lbs); adult plumage blackish, immature more brownish; adult wing linings white, immature mottled; head and upper parts of neck bare; yellow-orange in adults, grayish in mature.	Apache, Coconino, Mohave, Navajo, Yavapai	Varies	High desert canyons and plateaus.	Recovery program has reintroduced condors to Northern Arizona, with the first release (6 birds) in December 1996. The release site is located at the Vermillion Cliffs (Coconino County), with an experimental, nonessential area designated for most of Northern Arizona and Southern Utah. The area in Arizona is within a polygon formed by Hwy 191, Interstate 40, and Hwy 93, and extends north of the Arizona-Utah and Nevada borders. Breeding is documented in Arizona.

COMMON NAME	SCIENTIFIC NAME	STATUS	DESCRIPTION	COUNTY	ELEVATION	HABITAT	COMMENTS
Chiricahua leopard frog	<i>Lithobates chiricahuensis</i>	Threatened	Cream colored tubercles (spots) on a dark background on the rear of the thigh, dorsolateral folds that are interrupted and deflected medially, and a call given out of water distinguish this spotted frog from other leopard frogs.	Apache, Cochise, Coconino, Gila, Graham, Greenlee, Navajo, Pima, Santa Cruz, Yavapai	3,281-8,890 ft	Restricted to springs, livestock tanks, and streams in upper portion of watersheds that are free from nonnative predators or where marginal habitat for nonnative predators exists.	Critical habitat is designated for 10,346 acres in Apache, Cochise, Gila, Graham, Greenlee, Pima, Santa Cruz, and Yavapai counties in Arizona; and Catron, Hidalgo, Grant, Sierra, and Socorro counties in New Mexico (77 FR 16324).
Little Colorado spinedace	<i>Lepidomeda vittata</i>	Threatened	Small (<4 inches long) silvery minnow.	Apache, Coconino, Navajo	4,000-8,000 ft	Moderate to small streams; found in pools and riffles with water flowing over fine gravel and silt substrate.	Critical habitat includes 18 miles of East Clear Creek, 8 miles of Chevelon Creek, and 5 miles of Nutrioso Creek (52 FR 35034).
Loach minnow	<i>Tiaroga cobitis</i>	Endangered	Small (<3 inches) slender, elongated fish, olive colored with dirty white spots at the base of the dorsal and caudal fins. Breeding males vivid red on mouth and base of fins.	Apache, Cochise, Gila, Graham, Greenlee, Navajo, Pinal, Yavapai	< 8,000 ft	Benthic species of small to large perennial streams with swift shallow water over cobble and gravel. Recurrent flooding and natural hydrograph important.	Presently found in Aravaipa Creek, Deer Creek, Turkey Creek, Blue River, Campbell Blue Creek, Little Blue Creek, San Francisco River, Eagle Creek, North Fork of the East Fork Black River, Boneyard Creek, and White River and East Fork White River in Arizona, and Dry Blue Creek, Pace Creek, Fieborn Creek, the San Francisco River, Tularosa River, Negrito Creek, Whitewater Creek, the East, Middle, and West Forks of the Gila River, mainstem upper Gila River, Bear Creek and Mangas Creek in New Mexico.
							Populations have been recently reintroduced in Hot Springs and Redfield canyons in Cochise and Graham counties; Fossil Creek in Gila County; and Bonita Creek in Graham County, Arizona. Critical habitat has been designated in Apache, Cochise, Gila, Graham, Greenlee, Pinal, and Yavapai counties, Arizona, as well as in Catron, Grant, and Hidalgo counties in New Mexico (77 FR 10810).

COMMON NAME	SCIENTIFIC NAME	STATUS	DESCRIPTION	COUNTY	ELEVATION	HABITAT	COMMENTS
Mexican gray wolf	<i>Canis lupus baileyi</i>	Endangered	Large dog-like carnivore. Head and feet are large in proportion to rest of body. Coat color varies with mix of brown, rust, black, gray, and white. Distinct white lip line around mouth. Adults weigh between 60-90 pounds.	Apache, Gila, Greenlee, Navajo	4,000-12,000 ft	Chaparral, woodland, and forested areas. May cross desert areas.	In January 1998, Mexican gray wolves were reintroduced as an experimental nonessential section 10(j) population under a program to re-establish the subspecies to a portion of its historical range (63 FR 1752). Wolves are released within the experimental boundary into a designated area known as the "Blue Range Wolf Recovery Area" (BRWRA) located in the Apache National Forest in Apache and Greenlee counties. Mexican gray wolves found outside of the experimental nonessential boundary are considered endangered. In 2002, the White Mountain Apache tribe (WMAT) became one of the lead agencies for the reintroduction and allowed wolves on their lands. This effectively expanded the experimental nonessential population into Apache, Gila, and Navajo counties on WMAT lands.
Mexican spotted owl	<i>Strix occidentalis lucida</i>	Threatened	Medium sized with dark eyes and no ear tufts. Brownish and heavily spotted with white or beige.	Apache, Cochise, Coconino, Gila, Graham, Greenlee, Maricopa, Mohave, Navajo, Pima, Pinal, Santa Cruz, Yavapai	4,100-9,000 ft	Nests in canyons and dense forests with multi-layered foliage structure.	Generally nest in older forests of mixed conifer or ponderosa pine/gambel oak type, in canyons, and use variety of habitats for foraging. Sites with cool microclimates appear to be of importance or are preferred. Critical habitat was finalized on August 31, 2004 (69 FR 53182) in Arizona in Apache, Cochise, Coconino, Gila, Graham, Greenlee, Maricopa, Navajo, Pima, Pinal, Santa Cruz, and Yavapai counties.
Navajo sedge	<i>Carex specuicola</i>	Threatened	Perennial forb with triangular stems, elongated rhizomes. Flower: white June and July.	Apache, Coconino, Navajo	5,700-6,000 ft	Silty soils at shady seeps and springs.	Designated critical habitat is on the Navajo Nation near Inscription House Ruins. Found at seep springs on vertical cliffs of pink-red Navajo sandstone (50 FR 19370).

COMMON NAME	SCIENTIFIC NAME	STATUS	DESCRIPTION	COUNTY	ELEVATION	HABITAT	COMMENTS
Southwestern willow flycatcher	<i>Empidonax traillii extimus</i>	Endangered	Small passerine (about 6 inches) grayish-green back and wings, whitish throat, light olive-gray breast and pale yellowish belly. Two wingbars visible. Eye-ring faint or absent.	Apache, Cochise, Coconino, Gila, Graham, Greenlee, La Paz, Maricopa, Mohave, Navajo, Pima, Pinal, Santa Cruz, Yavapai, Yuma	< 8,500 ft	Cottonwood/willow and tamarisk vegetation communities along rivers and streams.	Riparian-obligate bird that occupies migratory/breeding habitat from late April-Sept. Critical habitat was finalized on October 19, 2005 in Apache, Cochise, Gila, Graham, Greenlee, Maricopa, Mohave, Pima, Pinal, and Yavapai counties (70 FR 60886). Revised critical habitat was proposed August 15, 2011 (76 FR 50542) and includes river segments in counties currently designated plus those in La Paz, Santa Cruz, and Yuma counties. The 2005 critical habitat designation remains in effect until the current proposal is finalized. Training seminar/permits required for those conducting call playback surveys.
Three Forks springsnail	<i>Pyrgulopsis trivialis</i>	Endangered	Minute hydrobiid snail; shell ovate to narrowly conic; height 0.05 -0.17 inches; whorls 2.5-5.0	Apache	8,000-8,500 ft	Rheocrene springs, seeps, marshes, spring pools, outflows and diverse lotic waters.	Distribution limited to Boneyard Creek and Boneyard Bog Spring complexes in the North Fork of the East Fork Black River watershed. Critical habitat is designated for 17.2 acres (77 FR 23060).
Zuni bluehead sucker	<i>Catostomus discorholus yarrowi</i>	Proposed Endangered	Fusiform, slender, with a terminal mouth. Bluish head, silvery tan to dark green above, silvery to yellowish or dirty-white below. Sexually mature bluehead suckers range between 3.5 to 8 inches in length.	Apache	> 6,000 ft	Small streams in low-velocity, moderate deep pools, and pool-runs with seasonal dense algae. Young prefer quieter shallow areas near shoreline.	Found in two drainages on the Navajo Nation (Kinlichee Creek [Little Colorado River] and Canyon de Chelly [San Juan River]) in Arizona and in the Zuni River in New Mexico on lands of the Zuni Pueblo, Forest Service, State of New Mexico, and private lands. Critical habitat is proposed for 475.3 km (291.3 mi) of streams in Apache County, Arizona and Cibola, McKinley, and San Juan counties, New Mexico. Conservation actions for the subspecies are included in the Zuni Bluehead Sucker Recovery Plan (New Mexico Department of Game and Fish) and the Arizona Statewide Conservation Program for Six Native Fish (Arizona Game and Fish Department).

COMMON NAME	SCIENTIFIC NAME	STATUS	DESCRIPTION	COUNTY	ELEVATION	HABITAT	COMMENTS
Zuni fleabane	<i>Erigeron rhizomatus</i>	Threatened	Herbaceous perennial that grows in clusters of numerous erect unbranched stems up to 2.0 feet tall. Flower heads solitary; pale blue ray flowers and yellow disk flowers.	Apache	7,300-8,000 ft	Selenium-rich red or gray detrital clay soils derived from the Chinle and Baca formations.	Only one Arizona location; other 28 sites in Sawtooth Mountains and northwestern part of the Datil Mountains in Catron County, New Mexico. Two sites also on the northwest side of the Zuni Mountains in McKinley County, New Mexico.
New Mexico meadow jumping mouse	<i>Zapus hudsonius luteus</i>	Candidate	Small rodent with extremely long tail and long hind feet. Pelage is coarse with a broad dorsal band of brown or yellowish brown darkened with brownish black hairs; sides paler; under parts white or sometimes suffused with yellowish color. Back of the forefeet and hind feet are grayish white; tail is sparsely haired and distinctly bicolor (dark brown above and yellowish white below). The head is small, narrow, and relatively high crowned. The nose is short and pointed. They are the only mammal with 18 teeth.	Apache, Greenlee	< 8,000 ft	Nests in dry soils but also uses moist, streamside, dense riparian/wetland vegetation.	The New Mexican jumping mouse is diminished to 6 populations in the White Mountains, Arizona. A inventory and status assessment throughout its historical range in Arizona is currently being conducted.
Northern Mexican Gartersnake	<i>Thamnophis eques megalops</i>	Candidate	Background color ranges from olive, olive-brown, to olive-gray. Body has three yellow or light colored stripes running down the length of the body, darker towards tail. Species distinguished from other native gartersnakes by the lateral stripes reaching the 3rd and 4th scale rows. Paired black spots extend along dorsolateral fields.	Apache, Cochise, Coconino, Gila, Graham, Navajo, Pima, Pinal, Santa Cruz, Yavapai	130-8,500 ft	Cienegas, stock tanks, large-river riparian woodlands and forests, streamside gallery forests.	Core population areas in the U.S. include mid/upper Verde River drainage, mid/lower Tonto Creek, and the San Rafael Valley and surrounding area. Status on tribal lands unknown. Distributed south into Mexico along the Sierra Madre Occidental and Mexican Plateau. Strongly associated with the presence of a native prey base including leopard frogs and native fish.

COMMON NAME	SCIENTIFIC NAME	STATUS	DESCRIPTION	COUNTY	ELEVATION	HABITAT	COMMENTS
Roundtail chub	<i>Gila robusta</i>	Candidate	Member of the minnow family Cyprinidae and characterized by streamlined body shape. Color usually olive gray with silvery sides and a white belly. Breeding males develop red or orange coloration on the lower half of the cheeks and on the bases of paired fins. Individuals may reach 49.0 cm (19.3 in) but usually average 25-30 cm (9.8 - 11.8 in).	Apache, Coconino, Gila, Graham, Greenlee, La Paz, Maricopa, Mohave, Navajo, Pinal, Yavapai	1,000-7,500 ft.	Cool to warm waters of rivers and streams, often occupy the deepest pools and eddies of large streams.	Historical range of roundtail chub included both the upper and lower Colorado River basins. A 2009 status review determined that the lower Colorado River basin roundtail chub population segment (Arizona and New Mexico) qualifies as a distinct vertebrate population segment (DPS). Populations in the Little Colorado, Bill Williams, and Gila River basins are considered candidate species.
Yellow-billed cuckoo	<i>Coccyzus americanus</i>	Candidate	Medium-sized bird with a slender, long-tailed profile, slightly down-curved bill that is blue-black with yellow on the lower half. Plumage is grayish-brown above and white below, with rufous primary flight feathers.	Apache, Cochise, Coconino, Gila, Graham, Greenlee, La Paz, Maricopa, Mohave, Navajo, Pima, Pinal, Santa Cruz, Yavapai, Yuma	< 6,500 ft	Large blocks of riparian woodlands (cottonwood, willow, or tamarisk galleries).	Neotropical migrant that winters primarily in South America and breeds primarily in the U.S. (but also in southern Canada and northern Mexico). As a migrant it is rarely detected; can occur outside of riparian areas. Cuckoos are found nesting statewide, mostly below 5,000 feet in central, western, and southeastern Arizona. Concern for cuckoos are primarily focused upon alterations to its nesting and foraging habitat. Nesting cuckoos are associated with relatively dense, wooded, streamside riparian habitat, with varying combinations of Fremont cottonwood, willow, velvet ash, Arizona walnut, mesquite, and tamarisk. Some cuckoos have also been detected nesting in velvet mesquite, netleaf hackberry, Arizona sycamore, Arizona alder, and some exotic neighborhood shade trees.
Arizona willow	<i>Salix arizonica</i>	Conservation Agreement	Woody, perennial shrub reaching up to 8.5 feet tall; grows as a prostrate mat to large hedge or thicket plant; has small, egg-shaped leaves; new branches are yellow-green, previous years branches are bright red.	Apache	> 8,000 ft	Unshaded or partially shaded wet meadows, streambeds and cienegas; typically found in or adjacent to perennial water.	Known in the vicinity of Mount Baldy, on the Apache-Sitgreaves National Forest, and private land. Conservation agreement between the Service, Forest Service, and National Park Service finalized in April 1995.

COMMON NAME	SCIENTIFIC NAME	STATUS	DESCRIPTION	COUNTY	ELEVATION	HABITAT	COMMENTS
Goodings onion	<i>Allium gooddingii</i>	Conservation Agreement	Herbaceous perennial plant; broad, flat, rather blunt leaves; flowering stalk 14-18 inches tall, flattened, and narrowly winged toward apex; fruit is broader than long; seeds are short and thick.	Apache, Greenlee, Pima	7,500-11,250 ft	Shaded sites on north-trending drainages, on slopes, or in narrow canyons, within mixed conifer and spruce fir forests.	Known from the White, Santa Catalina, and Chuska Mountains. Also found in New Mexico on the Lincoln and Gila National Forests. A Conservation Agreement between the Service and the Forest Service signed in February 1998.
American peregrine falcon	<i>Falco peregrinus anatum</i>	Delisted	A crow-sized falcon with slate blue-gray on the back and wings, and white on the underside; a black head with vertical "bandit's mask" pattern over the eyes; long pointed wings; and a long trailing call made during breeding. Very adept flyers and hunters, reaching diving speeds of 200 mph.	Apache, Cochise, Coconino, Gila, Graham, Greenlee, La Paz, Maricopa, Mohave, Navajo, Pima, Pinal, Santa Cruz, Yavapai, Yuma	3,500-9,000 ft	Areas with rocky, steep cliffs, primarily near water, where prey (primarily shorebirds, songbirds, and waterfowl) concentrations are high. Nests are found on ledges of cliffs, and sometimes on man-made structures such as office towers and bridge abutments.	Species recovered with over 1,650 breeding birds in the US and Canada.
Bald eagle	<i>Haliaeetus leucocephalus</i>	Delisted	Large, adults have white head and tail. Height 28 to 38 inches; wingspan 66 to 96 inches. Juveniles and subadults are dark brown with varying degrees of white mottling on chest, wings, and head.	Apache, Coconino, Gila, Graham, La Paz, Maricopa, Mohave, Pinal, and Yavapai	Varies	Large trees or cliffs near water (reservoirs, rivers, and streams) with abundant prey.	Nationwide and throughout the State of Arizona, the bald eagle is currently not listed under the Endangered Species Act. On September 30, 2010, the U.S. District Court dissolved an injunction that led to the bald eagle in the Sonoran Desert Area of central Arizona being placed on the Endangered Species list in 2008. This determination is presently (January 2011) under judicial consideration. Bald eagles are protected under the Bald and Golden Eagle Protection Act (Eagle Act) and other Federal and state statutes. The word "disturb" under the Eagle Act was recently clarified, as well as the implementation of new regulations requiring permits to incidentally "take" eagles. Retrieve more information on management and life history at http://SWBEMC.org .

Appendix D
Cultural Resources Clearance

CULTURAL RESOURCES COMPLIANCE FORM

THE NAVAJO NATION
HISTORIC PRESERVATION DEPARTMENT
PO BOX 4950
WINDOW ROCK, ARIZONA 86515

ROUTING: COPIES TO

AZ

SHPO

REAL PROPERTY MGT/330

NNAD

NNHPD NO. HPD-10-892

OTHER PROJECT NO. _____

NNAD 09-334

PROJECT TITLE: A Cultural Resource Inventory of Proposed Sunrise Business Site Lease C (Sunrise Trading Post) for the Cornfields Chapter, Apache County, Arizona

LEAD AGENCY: BIA/NR

SPONSOR: Elizabeth Johnson, Community Service Coordinator, Cornfields Chapter, PO Box 478, Ganado, Arizona 86505

PROJECT DESCRIPTION: The Cornfields Chapter is proposing to redevelop the Sunrise Business Site. Ground disturbing activities include constructing business buildings & associated facilities. The Chapter is also proposing to renovate the Sunrise Trading Post to be utilized as a business store. The area of potential effect is 11.62-acres. Ground disturbance will be intensive and extensive with the use of heavy equipment.

LAND STATUS: Navajo Tribal Trust

CHAPTER: Cornfields

LOCATION: Unplatted & Projected T.26N. R.24E: Sunrise Springs Quadrangle, Apache County, Arizona G&SRPM&B

PROJECT ARCHAEOLOGIST: Antoinette Kurey-Begay

NAVAJO ANTIQUITIES PERMIT NO.: NTC

DATE INSPECTED: 08/10/2009 & 08/20/09

DATE OF REPORT: 09/14/10

TOTAL ACREAGE INSPECTED: 15.84-ac

METHOD OF INVESTIGATION: Class III pedestrian inventory with transects spaced 15 m apart.

LIST OF CULTURAL RESOURCES FOUND: 5) Sites (AZ-P-30-53, AZ-P-30-54, AZ-P-30-55; AZ-P-30-56, AZ-P-30-57); (3) Isolated Occurrences

LIST OF ELIGIBLE PROPERTIES: 4) Sites (AZ-P-30-53, AZ-P-30-55; AZ-P-30-56, AZ-P-30-57)

LIST OF NON-ELIGIBLE PROPERTIES: 1) Site (AZ-P-30-54), (3) IO

LIST OF ARCHAEOLOGICAL RESOURCES: 2) Sites (AZ-P-30-53, AZ-P-30-56)

EFFECT/CONDITIONS OF COMPLIANCE: The project as planned will have an Adverse Effect.

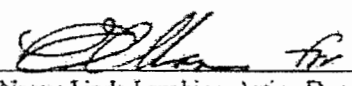
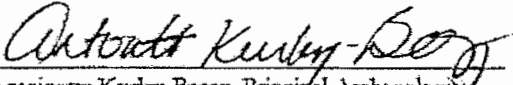
Sites AZ-P-30-53, AZ-P-30-55:

1. These sites are located in the northern portion of the 11.62-acre lease area. It is recommended that this portion of the project area is excluded from all future development.

2. A permanent fence will be erected 50-ft south of the sites to deter unwanted future impacts.
If sites cannot be avoided:

3. A mitigation plan or treatment plan will be developed in coordination with the Navajo Nation Historic Preservation Department. This plan must be consistent with the Navajo Nation Policies and Procedures & approved by NNHPD.

ARCHAEOLOGICAL INVENTORY REPORT DOCUMENTATION PAGE (HPD JAN/91)

1. HPD REPORT NO.	2. (FOR HPD USE ONLY)	3. RECIPIENT'S ACCESSION NO.
4. TITLE OF REPORT: A Cultural Resource Inventory of Proposed Sunrise Business Site Lease C. (Sunrise Trading Post) for the Cornfields Chapter, Apache County, Arizona AUTHOR: Antoinette Kurley-Begay		5. FIELDWORK DATES August 10 & 20, 2009
7. CONSULTANT NAME AND ADDRESS: Gen'l Charge: Linda Laughing, ASO Org. Name: Navajo Nation Archaeology Department Org. Address: P. O. Box 689 Window Rock, Arizona 86515 Phone: (928) 871-6540		6. REPORT DATE September 14, 2010
10. SPONSOR NAME AND ADDRESS: Ind. Responsible: Elizabeth Johnson, Community Services Coordinator Org. Name: Cornfields Chapter Org. Address: P.O. Box 478 Ganado, Arizona 86505 Mobile Phone: (928) 755-5911		8. Permit No. NTC
13. LOCATION (MAP ATTACHED): a. Chapter: Cornfields b. Agency: Fort Defiance c. County: Apache d. State: Arizona e. Land Status: Tribal Trust f. UTM Center: See Supplemental Sheet g. Area: See Supplemental Sheet h. 7.5' Map Name(s): Sunrise Spring, Ariz., 1973		9. Consultant Report No. NNAD 09-334
14. REPORT /X/ OR SUMMARY (REPORT ATTACHED) / / a. Description of Undertaking: The Cornfields Chapter proposes to utilize the parcel of land for a proposed business site lease. The parcel of land will be used to construct business buildings and associated facilities within the 11.62-acre business site. The chapter also proposes to renovate the Sunrise Trading Post to be utilized as a business/store. The area of potential effect within this parcel of land measures 1,225 feet (373.48 m) by 413.15 feet (125.96 m) by 1,225 feet (373.48 m) by 413.15 feet (125.96 m). Ground disturbance, both surface and subsurface, will be extensive. The lead federal agency for this proposed undertaking is the Bureau of Indian Affairs. b. Existing Data Review: See Supplemental Sheet c. Area Environmental & Cultural Setting: The project is located in the Cornfields Chapter. The nearest water source is the Pueblo Colorado Wash located to the east of the project area at a distance of about 1,443.20 feet (440 m). The elevation of the project area is 6074 feet (1852 m) to 6115 feet (1864 m). Vegetation consists of snakeweed, rabbitbrush, Russian thistle, Indian ricegrass, piñon, narrowleaf yucca, and prickly pear cactus. Soils in the project area consist of aeolian sand and silt, colluvial sand, and sandstone outcrop. The cultural setting is rural with development consisting of the Sunrise Trading Post, Highway Navajo Route 15, power lines, water lines, and a nearby home. d. Field Methods: See Supplemental Sheet		11. SPONSOR PROJECT NO. N/A
15. CULTURAL RESOURCE FINDINGS: a. Location/Identification of Each Resource: See Supplemental Sheet b. Evaluation of Significance of Each Resource (above): See Supplemental Sheet		12. AREA OF EFFECT: 11.62 acres (4.71 ha) AREA SURVEYED: 15.84 acres (6.42 ha)
16. MANAGEMENT SUMMARY (RECOMMENDATIONS): See Supplemental Sheet		
17. CERTIFICATION: SIGNATURE:  DATE: 9/14/10 General Charge Name: Linda Laughing, Acting Department Manager SIGNATURE:  DATE: September 14, 2010 Direct Charge: Antoinette Kurley-Begay, Principal Archaeologist		

13. LOCATION:

- f. UTM Center: see Table 1 below.
 g. Area: see Table 1 below.

Table 1. Legal Descriptions and UTM Coordinates for the Project Area (Zone 12)

Project Area	NAD 27 Datum		NAD 83 Datum		Section	Township	Range	Principal Meridian
	Northing	Easting	Northing	Easting				
Northwest Corner	3940820	613660	3941020	613597	Unplatted	26N	24E	G&SRPM
Northeast Corner	3940760	613780	3940960	613717	"	26N	"	"
Southeast Corner	3940330	613620	3940530	613557	"	25N	"	"
Southwest Corner	3940480	613510	3940680	613447	"	25N	"	"

14. REPORT:

- b. Existing Data Review: A check of Navajo Nation Historic Preservation Department (NNHPD) and NNAD Shiprock office archival records indicated that three projects: NNHPD 84-238 (CRMP 83-244), NNHPD 94-621 (NNAD 94-061), and 91-096 have been conducted within a 500-foot (152-m) radius of the project area. The Sunrise Trading Post was previously documented under the NNHPD 91-096 (Begay 1991). The Sunrise Trading Post was not assigned an archaeological site number at that time. The Sunrise Trading Post was identified within the current project area; therefore, the trading post was recorded as an archaeological site and assigned a Navajo Nation site number.

A Check of Van Valkenburgh (1974) revealed that the nearest sacred area is Buell Park (*Tsé zhin hodóo klish*—Black Rock in a Blue Area) located approximately 58 miles (31.62 km) northwest of the project area.

Begay, Richard M.

1991 *Sunrise Trading Post. A Reconnaissance of the Destruction of the Compound Lower Greasewood Chapter, Arizona.* NNHPD Report 91-096. Navajo Nation Historic Preservation Department, Window Rock, Arizona.

Van Valkenburgh, Richard F.

1974 *Navajo Sacred Places.* In *Navajo Indians III*, edited by Clyde Kluckhohn, pp.9-199. Garland Publishing, New York, New York.

- d. Field Methods: An archaeological inventory was conducted by Antoinette Kurley-Begay, Matthew Pettigrew, Aleda Myerson, Alviera Lee, Benson Belone, and Bethany Smith of the NNAD. Locational information of the project area was collected utilizing a Global Positioning System (GPS) unit. Although the project area discussed herein was previously staked, only the two northern corner stakes indicating the project area corners were relocated; therefore, points derived from a GIS ArcMap program provided the archaeologists project area points which were uploaded into a GPS unit and utilized to identify the southern corners of the project area in the field. A Class III pedestrian survey was conducted on the proposed 11.62-acre (4.71-ha) Business Site Lease C. This inventory also included a 50-foot (15.24-m) wide buffer zone located on all sides of the 11.52-acre proposed business site lease. The project area was examined by six NNAD archaeologists walking a series of north-south parallel transects across the project area. The parallel transects were spaced about 7 m (22.96 feet) apart. A total of 15.84 acres (6.42 ha) of land was examined under this project.

Five archaeological sites and three isolated occurrences (IOs) were located during the inventory. The IOs were recorded during the archaeological inventory once it was established that they were isolated cultural material. Site recordation was conducted after the archaeological inventory was completed. Recordation of the sites entailed the site mapping and the collection of data regarding the sites. Data was collected utilizing a GPS unit for in-house site mapping. Once in-house, the GPS points were downloaded utilizing the GIS software to produce the site maps and the project maps. Notes were also collected at the time of the site recordation while in the field on the site morphology and the environmental setting. An ethnographic interview with Jones Lee, Sr., a local resident, was conducted after the archaeological inventory. The purpose of the interview was to obtain information on the project area, and potential traditional cultural properties (TCPs—herb gathering areas, blessed and/or sacred places) or burials, as well as archaeological sites in the vicinity. Additionally, attempts to collect information about the Sunrise Trading Post were also initiated under this project. The archaeologists contacted the Cornfields Chapter personnel, local Navajo residents, Britt Howard, from Gallup, New Mexico who was a business partner of the late Jay Springer (former trader), and Clarence Wheeler from Farmington, New Mexico. Archival investigations were also compiled from existing literature and previous studies regarding the trading post.

15. CULTURAL RESOURCE FINDINGS:

- a. Location/Identification of Each Resource: Five archaeological sites and three IOs were identified during the archaeological inventory. The five archaeological sites identified under this project include AZ-P-30-53, AZ-P-30-54, AZ-P-30-55, AZ-P-30-56, and AZ-P-30-57 or the Sunrise Trading Post. A summary of the current location and findings of these cultural resources are presented in this section.

Sites AZ-P-30-53, AZ-P-30-54, and AZ-P-30-56 are identified as Anasazi specialized activity areas that contain isolated features and a scatter of ceramic and lithic artifacts. Site AZ-P-30-53 is located on the northwestern portion of the project area within the valley floor. Site AZ-P-30-54 is located on the northern edge of the project area at the base of a cliff face and slightly above the valley floor. Site AZ-P-30-56 is located along an escarpment of a mesa that overlooks the valley floor to the east. This site is also located above the Sunrise Trading Post.

Site AZ-P-30-55 contains a historic Navajo death hogan (*book'eeghan*). This site is located on the west-central side of the project area near the edge of a mesa escarpment.

Site AZ-P-30-57 contains a Euro-American/Navajo trading post (Sunrise Trading Post) compound. This site is located along the western portion of the project area.

Navajo Nation Archaeology Department Site Survey and Management Forms further detailing the five sites are provided in Appendix A of this report. Additionally, Navajo Nation Historic Preservation Department (NNHPD) Historic Cultural Properties Inventory (HCPI) Base forms were also completed for the Sunrise Trading Post site (AZ-P-30-57). The HCPI Base forms are presented in Appendix B of this report.

The IOs consisted of isolated Anasazi ceramic or lithic artifacts. IO 09-334-1 consists of two indented corrugated sherds and two plain gray ware sherds. IO 09-334-2 consists of one tertiary flake of a chert material. IO 09-334-3 consists of one plain gray ware sherd. All of the IOs are located within the project area. Locational information regarding the cultural resources (IOs and archaeological sites) are provided in the following table.

Table 2. Location information for Cultural Resources Identified within the Project Area (Zone 12).

Isolated Occurrences / Archaeological Site	NAD 27 Datum		NAD 83 Datum		Section	Township	Range	Principal Meridian
	Northing	Easting	Northing	Easting				
IO 09-334-1	3940819	613667	3941019	613604	Unplatted	26N	24E	G&SRPM
IO 09-334-2	3940722	613632	3940922	613569	"	26N	24E	"
IO 09-334-3	3940656	613612	3940856	613549	"	25N	24E	"
AZ-P-30-53	3940742	613751	3940942	613688	"	26N	24E	"
AZ-P-30-54	3940771	613727	3940971	613664	"	26N	24E	"
AZ-P-30-55	3940768	613701	3940968	613638	"	26N	24E	"
AZ-P-30-56	3940612	613604	3940812	613541	"	25N	24E	"
AZ-P-30-57	3940587	613601	3940787	613538	"	25N	24E	"

- b. Evaluation of Significance of Each Resource (above): Site AZ-P-30-53 appears to possess integrity of location, setting, materials, and association. The site does not appear to be eligible for nomination to the National Register under criteria a, b, or c. It does, however; appear to qualify under criterion d since it retains research potential. Site AZ-P-30-53 appears to meet the 50-year eligibility guideline, therefore, it does appear to be a Register-eligible property. The site does appear to meet the 100-year age requirement necessary for classification as an archaeological resource under ARPA and it does appear to be of archaeological interest. Thus, the site does appear to merit protection under ARPA. The site does not appear to merit consideration under AIRFA.

Site AZ-P-30-54 appears lacks integrity. The site does not appear to be eligible for nomination to the National Register of Historic Places under criteria a, b, c, or d regardless if the site does meet the 50-year eligibility guideline. The site does appear to meet the 100-year age requirement necessary for classification as an archaeological resource under ARPA, however, it is no longer of archaeological interest. Therefore, the site does not appear to merit protection under ARPA. The site does not appear to merit consideration under AIRFA. AZ-P-30-55 appears to possess integrity of location, setting, materials, and association. AZ-P-30-55 does not appear to be eligible for nomination to the National Register under criteria a, b, or c. It does, however; appear to qualify under criterion d since it retains research potential. The site appears to meet the 50-year eligibility guideline, therefore, it does appear to be a Register-eligible property. The site may or may not meet the 100-year age requirement necessary for classification as an archaeological resource under ARPA but it is of archaeological interest. Thus, the site may or may not merit protection under ARPA. AZ-P-30-55 does appear to merit consideration under AIRFA since the hogan within the site is a *book'eeghan* (death hogan).

15. CULTURAL RESOURCE FINDINGS:

b. Evaluation of Significance of Each Resource (above): —Continued

Site AZ-P-30-56 appears to possess integrity of location, setting, materials, and association. The site does not appear to be eligible for nomination to the National Register under criteria a, b, or c. It does, however, appear to qualify under criterion d since it retains research potential. Site AZ-P-30-56 appears to meet the 50-year eligibility guideline, therefore, it does appear to be a Register-eligible property. AZ-P-30-56 does appear to meet the 100-year age requirement necessary for classification as an archaeological resource under ARPA and it is of archaeological interest. Thus, AZ-P-30-56 does appear to merit protection under ARPA. The site does not appear to merit consideration under AIRFA.

Site AZ-P-30-57 appears to possess integrity of location, setting, and design. The site does not appear to be eligible for nomination to the National Register under criteria b, c, or d. The site may be eligible under criterion a since the trading post was constructed in the early 1900s and has contributed to the history of the Navajo in the surrounding area. Site AZ-P-30-57 appears to meet the 50-year eligibility guideline, therefore, it does appear to be a Register-eligible property. The site does appear to meet the 100-year age requirement necessary for classification as an archaeological resource under ARPA, and it is of archaeological interest. Thus, the site does appear to merit protection under ARPA. The site does not appear to merit consideration under AIRFA since the trading post was occupied by a Euro-American and was most likely not blessed in regard to the traditional Navajo cultural practices.

The three IOs lack integrity and they are probably not eligible for nomination to the National Register under criteria a, b, c, or d. The isolates do meet the 50-year eligibility guideline; however, they do not appear to be Register-eligible properties. Although the isolates do meet the 100-year age requirement necessary for classification as an archaeological resource under ARPA, the isolates are no longer of archaeological interest. Therefore, the isolates do not appear merit consideration under ARPA. The isolates do not appear to merit consideration under AIRFA.

16. MANAGEMENT SUMMARY (RECOMMENDATIONS): The IOs do not appear to be Register-eligible properties, therefore, a determination of no historic properties affected for the areas containing the isolated occurrences is recommended with no further stipulations warranted.

With regard to sites AZ-P-30-53 and AZ-P-30-55, these two sites appear to be Register-eligible properties. Further, AZ-P-30-55 appears to merit consideration under AIRFA, therefore, it is recommended that a determination of no historic properties affected regarding the proposed undertaking provided that all construction activities be prohibited within 50 feet (15.24 m) of these two sites. It is also recommended that this segment of the project area (northern edge) be excluded from the project and all future development. Further, it is also recommended that a permanent fence line be constructed about 50 feet south of the two sites between the sites and the potential area of effect within the project area to deter unwanted future potential impacts to these sites.

Site AZ-P-30-54 does not appear to be a Register-eligible property; therefore, it is recommended that a determination of no historic properties affected be made for this site since no intact cultural material appears to remain on this site. No further stipulations regarding this site are warranted.

Concerning Site AZ-P-30-56, this site appears to be a Register-eligible property, it is recommended that a determination of no historic properties affected for the proposed undertaking with regard to AZ-P-30-56 by avoiding the site by a minimum of 50 feet. Avoidance of the site may be possible since the site is located at a location where access is unattainable. It is also located about 50 feet above the valley floor and along a mesa edge where no vehicle traffic or heavy equipment can access.

Although Site AZ-P-30-57 may be a Register-eligible property, the post has undergone many disturbances from recent salvaging and from previous disturbances that has affected the older structures within this site. Further, although the site may be eligible under criterion a, the proposed undertaking that is planned for this site will not effect the eligibility of the site, since re-use of the trading post will only add to the integrity of the site. Thus, a determination of adverse effect is recommended for Site AZ-P-30-57, the Sunrise Trading Post; however, the documentation presented in this report should be considered mitigation to the potential effects that will occur to the site. Further, mitigation of the adverse effects to this site may also be addressed by presenting the history of the trading post within the renovated store when it is completed for the local community.

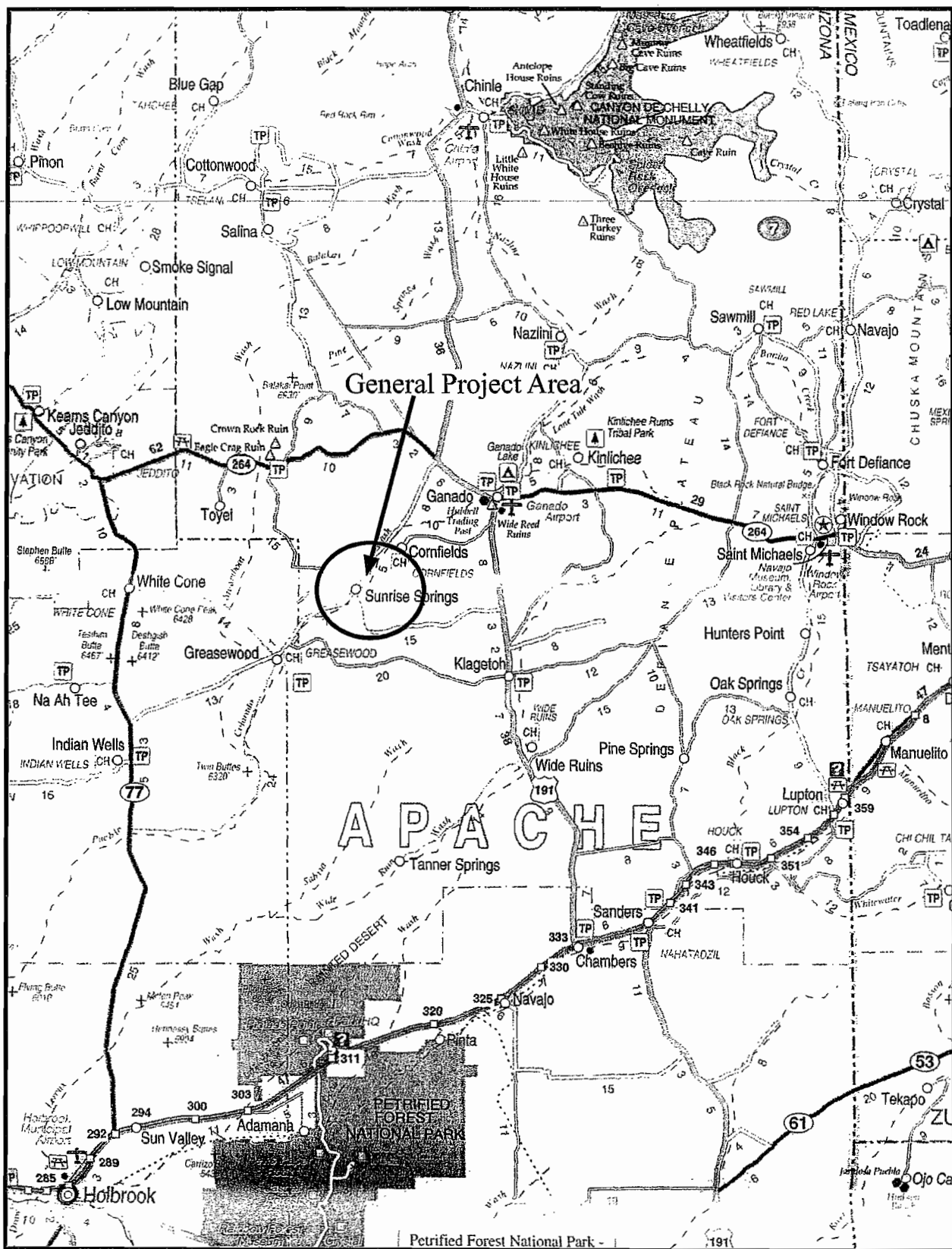


Figure 1. Vicinity map showing general project area. Indian County Regional Map, n.d., (NNAD 09-334).

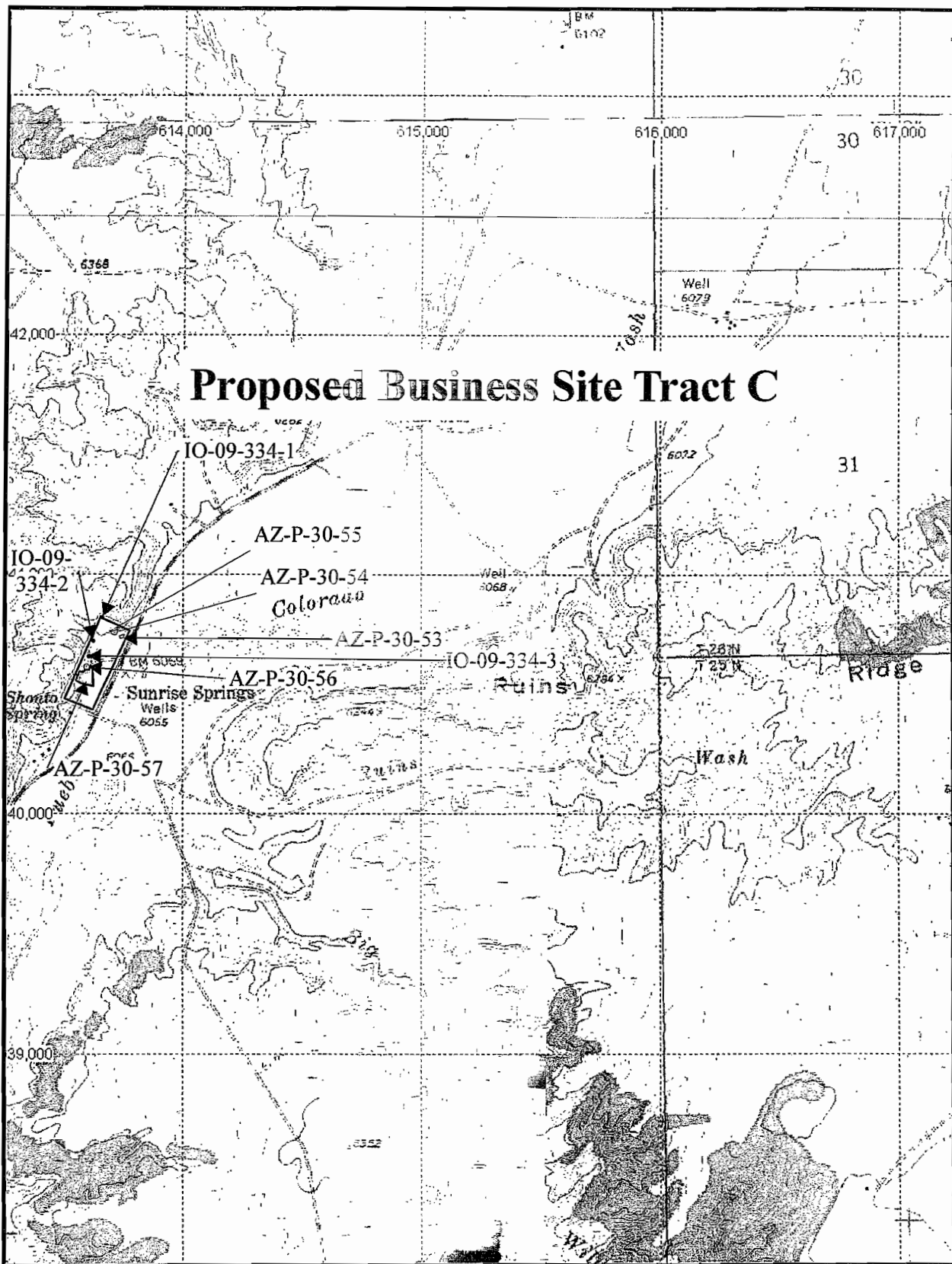


Figure 2. Location map showing project area and identified cultural resources. Sunrise Spring, Ariz., 1973, 7.5' series USGS map: T.25N and T.26N, R.24E, GSRPM (NNAD 09-334).

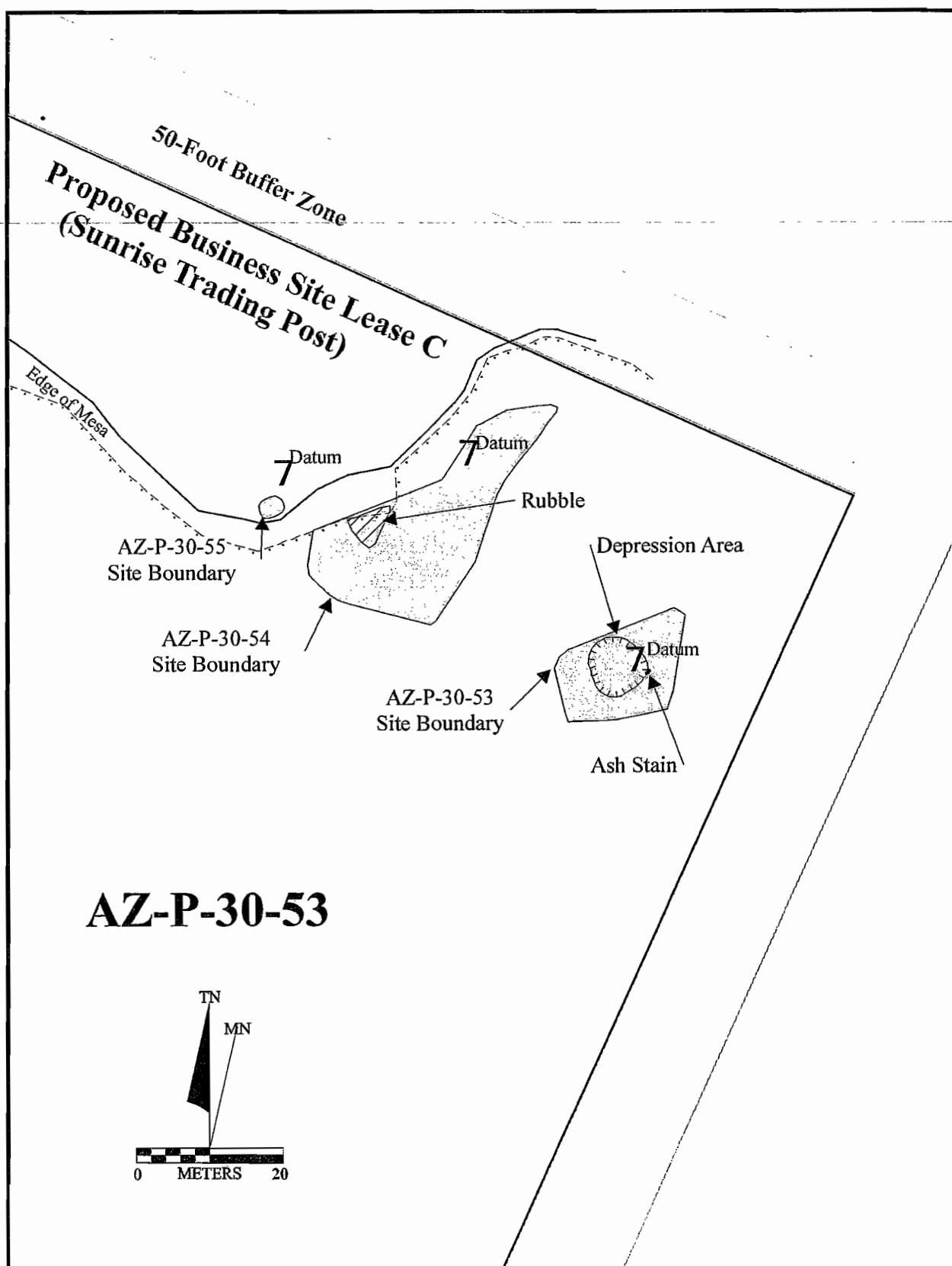


Figure 3. Plan map of Site AZ-P-30-53 (NNAD 09-334).

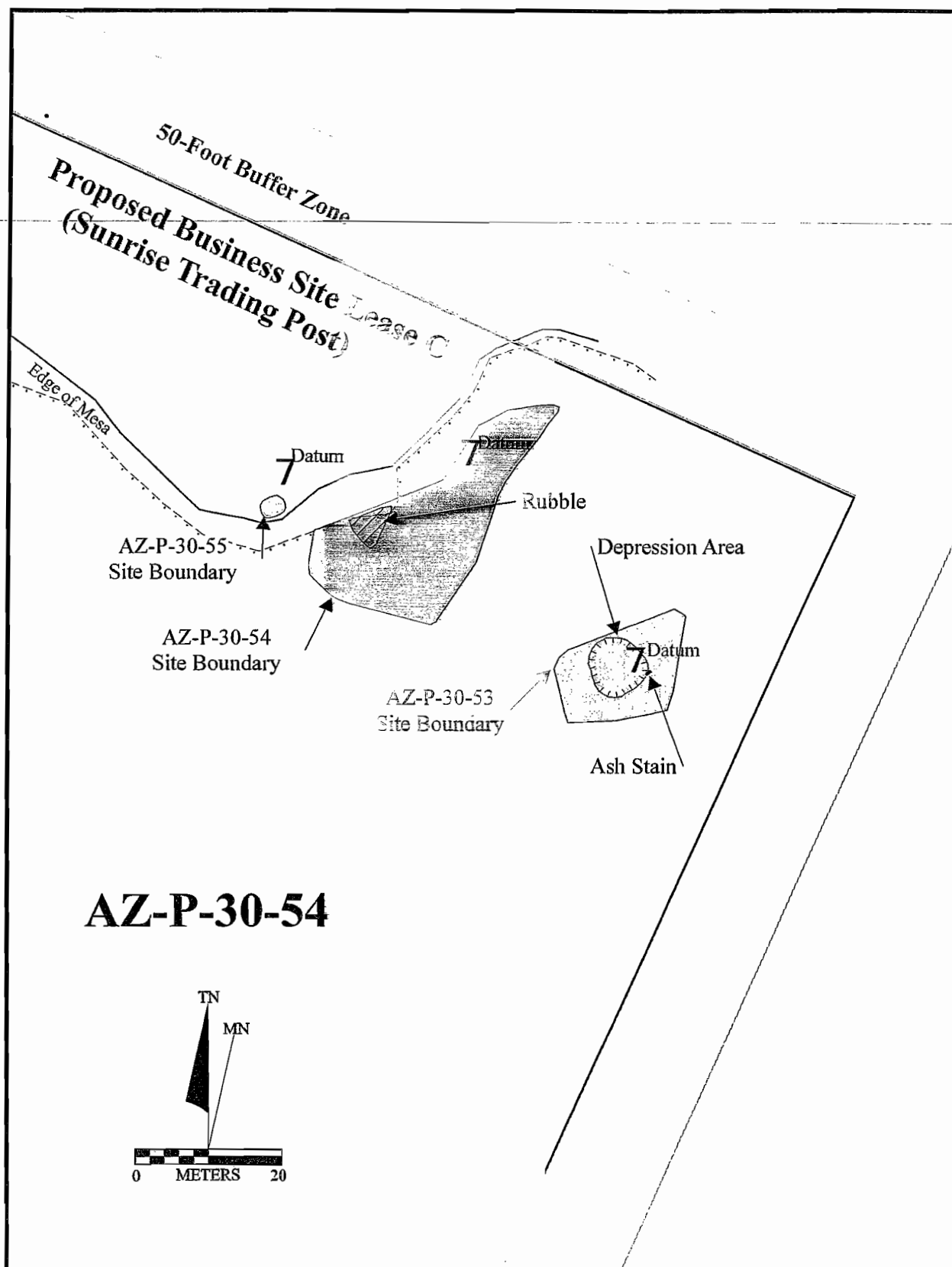


Figure 4. Plan map of Site AZ-P-30-54 (NNAD 09-334).

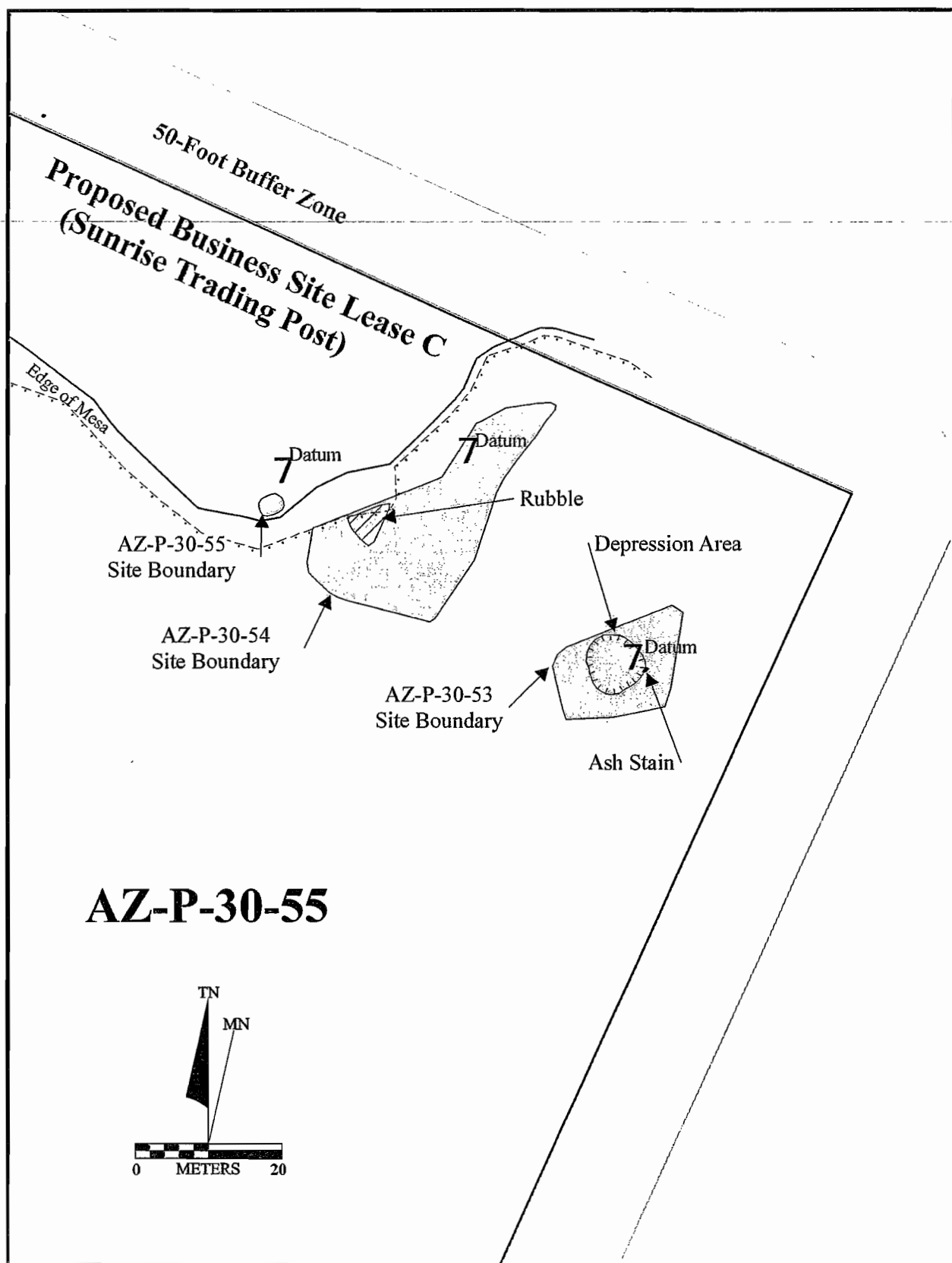


Figure 5. Plan map of Site AZ-P-30-55 (NNAD 09-334).

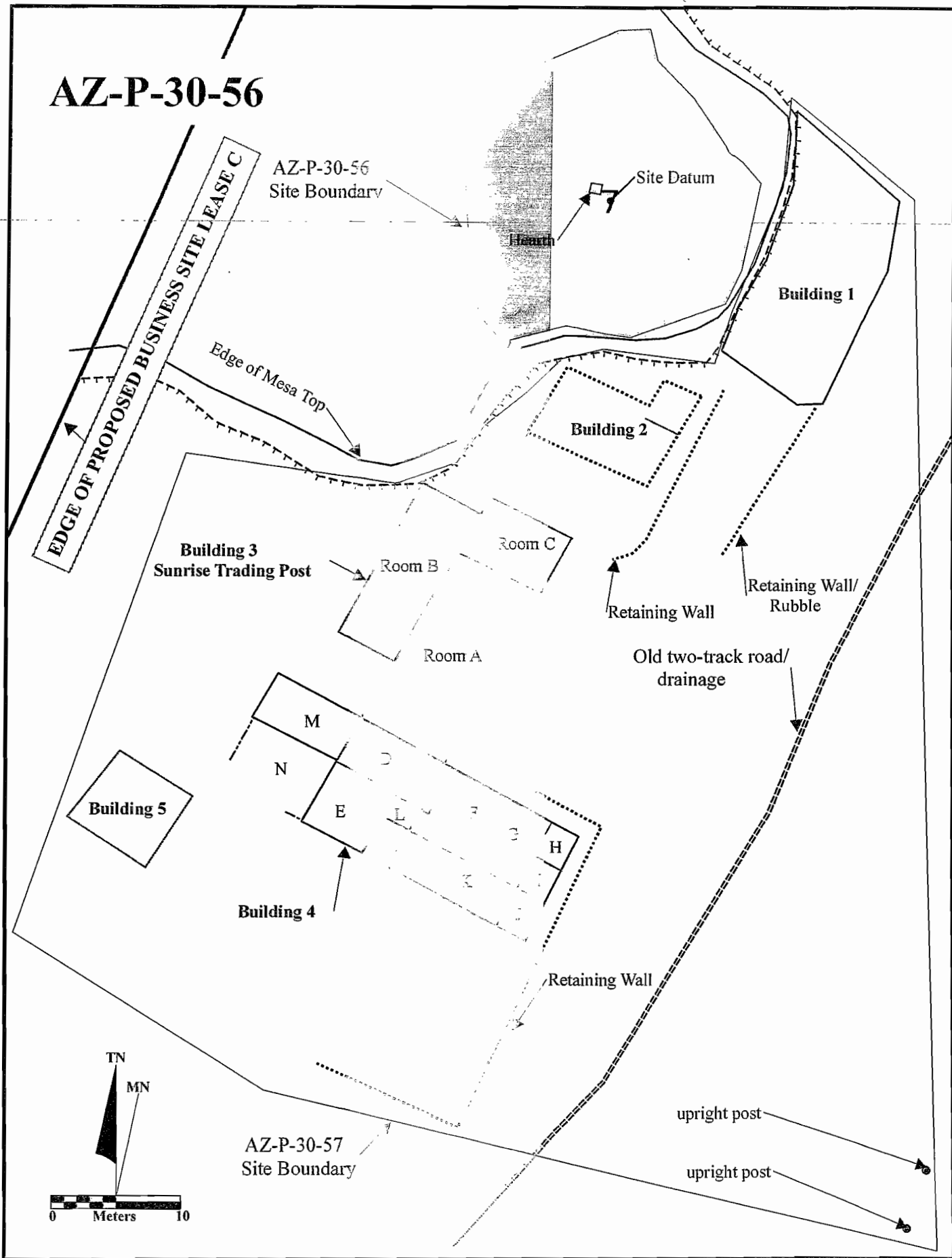


Figure 6. Plan view of Site AZ-P-30-56 (NNAD 09-334).

Sunrise Trading Post

AZ-P-30-57

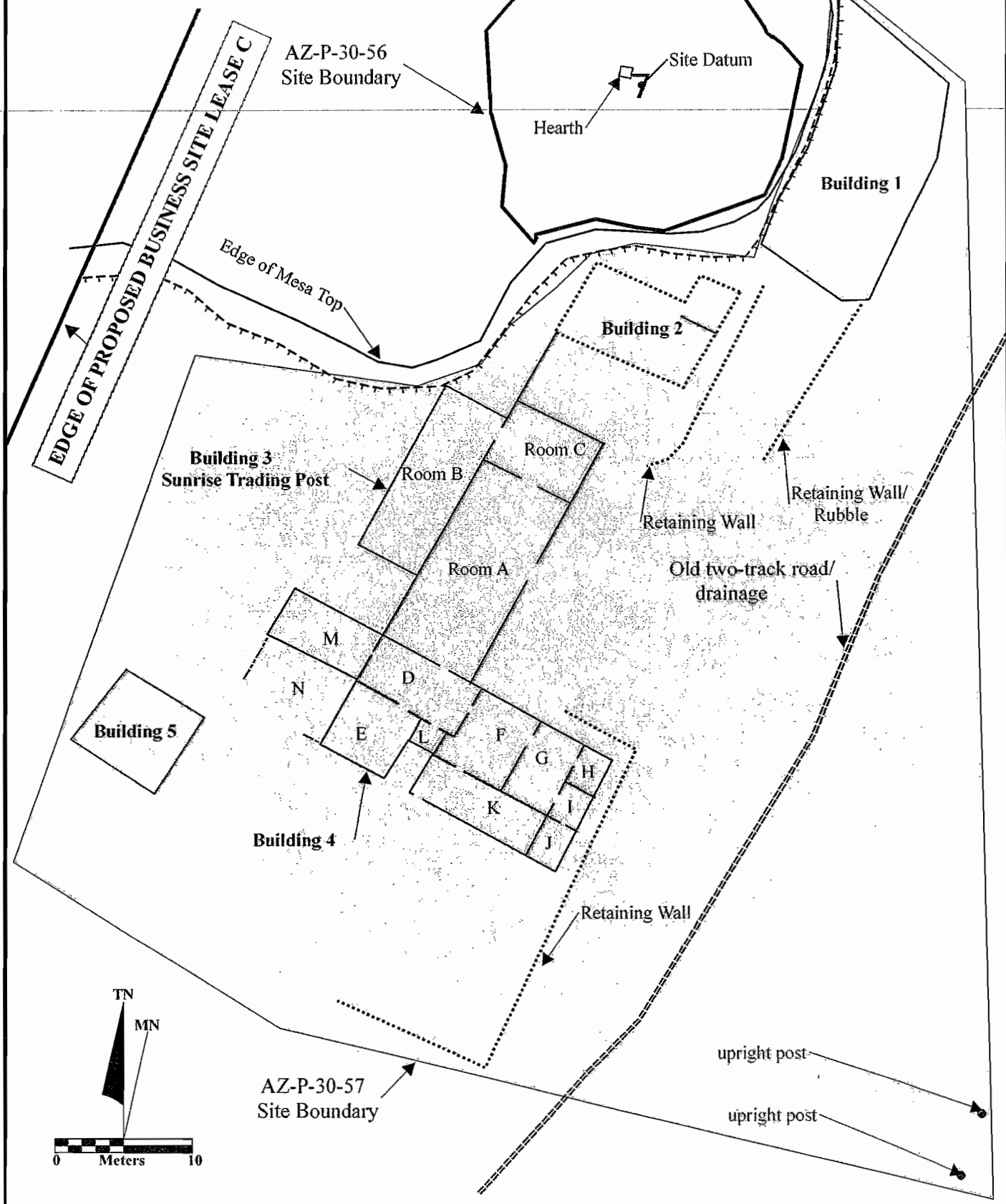


Figure 7. Plan view of Site AZ-P-30-57, the Sunrise Trading Post (NNAD 09-334).

F



THE NAVAJO NATION

LEONARD HASKIE
INTERIM PRESIDENT
THE NAVAJO TRIBAL COUNCIL

IRVING BILLY
INTERIM VICE-PRESIDENT
THE NAVAJO TRIBAL COUNCIL

July 05, 1990

M E M O R A N D U M

TO : Cornfields Chapter
Cornfields, Arizona

FROM : 
Tony R. Yazzie Real Property Clerk III
Property Control & Stores Department



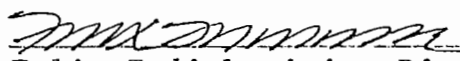
SUBJECT: REAL-PROPERTY ASSIGNMENT AND DISMANTLEMENT

By this memorandum, the re-assignment and transfer of the former Sunrise Trading Post, Sunrise, Arizona, is approved. Inclusive per this transaction are all the four (4) structures, installed equipment and any other equipment. Transfer or relinquishment of the business site lease will have to be coordinated with the Division of Economic Development.

Furthermore, dismantlement of the four (4) structures also is approved as outlined by the Plan of Operation for Dismantlement submitted to this department and it was through recommendations by those departments affected that dismantlement be initiated as quickly as possible to avoid any liabilities that may be incurred.

Know and understand that any salvageable materials and this transfer will come "Free and Clear" of any impediments that may arise.

A P P R O V E D


Felix Todicheenie, Director
Property Control & Stores Department

xc: Sylvia Belin, Program Manager
Ft. Defiance Regional Business Development Office

ATTACHMENTS

Real-Property inventory re: Sunrise Trading Post, Sunrise, Arizona.

1. Sunrise Trading Post - This structure is a combination largely of a store with a residential sector in the rear of the building. It is constructed within the earth (sub-surface) in the rear of the building. There were no personal property related items however there were some effects to installed fixtures (comodes, shower stalls and tubs) that have been vandalized or destroyed. The material is as follows;
 - a. Roof - exterior - tin, interior - wood
 - b. Exterior Walls - Composition (stucco, brick and native stone)
 - c. Interior Walls - Composition (sheet rock, native stone and concrete) &
 - d. Floor - Composition (wood and concrete)
2. Quarters - This structure apparently was utilized by store help and it is a sub-surface structure in the rear of the building. There were no personal property related items however, again there were some installed equipment which again were vandalized or destroyed. The material is as follows:
 - a. Roof - exterior - tin, interior - wood
 - b. Exterior walls - Native stone
 - c. Interior walls - Gyp board
 - d. Floor - Wood
3. Feed Warehouse - This structure was utilized to store and sell feed products. and the structure again is sub-surface in the rear of the building. Access was not made so there were no determined personal or real property related items to declare. The material is as follows;
 - a. Roof - exterior - tin, interior - wood
 - b. Exterior walls - Native stone
 - c. Interior walls - Native stone
 - d. Floor - Dirt
4. Generator shed/garage - This structure apparently at one time had an installed generator and had been utilized as a garage. There were no remaining property in this building and vandalism and the unauthorized dismantlement is in effect on this structure.. The material is as follows;
 - a. Roof - exterior - none, interior - none
 - b. Exterior walls - brick
 - c. Interior walls - brick
 - c. Floor - concrete.

All the structures are being vandalized rendering them invaluable for any attempts at renovations or the preservation of. The condition code applicable to these structures would be "E" - No Value,

Tony R. Yazzie 8/11/01
Tony R. Yazzie, Real-Property Clerk III



THE NAVAJO NATION

LEONARD HASKIE
INTERIM CHAIRMAN
THE NAVAJO TRIBAL COUNCIL

March 27, 1990

IRVING BILLY
INTERIM VICE CHAIRMAN
THE NAVAJO TRIBAL COUNCIL

Mr. Charley Taliman, Chapter President
CORNFIELDS CHAPTER
P.O. Box 988
Ganado, Arizona 86505

Re: Former Sunrise Trading Post

Dear Mr. Taliman:

This responds to your memorandum dated March 22, 1990 requesting for the former Sunrise Trading Post to be reverted back to the Chapter for community usage. This business site has been mutually terminated by the former lessee. Therefore, it has reverted to the Navajo Tribe.

The Division of Economic Development recommends no future business re-development plans. Therefore, the Division releases above referenced trading post to Cornfields Chapter.

In addition, our office will assure that all tribal and other applicable rules and regulations are procedurally followed before releasing the property. In essence, we will be requesting assistance from Property & Supply Office for a smooth transition.

Should you need additional information, please call our office at 871-6486/6487.

Sincerely,

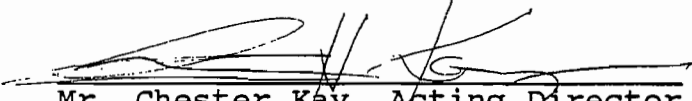
DIVISION OF ECONOMIC DEVELOPMENT

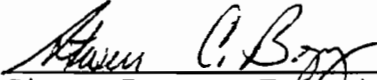
A handwritten signature in cursive script, appearing to read "Sylvia Belin".

Sylvia Belin, Program Manager
Ft. Defiance Business Office

Letter to Mr. Taliman, Chapter President, Cornfields Chapter
March 27, 1990
Page Two

C O N C U R R E N C E :


Mr. Chester Kay, Acting Director
Regional Business Development Department


Steve Begay, Executive Director
Division of Economic Development

cc: Tony R. Yazzie, Property & Supply Office
Felix Todacheenie, Property & Supply Office
Taft Blackhorse, Risk Management Department
BIA Realty Office, Ft. Defiance Agency
chrono/file

Cornfields Chapter

P. O. Box 988 Ganado, Arizona 86505
Phone 602 — 755-6119

Ref. # CF-03-004

March 22, 1990

M E M O R A N D U M :

TO : Sylvia Belen, Program Manager
Business Development Office

FROM : Charley Taliman, Chapter President
Cornfields Chapter

SUBJECT : Former Sunrise Trading Post

Per our telephone conversations numerous times on the Former Sunrise Trading Post located within Cornfields Boundary, it has come to our ultimate decisions to proceed in requesting for the reversion of the property or lease to Cornfields Chapter.

The Cornfields Chapter and the community have discussed the vandalism and burglary of the buildings during the previous planning meetings and regular chapter meetings. The request of the reversion is highly supported with a majority vote to either restore or abolish the buildings.

Therefore, the Chapter is requesting your assistance for the approval on the request and in carrying out the specified procedures which is applicable to your office.

Your consideration and prompt action to this request is greatly appreciated.

Thank You,

Charley Taliman
Charley Taliman

cc: Chapter Officials (02)
Julius Johnson
Chrono

FIGURE 10

Potential Development
Site - Sunrise

BIA Grazing Boundary

Lake or Channel

Major Stream or Wash

Minor Stream or Wash

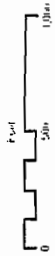
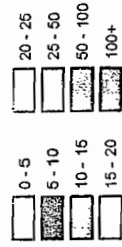
BIA Route

Potential Development Site

Wells

NTUA Water System

Percent Slope



Mapped by:

Jones & Stokes

May 2003

Soil Code	Soil Type	Associated Slope
422	Zia sandy loam	1-5 % slopes



JUN 9 1982

~~Resistant~~ Area Director/330

Approved Business Lease Number FD-82-118 - Canado-Sunrise Trading Post

Superintendent, Fort Defiance Agency
Attention: Real Property Management

Attached for your information and files is a copy of an approved lease between the Navajo Tribe of Indians and C. Gene Wheeler c/o H. Jay Springer dba Canado-Sunrise Trading Post. Please note that the lessee and all other concerned parties have been furnished their copy of the approved document.

Jul S. Kainig

Attachment

cc: H. Jay Springer, P. O. Box 863, Gallup, NM 87301 w/attachment
Area Law Enforcement Services w/o attachment
(Director, Office of Land Development w/attachment
Director, Office of Financial Services w/attachment
Director, Division of Economic Development w/attachment

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JUN 24 1982

NAVAJO LAND
DEVELOPMENT DEPT.

L E A S E

THIS CONTRACT, in sextuplicate, is made and entered into
this 1st day of November, 19 81, by and between

THE NAVAJO TRIBE OF INDIANS

hereinafter called the Lessor, whose address is P. O. Box
WINDOW ROCK, ARIZONA 86515 and

C. ERNE WHEELER (as an individual) c/o H. Jay Springer dba, hereinafter
Canado-Sunrise Trading Post
called the Lessee, whose address is P. O. Box

Gallup, New Mexico 87301, under the provisions of the
Act of August 9, 1955, as implemented by Part 131-Leasing and Per-
mitting of the Code of Federal Regulations, Title 25-Indians, and
any amendments thereto relative to business leases on restricted
lands which by this reference are made a part hereof.

1. DEFINITIONS

- A. "Secretary" means the Secretary of the Interior or his authorized representative, delegate, or successor.
- B. "Gross Receipts" means all income, including money and any other thing of value, received by or paid to Lessee or its affiliates, whether individuals, corporations, partnerships, or other legal entity, or received by or paid to others for Lessee's or its affiliates' use and benefit, derived from business done, sales made, or services rendered directly or indirectly from or on the leased premises or any portion thereof. All income accruing from credit transactions shall be treated as "gross receipts" as of the date credit is extended. Gross Receipts shall not include amounts collected and paid out for a sales or excise tax imposed by any duly constituted governmental authority where such tax is billed to the purchaser as a separate item. It shall not include credits for the exchange of goods or merchandise between stores, if any, of Lessee or its affiliates where such exchange is made solely for the

convenient operation of business and not for the purpose of consummating a sale previously made directly from or on the leased premises. It shall not include the amount of any refund where the merchandise sold, or some part thereof, is returned by the purchaser and accepted by Lessee or its affiliates. It shall not include income from the sale of fixtures, or good will, or the sale of improvements, including, but not limited to, corrals, buildings, livestock scales and holding pins.

- C. "Chairman" means the Chairman of the Navajo Tribal Council or his authorized representative, delegate, or successor. "Controller, Navajo Tribe" means the Controller of the Navajo Tribe, Window Rock, Arizona 86515.

2. LAND DESCRIPTION

For and in consideration of the rents, covenants, and agreements hereinafter set out, the Lessor hereby leases to the Lessee the following described premises:

A parcel of land situate within Land Management District No. 17 of the Navajo Indian Reservation at Upper Sunrise, Apache County, State of Arizona and is being more particularly described as follows:
 COMMENCE at a Bureau of Indian Affairs brass cap Right of Way monument situate in the Westerly line of Indian Service Route 15 at Centerline Point of Curvature Station 671+17.05;

THENCE run N 08°10'16" W, 225.88 feet to the POINT of BEGINNING of the herein described parcel of land; THENCE N 65°39'24" W, 120.53 feet;
 THENCE N 31°24'49" W, 204.08 feet; THENCE S 22°33'20" W, 106.25 feet;
 THENCE N 67°26'40" W, 10.00 feet; THENCE N 22°33'20" E, 113.52 feet;
 THENCE N 31°24'49" W, 106.82 feet; THENCE N 84°41'57" W, 173.11 feet;
 THENCE N 19°46'16" E, 58.50 feet; THENCE S 83°24'28" E, 182.15 feet;
 THENCE N 29°30'14" E, 239.46 feet; THENCE S 70°32'26" E, 137.09 feet;
 THENCE S 09°39'40" E, 380.85 feet; THENCE S 20°34'03" W, 174.09 feet back to the POINT of BEGINNING. The enclosed described area comprising of 3.05 acres, more or less.

All of the above land being located in Ganado
 County of Apache , State of Arizona ,
 subject to any prior, valid, existing rights-of-way. There is reserved from the perimeter of the demised premises a right of way for utilities constructed by or on authority of the Lessor.

3. PURPOSE

This lease shall be only for the purpose of sales of groceries, general merchandise, gasoline and oil, and the buying and selling of livestock.

4. TERM

The term of this lease shall be seven (7) years, beginning on April 15, 1981.

5. RENTAL

The Lessee, in consideration of the foregoing, covenants and agrees to pay in lawful money of the United States of America to the Controller of the Navajo Tribe, for the use and benefit of the Lessor, the following rental:

(a) The following percentage of gross receipts of business as specified below, whether such businesses are operated by Lessee, Sublessee, Assignee or operator under a management agreement:

1½% - sales of gasoline and oil; 2% - sales of groceries and general merchandise; and 4% - buying and selling of livestock.

(b) Irrespective of the provisions of Article 5(a) above, the Lessee shall in any event pay the following guaranteed minimum annual rentals: Fourteen Hundred Dollars (\$1,400.00)

The Lessee must make monthly rental payments equal to at least one-twelfth of the aforementioned minimum annual rental not later than the tenth (10th) day after the end of month for which the rental is due. Lessee may elect to pay monthly rental in an amount based on the percentage rental rate on the month's gross receipts, however, no payment shall be less than one-twelfth of the minimum rental. Monthly payments based on the percentage rental rate on gross receipts shall be paid not later than the tenth (10th) day after the end of the month for which the rental is due. All rental shall be deposited with the Controller of the Navajo Tribe. When the annual accounting required by Provision 6 of this lease is completed, the Lessee shall pay any balance due on any percentage rental, or if there is over payment, the over payment shall be credited toward future rents.

Rental unpaid ten (10) days after the due date shall bear interest at ten (10) percent per annum from the date it

becomes due until paid, but this provision shall not be construed to relieve the Lessee from any default in making any rental payment at that time and in the manner herein specified. The rents called for hereunder shall be paid without prior notice or demand.

While the leased premises are in trust or restricted status, the Secretary may in his discretion suspend the direct rental payment provisions of this lease, in which event the rental shall be paid to the Area Director, Navajo Area Office, Window Rock, Arizona 86515.

In the event a sublease, assignment, management agreement or transfer of this lease or any right to or interest in this lease or any improvements on the leased premises shall be entered into, the rent and other terms of this lease shall be subject to renegotiation and the provisions of Article II of this lease.

6. ACCOUNTING

The Lessee shall, not later than March 31, of each successive calendar year or fraction thereof following the date the term of this lease begins, submit to Lessor and the Secretary individually, certified statements of gross receipts. Failure to submit aforementioned statements on a timely basis shall be considered a breach of the lease and the lease may be subject to cancellation.

With said statements, Lessee shall tender payment of any balance due for the preceding calendar year under the percentage rental fee as set forth in Article 5 above. Said statement shall be prepared by a Certified Public Accountant, licensed in the State of Arizona, New Mexico, or Utah, in conformity with standard accounting procedures. Any duly authorized representative of the United States Government, or any qualified accounting agent or agents appointed by the Lessor, shall have access to and the right to examine and audit any pertinent books, documents, papers, and records of the Lessee and the Lessee's tenants, if any, relating to this lease during the normal business hours of any working day. Lessee shall insert a similar provision in all subleases pertaining to this right and shall make available to said representative, agent, or agents, all books and records

of Lessee's tenants which may be requested or may be necessary for completion of a full audit of all business conducted on the leased premises. The acceptance by the Lessor or the Secretary of any monies paid to Lessor or the Secretary by Lessee as percentage rental for the leased premises as shown by any statement furnished by Lessee shall not be an admission of the accuracy of said statement, or of the sufficiency of the amount of said percentage rental payment, but the Lessor or the Secretary shall be entitled at any time within four (4) years after receipt of any such percentage rental payment to question the sufficiency of the amount thereof and/or the accuracy of the statements furnished by Lessee to justify same, and shall have the right to examine and/or audit as hereinbefore described. Therefore, Lessee shall for said period of four (4) years after submission to the Lessor or the Secretary of any such statement keep safe and intact all of Lessee's records, books, accounts, and other data which in any wise bear upon or are required to justify in detail any such statement, and Lessee shall insert a provision in all sub-leases requiring similar retention of records.

7. IMPROVEMENTS

As a material part of the consideration for this lease, the Lessee covenants and agrees that within N/A months after the beginning date of the term of this lease, Lessee will have completed construction of permanent improvements on the leased premises at a cost of and having a reasonable value of \$ N/A or more. All buildings and improvements, N/A excluding removable personal property and trade fixtures, on the leased property, shall remain on said property after termination of this lease and shall thereupon become the property of the Lessor, who may require Lessee, at Lessee's expense, to remove improvements and restore the premises to its original state within ninety (90) days after termination of this lease. The term "removable personal property" as used in this Article shall not include property which normally would be attached or affixed to the buildings, improvements, or land, in such a way that it would become a part of the realty, regardless of whether such property is in fact so placed in or on or affixed to the buildings, improvements, or land, in such a way as to legally retain the characteristics of personal property.

8. PLANS AND DESIGNS

Within one hundred-twenty (120) days after the approval of this lease, the Lessee will submit to the Lessor for approval a general plan and architect's design for the complete development of the entire leased premises. Before commencing any construction on the leased premises, the Lessee shall submit to the Lessor comprehensive plans and specifications for improvements then proposed. PLANS AND SPECIFICATIONS SHALL INDICATE APPROVAL OF THE U. S. PUBLIC HEALTH SERVICE. The Lessor shall approve them if they conform to the general development plan, but shall not thereby assume any responsibility whatever for detailed design of structure or structures in violation of any public laws, ordinances and regulations applicable to same. The Lessor shall either approve or state his reasons for disapproval of plans and specifications within 30 days after their submission. No change will be made in plans or specifications after approval without the consent of the Lessor.

9. CONSTRUCTION, MAINTENANCE, REPAIR, ALTERATION

All improvements placed on the leased premises shall be constructed in a good and workmanlike manner and in compliance with applicable laws. All parts of buildings exposed and all service areas shall be screened from public view. Lessee shall have the right at any time during the term of this lease to make limited alterations or additions and any repair to any improvements on or placed upon the premises; no alteration, addition or remodeling of improvements involving an expenditure in excess of \$3,000 or removal or demolition of improvements shall take place without prior written consent of Lessor and the Secretary. The Lessee shall, at all times during the term of this lease and at Lessee's sole cost and expense, maintain the premises and all improvements thereon in good order and repair and in a neat, sanitary, and attractive condition. Lessee shall construct, maintain, and repair, as required by applicable law, all improvements on the leased premises, and any alterations, additions or appurtenances thereto, and shall otherwise comply with all public laws and ordinances and regulations applicable to said premises. Lessee shall indemnify and hold harmless the Lessor and the United

States Government against liability for all claims arising from Lessee's failure to maintain said premises and the improvements thereon as hereinabove provided, or from Lessee's non-observance of any law, ordinance or regulation applicable thereto.

10. RENTAL AND PERFORMANCE BOND

Upon approval of this lease by the Secretary, Lessee agrees to post a corporate surety bond in a penal sum of \$ 3,000 which bond shall be deposited with the Secretary and shall remain in force for the full term of this lease, at the discretion of the Secretary.

It is understood and agreed that bond required by this Article will guarantee performance of the contractual obligations under this lease, and that corporate surety bond may be furnished annually or may be continued from year to year by a certificate of renewal, copy of which certificate shall be furnished the Secretary by Lessee. If U. S. Treasury Bonds are provided, Lessee agrees to make up any deficiency in the value deposited that might occur due to a decrease in the value of the bonds. Interest on said U. S. Treasury Bonds shall be paid to Lessee.

11. SUBLEASE, ASSIGNMENT, MANAGEMENT AGREEMENT, TRANSFER

The Lessee shall not sublease, assign, place under a management agreement, or transfer this lease or any right to or interest in this lease or any of the improvements on the leased premises without the written approval of the Lessor, the Secretary, and sureties, and no such sublease, assignment, management agreement, or transfer shall be valid or binding without said approval, and then only upon condition that the sublessee, assignee, or other successor in interest, excepting an approved encumbrancer, shall agree in writing to be bound by each and all of the covenants and conditions of this lease, with the following exception: if the lease is sublet, assigned, placed under a management agreement, or transferred for any purposes other than those listed in Article 3 hereinabove, the rental consideration shall be determined in accordance with the provisions of Tribal Council Resolution CAU-59-65.

12. ENCUMBRANCE

This lease, or any right to or interest in this lease or any of the improvements on the leased premises, may not be encumbered without the written approval of the Lessor, the Secretary and sureties, and no such encumbrance shall be valid without said approval.

An encumbrance must be confined to the Leasehold interest of Lessee or the Subleasehold interest of a sublessee, and shall not jeopardize in any way the Lessor's interest in the land. Lessee agrees to furnish as requested any financial statements or analyses pertinent to the encumbrance that the Lessor and the Secretary may deem necessary to justify the amount, purpose and terms of said encumbrance.

"Approved encumbrance" herein shall mean an encumbrance approved by the Secretary, the Lessor, and sureties, if any, in the manner provided herein. "Encumbrancer" herein shall mean the owner and holder of an approved encumbrance.

1. An encumbrancer of any sublessee, in the event of default by sublessee of the terms of an approved encumbrance, may exercise any rights provided in such approved encumbrance, provided that before any sale of subleasehold, whether under power of sale or foreclosure, the encumbrancer shall give to the Lessor, the Secretary, and the Lessee hereunder notice of the same character and duration as is required to be given to the sublessee by the encumbrancer and/or the laws of the State specified in the land description, Article 2 above.

If notice of such sale shall be given and the defaults of any of them upon which such notice of sale is based shall then continue, Lessee shall have the following rights which may be exercised at any time prior to the completion of sale proceedings:

(a) To pay the encumbrancer the full unpaid principal amount of the approved encumbrance, plus unpaid interest accrued to the date of such payment, plus foreclosure or sale costs incurred to the date of such payment.

(b) To execute in favor of the encumbrancer a promissory note and a new encumbrance for the full unpaid principal

amount of the approved encumbrance, plus unpaid interest accrued to the date of such execution plus sale expenses incurred to the date of such execution, upon the same terms and conditions as originally provided by the approved encumbrance, and delivering to the encumbrancer a policy of title insurance in the amount of such promissory note issued by a reputable title insurance company, and insuring that the new encumbrance is a first lien upon the subleasehold described in said sublease subject only to current taxes and to conditions, restrictions, and reservations of record at the time of recording the approved encumbrance.

If the Lessee exercises either of the above rights all of the right, title, and interest of the sublessee in the sublease shall automatically terminate on the same date the right is exercised and the Lessee shall on the same date acquire the subleasehold; however, the acquisition of the subleasehold by Lessee under these circumstances shall not serve to extinguish the sublease by merger with the lease otherwise.

In the event Lessee does not avail himself of the above rights and any sale under the approved encumbrance occurs, whether by power of sale or foreclosure, the purchaser at such sale shall succeed to all of the rights, title, and interest of the sublessee in the subleasehold covered by said encumbrance. It is further agreed that if the purchaser at such a sale is the encumbrancer, the encumbrancer may sell and assign the subleasehold without any further consent, provided that the assignee shall agree in writing to be bound by all the terms and conditions of the sublease. If the encumbrancer is the purchaser, it shall be required to perform the sublease only so long as it retains title thereto. If a sale under the approved encumbrance occurs and the purchaser is a party other than the encumbrancer, approval by the Secretary of any assignment will be required and said purchaser, as successor in interest to the sublessee, shall be bound by all the terms and conditions of the sublease and will assume in writing all the obligations thereunder.

2. In the event of default by the Lessee of the terms of an approved encumbrance, the encumbrancer may exercise any rights provided in such approved encumbrance, provided that before any sale of the leasehold, whether under power of sale or foreclosure, the encumbrancer shall give to Lessor

and the Secretary notice of the same character and duration as is required to be given Lessee by such encumbrance and/or the laws of the State specified in the land description, Article 2 above.

If notice of such sale be given, and the defaults or any of them upon which notice of sale is based shall then continue, Lessor shall have the following rights which may be exercised at any time prior to the completion of sale proceedings:

(a) To pay to the encumbrancer the full unpaid principal amount of the approved encumbrance plus unpaid interest accrued to the date of such payment, plus sale costs incurred to the date of such payment.

(b) To execute in favor of the encumbrancer a promissory note and a new encumbrance, which new encumbrance must be approved by the Secretary, for the full unpaid principal amount of the approved encumbrance, plus unpaid interest accrued to the date of such execution, plus sale expenses incurred to the date of such execution, upon the same terms and conditions as originally provided by the approved encumbrance, and delivering to the encumbrancer a policy of title insurance in the face amount of such promissory note, issued by a reputable title insurance company, and insuring that the new encumbrance is a first lien upon the property described in this lease subject only to current taxes and to conditions, restrictions and reservations of record at the time of recording the new encumbrance.

If the Lessor exercises either of the above rights, this lease shall automatically terminate on the date the right is exercised and shall be of no further force and effect; provided, however, that such termination shall not relieve the Lessee from any obligation or liability which had accrued prior to the date of termination.

In the event Lessor does not avail himself of the rights above set forth in this Article and any sale under the approved encumbrance occurs, whether by power of sale or foreclosure, the purchaser at such sale shall succeed to all of the rights, title, and interest of the Lessee in the leasehold estate covered by said approved encumbrance. It is

further agreed that if the purchaser at such sale is the encumbrancer, the encumbrancer may sell and assign the leasehold interest without any further consent, provided that the assignee shall agree in writing to be bound by all the terms and conditions of this lease. If the encumbrancer is the purchaser, it shall be required to perform this lease only so long as it retains title thereto. If a sale under the approved encumbrance occurs and the purchaser is a party other than the encumbrancer, approval by the Secretary of any assignment will be required and said purchaser, as successor in interest to the Lessee, shall be bound by all the terms and conditions of this lease and will assume in writing all the obligations thereunder.

13. LESSOR'S PAYING CLAIMS

Lessor shall have the option to pay any lien or charge payable by Lessee under this lease, or settle any action therefor, if the Lessee after written notice from the Lessor or Secretary fails to pay or to post bond against enforcement. All costs and other expenses incurred by Lessor in so doing shall be paid to Lessor by Lessee on demand, with interest at the rate of eight (8) percent per annum from the date of payment until repaid. Default in such repayment shall constitute a breach of the covenants of this lease.

14. SANITATION

Lessee hereby agrees to comply with all applicable sanitation codes, requirements, or laws which may be related to the purpose of this document as set forth in Article 3 hereinabove. Such compliance shall specifically include, but not be limited to the sanitary regulations of the U. S. Public Health Service. Lessee further agrees to at all times maintain the entire premises in a safe, sanitary condition, presenting a good appearance both inside and out in all buildings operated on the leased premises.

15. PUBLIC LIABILITY INSURANCE

At all times during the term of this lease, Lessee shall carry a public liability insurance policy in the amount of
 \$ 100,000/\$300,000 for personal injury, and
 \$ 30,000 for property damage, said policy

to be written jointly to protect Lessee and Lessor. Copy of said policy shall be furnished Lessor and the Secretary. Neither the Lessor nor the United States Government, nor their officers, agents, and employees shall be liable for any loss, damage, or injury of any kind whatsoever to the person or property of the Lessee or sublessees or of any other person whomsoever, caused by any use of the leased premises, or by any defect in any structure erected thereon, or arising from any accident, fire, or other casualty on said premises or from any other causes whatsoever; and Lessee, as a material part of the consideration for this lease, hereby waives on Lessee's behalf all claims against Lessor and/or the United States Government and agrees to hold Lessor and/or the United States Government free and harmless from liability for all claims for any loss, damage, or injury arising from the use of the premises by Lessee, together with all costs and expenses in connection therewith.

16. FIRE AND DAMAGE INSURANCE

Lessee shall, from the date of approval of this lease, carry fire insurance with extended coverage endorsements, and vandalism, jointly in the names of the Lessee and Lessor, covering the full insurable value of all improvements on the leased premises. Said policy or policies shall be deposited with the Secretary, and Lessee shall pay all premiums and other charges payable in respect to such insurance, and shall deposit with the Lessor the receipt for each premium or other charge as paid, or satisfactory evidence thereof. In the event of damage to any improvement on the leased premises, Lessee shall reconstruct the improvement in compliance with applicable laws and regulations and in accordance with plans to be approved pursuant to Article 8 hereinabove. Such reconstruction shall commence within six (6) months after the damage occurs and shall be pursued diligently. Insurance proceeds shall be deposited in escrow with an institution approved by Lessor and the Secretary. The Lessee shall also deposit in said escrow all additional funds required to reconstruct the damaged improvements.

Escrow instructions shall include provisions that all funds so deposited shall be used to reconstruct the damaged improvements, and funds shall be disbursed during the progress of reconstruction on proper architect's, engineer's, or contractor's certificates.

If Lessee has not defaulted under this lease, all money in escrow after reconstruction has been completed shall be paid to Lessee; if a default has taken place, said money shall remain in escrow as security for performance of Lessee until said default is corrected, after which funds remaining shall be paid to Lessee. If Lessee does not correct the default, said funds shall be paid to the Lessor.

Any encumbrancer shall be named as a beneficiary under the insurance mentioned in the within paragraph, and in the event of loss or damage to the buildings on the lease property while an approved encumbrance remains unpaid, the amount of such loss or damage (but not exceeding the amount of the approved encumbrance) shall be paid to the encumbrancer. If such amount paid to the encumbrancer is sufficient to repair the loss or with respect to which was paid, or if Lessor or Lessee shall within three (3) months after such payment by the insurer to the encumbrancer deposit with the encumbrancer enough money to completely repair the loss or damage, when added to the amount paid by the insurer to the encumbrancer, the encumbrancer shall, upon written order of Lessor and Lessee pay such monies for such repair, and it shall not be deemed a payment or credit on the encumbrance; but otherwise, at the expiration of such three (3) months said sum so paid by the insurer to the encumbrancer shall be applied and credited upon the approved encumbrance.

In the event of damage to the extent of seventy-five (75) percent or more of the total value of all improvements on the leased premises during the last five (5) years of the term of this lease, the Lessee shall have the option whether or not to reconstruct said improvements. Should Lessee elect not to reconstruct, the leased premises shall be cleared at Lessee's expense. In that event, all insurance proceeds shall be paid to Lessor.

17. UNLAWFUL USES

Lessee agrees that it will not use or cause to be used any part of the leased premises for any unlawful conduct or purposes. No exterior signs shall be permitted without the written approval of the Lessor.

18. COMPLETION OF DEVELOPMENT

The Lessee shall complete the full improvement and development of the leased premises in accordance with the general plan and architect's design, submitted in accordance with Article 8 above, within N/A months from the beginning date of the term of this lease. If Lessee fails to complete full development within such period, such failure shall constitute a breach of the terms of this lease and may be cause for cancellation.

Whenever under this instrument a time is stated within which or by which original construction, repairs, or reconstruction of said improvements shall be made and during such period a general or sympathetic strike or lock out occurs, war or rebellion ensues, or some event unquestionably beyond Lessee's power to control, the period of delay so caused shall be added to the period limited herein for the completion of such work.

In the event of condemnation of the leased premises or any part thereof, the compensation or award insofar only as it is awarded for damages of the unpaid balance of any approved encumbrance, shall be paid to the encumbrancer. As between the Lessor and Lessee or sublessor and sublessee as the case may be, such amount shall be deemed paid to the Lessee or sublessee, and if such amount exceeds the amount to which the Lessee or sublessee is entitled under the terms of this lease, Lessee shall pay any such excess to Lessor.

19. EMINENT DOMAIN

If, at any time during the term of this lease, the leased premises or any part thereof is taken or condemned under the laws of EMINENT DOMAIN, then and in every such case, the leasehold estate and interest of the Lessee in said premises or part thereof taken shall forthwith cease and terminate. All compensation awarded by reason of the takings of the leased land and any taking of or injury to the buildings or improvements located thereon shall be awarded to the Lessee and the Lessor as their interests appear at the time of such taking. The rental thereafter payable hereunder to the remainder of the terms of this lease shall be reduced in the proportion that the value of the entire premises is reduced by such taking or condemnation.

20. ARBITRATION

Whenever during the term of this lease the Lessee, the Lessor and the Secretary are unable to reach an agreement as required by this lease, and it becomes necessary to submit a matter to arbitration for settlement, an Arbitration Board shall be established by the method set forth below:

The Lessor shall appoint one member of the Board and the Lessee shall appoint one member of the Board, and the two arbitrators so selected shall appoint a third member. The decision of a majority of the members of the Board of Arbitration so constituted shall be binding on the parties, subject to the approval of the Secretary. It is understood and agreed that the Secretary may be expected to accept any reasonable decisions reached by said Arbitration Board, but he cannot be legally bound by any decision which might be in conflict with the interests of the Navajo Tribe or the United States Government. The costs and expenses of the Arbitration Board shall be shared equally by and between the Lessor and the Lessee.

21. DEFAULT

Time is declared to be of the essence of this lease. Should Lessee default in any payment of monies or fail to post bond, as required by the terms of this lease, or should Lessee breach any other covenant of this lease and if such default or breach shall continue uncured for the period of thirty (30) days after written notice thereof by the Secretary to the Lessee, then Lessor or the Secretary may either:

A. Collect, by suit or otherwise, all monies as they become due hereunder, or enforce, by suit or otherwise, Lessee's compliance with any other provision of this lease or

B. Re-enter the premises and remove all persons and property therefrom, excluding the property belonging to authorized sublessees and either:

1. Re-let the premises without terminating this lease as the agent and for the account of Lessee, but without prejudice to the right to terminate the lease thereafter, and without invalidating any right of Lessor and the Secretary or any obligation of Lessee hereunder, or

2. The Secretary or the Lessor may terminate this lease at any time and even though Lessor and the Secretary have exercised rights as outlined in one (1) above. Exercise of this remedy shall exclude recourse to any other remedy under (1) above.

Any action taken or suffered by Lessee as a debtor under any insolvency or bankruptcy act shall constitute a breach of this lease. In such event, the Lessor and the Secretary shall have the options as set forth in subarticles (1) and (2) herein, and furthermore, the Lessor is hereby declared to be a first preferred creditor as provided in Article 12 hereinabove.

At least forty-five (45) days prior to any termination of the lease the Lessor shall give to the encumbrancer written notice of his intention to so terminate. If such proposed termination be for any default of Lessee under the lease, the encumbrancer shall be entitled to remedy default at any time before such termination occurs, and thereby prevent termination for such default, or if default cannot be remedied within forty-five (45) days, to commence the remedy thereof within thirty (30) days and diligently prosecute the same thereafter, during which time the lease shall not be terminated for such default.

No waiver of a breach of any of the covenants of this lease shall be construed to be a waiver of any succeeding breach of the same or any other covenant.

22. ATTORNEY'S FEES

If action be brought by Lessor in unlawful detainer for rent or any other sums of money due under this lease, or to enforce performance of any of the covenants and conditions of this lease, the losing party shall pay reasonable attorney's

fees of the prevailing party, to be fixed by the Court as a part of the costs in any such action.

23. NO PARTNERSHIP: OPERATION OF BUSINESS

Regardless of the fact that terms of rental are in part on a percentage basis, Lessee and Lessor are not in partnership.

All businesses on the leased premises shall be conducted during the regular and customary hours of such businesses and on all business days in good faith, so that Lessor will at all times receive the maximum income under the percentage rental provisions of this lease.

24. TERMINATION OF FEDERAL TRUST

Nothing contained in this lease shall operate to delay or prevent a termination of Federal Trust responsibilities with respect to the land by the issuance of a fee patent or otherwise during the term of this lease; however, such termination shall not serve to abrogate the lease. The owners of the land and the Lessee and their surety or sureties shall be notified of any such change in the status of the land.

25. OBLIGATIONS OF LESSEE

While the leased premises are in trust or restricted status, all of Lessee's obligations under this lease, and the obligations of their sureties, are to the United States as well as to the Lessor.

26. STATUS OF SUBLEASES

Termination of this lease, by cancellation or otherwise, shall not serve to cancel approved subleases and/or subtenancies, but shall operate as an assignment to Lessor of any and all such subleases and/or tenancies.

27. PAYMENTS AND NOTICES

All notices, payments, and demands, shall be sent to the parties hereto at the addresses herein recited or to such addresses as the parties may hereafter designate in writing. Notices and demands shall be sent by registered mail. Service of any notice or demand shall be deemed complete ten (10) days after mailing

or on the date actually received, whichever occurs first. Copies of all notices and demands shall be sent to the Secretary in care of the Area Director, Navajo Area Office, Window Rock, Arizona 86515.

28. INSPECTION

The Secretary and the Lessor and their authorized representative shall have the right, at any reasonable time during the term of this lease, to enter upon the leased premises, or any part thereof, to inspect the same and all buildings and other improvements erected and placed thereon.

29. HOLDING OVER

Holding over by the Lessee after the termination of this lease shall not constitute a renewal or extensions thereof or give the Lessee any rights hereunder or in or to the leased premises. Lessee agrees to remove all property removable under the terms of this lease within sixty (60) days after termination of this lease or pay a daily rental computed at the rate of double the daily rental charged during the year immediately preceding termination of the lease, from the day following the termination date of the lease until said property is removed.

30. DELIVERY OF PREMISES

At the termination of this lease, Lessee will peaceably and without legal process deliver up the possession of the leased premises, in good condition, usual wear and tear and acts of God excepted.

31. EMPLOYMENT OF NAVAJOS

Lessee shall give preference in employment arising in connection with this lease to qualified, willing and available Navajos and other Indians living on or near the Navajo Reservation during the term of this lease, and in construction of any facilities thereon, to the extent authorized by law.

32. FENCING OF PREMISES - USE OF WATER

Lessee shall have the right to fence all or any portion of the demised premises if the same shall be necessary or desirable

to the proper and efficient conduct and operation of Lessee's business.

Upon approval of the Lessor, the Lessee may drill for water on the leased premises. Any water available at the business site in excess of the domestic and business requirements of the Lessee shall be open to free use of the Navajos.

33. MINERALS

All minerals and sand and gravel contained in the tract leased, in whatever concentration are hereby reserved for the use of the Lessor together with the right of the Lessor or its authorized agents or representatives at any time to enter upon the land and prospect for, mine, and remove same, paying just compensation for any damage or injury caused of any item or items, the just compensation shall be determined by the Secretary.

34. LEASE BINDING

This lease and the covenants, conditions and restrictions hereof shall extend to and be binding upon the successors, heirs, assigns, executors, and administrators of the parties hereto.

35. INTEREST OF MEMBER OF CONGRESS

No member of, or delegate to Congress, or Resident Commissioner shall be admitted to any share or part of this contract or to any benefit that may arise herefrom, but this provision shall not be construed to extend to this contract if made with a corporation or company for its general benefit.

36. LIENS, TAXES, ASSESSMENTS, UTILITY CHARGES

Lessee shall not permit to be enforced against the leased premises or any part thereof any liens arising from any work performed, materials furnished, or obligations incurred by Lessee, but Lessee shall discharge all such liens before any action is brought to enforce same; further, Lessee shall pay when and as the same become due and payable, all taxes, assessments, licenses, fees, and other like charges levied during the term of this lease upon or against the leased land and all interest therein and on any property for which either the Lessee or Lessor may become liable. Upon written application the Lessee shall furnish to the Secretary written evidence

duly certified, that any and all taxes required to be paid by Lessee have been paid, satisfied, or otherwise discharged.

Lessee shall have the right to contest any claim, asserted tax, or assessment against the property, by posting bond to prevent enforcement of any lien resulting therefrom, and Lessee agrees to protect and hold harmless the Lessor, the Secretary, and the leased premises and all interest therein and improvements thereon from any and all claims taxes, assessments, and like charges from any lien therefor, or sale or other proceedings to enforce payment thereof, and all costs in connection therewith. Lessor shall execute and file any appropriate documents with reference to real estate tax exemption of the land when requested by Lessee. In addition to the rents, taxes, and other charges herein described, Lessee shall pay all charges for water, sewage, gas, electricity, telephone and other utility services supplied to said premises.

37. VALIDITY

This lease, and any modification of or amendment to this lease, shall not be valid or binding upon either party hereto until approved by the Secretary.

38. USE OF NAVAJO PRODUCED GOODS AND SERVICES

- A. Lessee agrees to make all purchases of materials, equipment, goods, and services, and transportation from Navajo owned businesses, whenever economically feasible.

"Economically feasible" is defined as a price or cost not higher than p_n in the formula, $p_n = P \times (1 + n/1000)$ for materials, equipment, goods, services, and transportation which are of equal or superior quality to that offered by the non-Navajo source:

Where: p_n is the maximum preference price or cost
 P is the non-Navajo source price
 n is the percentage of Navajo-ownership of the Navajo-owned business in question.

- B. Lessee agrees to give the first option to purchase wool and mohair produced locally to the Navajo Wool Marketing Program in its present form or any future form, so long as it remains a Tribal enterprise. Said option to purchase shall be exercised within three (3) days at a fair market price. If said option is not exercised, Lessee may dispose of its wool in any manner it chooses. Said option is valid only when the Navajo Wool Marketing Program offers the same terms and conditions as other buyers.

39. AGREEMENT TO ABIDE BY NAVAJO LAWS

The Lessee and the Lessee's employees, agents, and sublessees and their employees and agents agree to abide by all laws, regulations, and ordinances of the Navajo Tribal Council now in force and effect or may be hereafter in force and effect. This agreement to abide by Navajo laws shall not forfeit rights which the Lessee and the Lessee's employees, agents, and sublessees and their employees, and agents enjoy under the Federal laws of the United States Government.

40. OWNERSHIP AND MANAGEMENT

- A. The Lessee shall personally operate and manage all business activities on the lease site, except when written approval has been obtained from the Navajo Tribe for a different management arrangement.
- B. The Lessee shall notify the Navajo Tribe of any change in corporate ownership greater than ten percent (10%) of any corporation holding a leasehold interest in this lease. If there is a change in ownership greater than fifty-one percent (51%), the change shall be subject to the approval of the Navajo Tribe.

41. JURISDICTION AND GOVERNING LAW

The place this agreement is entered into is Window Rock, Navajo Nation, (Arizona). The terms of this Agreement shall be interpreted by the laws of the Navajo Nation and the courts of jurisdiction shall be the Navajo Tribal courts. The foregoing language shall not abrogate rights enjoyed under any other jurisdiction.

IN WITNESS WHEREOF, the parties hereto have set their hands.

C. Gene Wheeler by H. Jay Springer,
his attorney in fact.

C. Gene Wheeler by H. Jay Springer
his attorney in fact Lessee

Lessee

THE NAVAJO TRIBE OF INDIANS, LESSOR

The Chairman's signature signifies approval of revised provisions No. 5 and No. 21 on pages 3.A. and 15.A. as well as other changes which are initialed or signed by the Lessee.

Date April 14, 1982

By: *[Signature]*
VICE Chairman, Navajo Tribal Council

Date: JUN 18 1982

Approved under authority of
Commissioner's Redelegation
Order 10 BIAM, Section 3.1.

By: *[Signature]*
ACTING Area Director

C. GENE WHEELER, M. D.

WORTH-HILL MEDICAL BUILDING

4001 WORTH STREET

DALLAS, TEXAS 75246

SURGERY
VASCULAR SURGERY

825-2114

8/14/81

This is to certify that Mr. Jay Egan
has full power of attorney to
act for me in the affairs of
Sunrise Trading Post at Guadalupe

C. Gene Wheeler

The State of Texas
County of Dallas

Before me, the undersigned, a
Notary Public in and for said county, Texas, on this day personally appeared
C. Gene Wheeler, M.D., known to me to be the person whose name is subscribed
to the foregoing instrument, and acknowledged to me that he executed the
same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this 17th day of August, A.D.
1981..

William L. Adams

William L. Adams,
Notary Public, Dallas, Texas



ENVIRONMENTAL PROTECTION AGENCY

OFFICE OF EXECUTIVE DIRECTOR/ADMINISTRATION

OFFICE OF ENVIRONMENTAL REVIEW

PO BOX 339 WINDOW ROCK ARIZONA 86515 Office: 928/871-7188 Fax: 928/871-7996

Website: www.navajonationnepa.org

M E M O R A N D U M

TO: Howard P. Draper, Project and Program Specialist
Project Review Office
Navajo Land Department
Division of Natural Resources

FROM:

A handwritten signature in black ink, appearing to read "Rita Whitehorse-Larsen".

Rita Whitehorse-Larsen, Senior Environmental Specialist
Office of Environmental Review
Office of the Executive Director/Administration
NNEPA

DATE: November 13, 2014

SUBJECT: 164 EOR 002261 Sunrise Development Cornfields Chapter

The Navajo Nation Environmental Protection Agency (NNEPA) reviewed¹ and recommends ***conditional approval*** for proposed one hundred (100) acres land withdrawal in Cornfields, Apache County, Arizona. The 100-acres land withdrawal is for the following:

- a. Grocery with bank and pharmacy
- b. Retail shops with internet café
- c. Hardware store
- d. Medical office with dialysis center and trauma center
- e. Fast food restaurant
- f. Restaurant
- g. Motel
- h. RV Park

Each proposed action is required to meet the following when design and plans are being developed. Consultation should begin before commencing any project and development activities.

¹Arcadis. Cornfields Chapter Sunrise Development Parcel Environmental Assessment. January 2014.

1. ***Navajo Nation Clean Water Act:***

- a. **§402 Navajo Pollutant Discharge Elimination System (NPDES):** The proposed action is greater than 1 acre. Cornfields Chapter, contractors including sub-contractors are subject to complete the requirements under the Clean Water Act Section 402. Technical assistance is available with NNEPA Water Quality Staff in Section 402 application, Stormwater Pollution Prevention Plan (SWPPP), Best Management Practices (BMPs) and Notice of Intent (NOI). All should be submitted to USEPA Region 9 and a copy will be provided to Patrick Antonio, Principal Hydrologist with NNEPA Water Quality Program. His office phone is 928/871-7185. The SWPPP template can be found online at the following weblink: <http://cfpub.epa.gov/npdes/stormwater/swppp.cfm#template>.

2. ***Navajo Nation Air Pollution Prevention and Control Act:***

- a. The proposed action is not located in an attainment area.
- b. Visibility is good to excellent.
- c. Dust suppression must be implemented in the Best Management Practice.

3. ***Navajo Nation Safe Drinking Water Act:***

- a. The NNEPA - Public Water Systems Supervision Program (PWSSP) recommends all proposed drinking water projects (extensions, upgrades, new wells, new public water systems, etc.) must also comply with the design review and construction permit of the PWSSP pursuant the Navajo Nation Primary Drinking Water Regulations.
- b. The owner/operator and water utility company are subject to submit the proposed domestic waste water and public drinking water lines to Ms. Yolanda Barney, Program Manager, NNEPA PWSSP, she can be contacted at 928/871-7715 or visit the website at www.navajopublicwater.org.
- c. A construction permit for Safe Drinking Water and Domestic Waste Water is required before commencing construction activities.
- d. Assessing the existing sewer lagoons to ensure the existing lagoon(s) will hold additional waste water and not to exceed the holding capacity of the lagoon(s) will lessen the impacts to the public.
- e. Sewer lines must be tapped into if it is located near the proposed site.
- f. If a need for a septic system, it must be controlled to prevent discharge and prevent ground water/soil contamination.
- g. Cooking grease is required to be properly disposed of outside and should not be released into the indoor plumbing. Disposing food related waste in appropriate containers and not released into the public waste water lines will lessen impacts to the public and environment.

4. ***Navajo Nation's Solid Waste Act:***

- a. Do not allow public to take construction waste, cumulatively NNEPA receives complaints and reports on illegal trash dumpings on rural areas and in the waters of the US and Navajo Nation.
- b. The Cornfields Chapter is subject to control the solid waste bin to reduce injuries or fatalities of merchandise related waste to human, wildlife and domestic animals.

5. ***Navajo Nation Comprehensive, Environmental Response, Compensation and Liability Act (CERLA):***

- a. No hazardous material will be stored, transported, generated and distributed from

the proposed 100-acres land withdrawal.

- b.* According the Navajo CERCLA, petroleum is considered hazardous material and any spills \geq 25 gallons should be reported to NNEPA Office of Executive Director/Administration at 928/871-7692.

6. ***Navajo Nation Storage Tank Act (NNSTA)*** (formerly *Underground Storage Tank (UST) Act*; amended February 2012):

- a.* No storage tanks are proposed on the 100-acres land withdrawal.
- b.* If there are plans to install underground and/or aboveground storage tanks greater than 100 gallons, the plans must meet the design specifications as outlined by NNEPA Storage Tank Program. The specifications must be approved by the Storage Tank Program. Contact Warren Roan, Tanya Yazzie and/or Nathaniel Yazzie at 928/871-7993.
- c.* NNEPA Storage Tank Program staff will need to be onsite before installing any above and underground storage tanks.

7. ***Federal Insecticide Fungicide and Rodenticide Act (FIFRA)/NN Pesticide Act:***

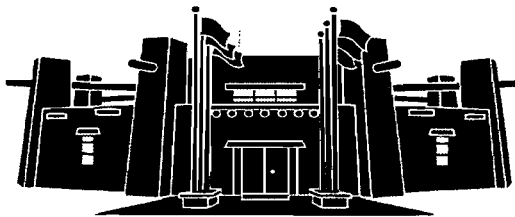
- a.* Business owner(s)/land user(s) are subject to control and prevent the spread of invasive and noxious weeds.
- b.* Contact the NNEPA Pesticide Program at 928/871-7815/7810 before applying any pesticides and herbicides to control noxious and invasive plant species to ensure the product is in compliance and appropriately applied by a certified and licensed applicator.
- c.* Pesticide staff will also may need to be onsite to monitor during pesticide/herbicide application.

8. ***Others To Contact Within Navajo Nation:***

- a.* Jack Utter, Division of Natural Resources, Department of Water Resources, Water Code Program at 928/871-6595 to ensure sufficient water is available for the new and proposed Cornfields land withdrawal business development.
- b.* Existing public roads will be used for access during the construction activities.

If there are any questions contact Rita Whitehorse-Larsen at 928/871-7188 or email: rwhitehorsel@navajo-nsn.gov. Thank you.

CC: Cornfields Chapter, PO Box 478, Ganado, Arizona 86505
Jack Utter, Division of Natural Resources, Dept of Water Resources, Water Code Program
NNEPA Water Quality, PWSSP; Air Quality, OPP; Pesticides; Superfund; RCRP; Storage Tank
Program; Administration chrono file



MEMORANDUM

TO: Honorable Alton Shepherd
Jeddito, Cornfields, Ganado, Kinlichee, Steamboat Chapters

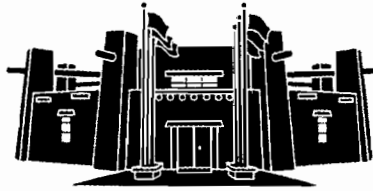
FROM: Mariana Kahn
Mariana Kahn, Attorney
Office of Legislative Counsel

DATE: April 29, 2015

SUBJECT: PROPOSED STANDING COMMITTEE RESOLUTION; AN ACTION RELATING TO RESOURCES AND DEVELOPMENT; APPROVING THE LAND WITHDRAWAL OF 25.00 ACRES, MORE OR LESS, OF NAVAJO NATION TRUST LANDS, THE FORMER SUNRISE TRADING POST SITE, LOCATED WITHIN THE CORNFIELDS CHAPTER VICINITY, NAVAJO NATION, (APACHE COUNTY) ARIZONA FOR BUSINESS DEVELOPMENT PURPOSES

As requested, I have prepared the above-referenced proposed resolution and associated legislative summary sheet pursuant to your request for legislative drafting. Based on existing law and review of documents submitted, the resolution as drafted is legally sufficient. As with any action of government however, it can be subject to review by the courts in the event of proper challenge. Please ensure that this particular resolution request is precisely what you want. You are encouraged to review the proposed resolution to ensure that it is drafted to your satisfaction. If you are satisfied with the proposed resolution, please sign it as "sponsor" and submit it to the Office of Legislative Services where it will be given a tracking number and sent to the Office of the Speaker for assignment. If the proposed resolution is unacceptable to you, please contact me at the Office of Legislative Counsel and advise me of the changes you would like made to the proposed resolution.

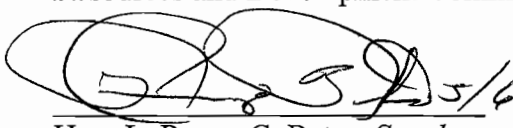
Thank you for your service to the Navajo Nation.



May 4, 2015

MEMORANDUM

TO : *Honorable Members*
Resources and Development Committee

FROM : 
Hon. LoRenzo C. Bates, Speaker
23rd Navajo Nation Council

SUBJECT : **ASSIGNMENT OF LEGISLATION**

Pursuant to 2 N.N.C § 164 (A)(4), this memorandum serves to inform and advise you that I assign the following legislation to the Resources and Development Committee;

Legislation No. 0148-15

RELATING TO RESOURCES AND DEVELOPMENT; APPROVING THE LAND WITHDRAWAL OF 25.00 ACRES, MORE OR LESS, OF NAVAJO NATION TRUST LANDS, THE FORMER SUNRISE TRADING POST SITE, LOCATED WITHIN THE CORNFIELDS CHAPTER VICINITY, NAVAJO NATION, (APACHE COUNTY) ARIZONA FOR BUSINESS DEVELOPMENT PURPOSES.

As the Committee assigned to consider the legislation, Legislation No. 0148-15 must be placed on the Resources and Development Committee's agenda at the next regular meeting for final consideration.

ATTACHMENT: Legislation No. 0148-15

xc: Hon. Ben Shelly, *President*
The Navajo Nation
Harrison Tsosie, *Attorney General*
Robert Willie, *Controller*
Dominic Beyal, *Executive Director, OMB*
Honorable Alton Joe Shepherd, Council Delegate (*Prime Sponsor*)

THE NAVAJO NATION
LEGISLATIVE BRANCH
INTERNET PUBLIC REVIEW PUBLICATION



LEGISLATION NO: _0148-15_____ SPONSOR: Alton Joe Shepherd

TITLE: An Action Relating To Resources and Development; Approving the Withdrawal of 25.00 Acres, More or Less, of Navajo Nation Trust Lands, The Former Sunrise Trading Post Site, Located Within the Cornfields Chapter Vicinity, Navajo Nation, (Apache County) Arizona For Business Development Purposes

Date posted: May 6, 2015 at 3:44pm

Digital comments may be e-mailed to comments@navajo-nsn.gov

Written comments may be mailed to:

**Executive Director
Office of Legislative Services
P.O. Box 3390
Window Rock, AZ 86515
(928) 871-7590**

Comments may be made in the form of chapter resolutions, letters, position papers, etc. Please include your name, position title, address for written comments; a valid e-mail address is required. Anonymous comments will not be included in the Legislation packet.

Please note: This digital copy is being provided for the benefit of the Navajo Nation chapters and public use. Any political use is prohibited. All written comments received become the property of the Navajo Nation and will be forwarded to the assigned Navajo Nation Council standing committee(s) and/or the Navajo Nation Council for review. Any tampering with public records are punishable by Navajo Nation law pursuant to 17 N.N.C. §374 *et. seq.*

**THE NAVAJO NATION
LEGISLATIVE BRANCH
INTERNET PUBLIC REVIEW SUMMARY**

LEGISLATION NO.: 0148-15

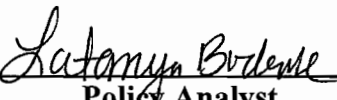
SPONSOR: Honorable Alton Joe Shepherd

TITLE: Relating To Resources And Development; Approving The Withdrawal Of 25.00 Acres, More Or Less, Of Navajo Nation Trust Lands, The Former Sunrise Trading Post Site, Located Within The Cornfields Chapter Vicinity, Navajo Nation, (Apache County) Arizona For Business Development Purposes.

Posted: May 6, 2015 at 3:44 pm

5 DAY Comment Period Ended: May 11, 2015

Digital Comments received: *No comments were received.*



Policy Analyst
Office of Legislative Services

5/12/15 9:06 am
Date/Time