LEGISLATIVE SUMMARY SHEET
Tracking No. 0020-20

DATE: January 18, 2020

TITLE OF RESOLUTION: PROPOSED STANDING COMMITTEE RESOLUTION, AN ACTION RELATING TO RESOURCES AND DEVELOPMENT COMMITTEE, CERTIFYING TORREON/STAR LAKE CHAPTER GOVERNANCE COMMUNITY-BASED LAND USE PLAN WHICH HAS REEVALUATED AND READJUSTED TORREON/STAR LAKE CHAPTER'S PREVIOUS COMMUNITY-BASED LAND USE PLAN

PURPOSE: The Chapters are required to reevaluate and readjust their initial Community-Based Land Use Plan every five years. The purpose of this legislation is for the Resources and Development Committee to certify Torreon/Star Lake Chapter's new Community-Based Land Use Plan which has been reevaluated and readjusted since the Chapter's previous Community-Based Land Use Plan was approved.

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: 2300
Website Posting Time/Date: _____
Posting End Date: 1/28/20
Eligible for Action: 1/29/20

Resources & Development Committee

PROPOSED STANDING COMMITTEE RESOLUTION

24th NAVAJO NATION COUNCIL—Second Year, 2020

INTRODUCED BY

Daniel E. Tso

Primary Sponsor

TRACKING NO. 0020-20

AN ACTION

RELATING TO RESOURCES AND DEVELOPMENT COMMITTEE, CERTIFYING TORREON/STAR LAKE CHAPTER GOVERNANCE COMMUNITY-BASED LAND USE PLAN WHICH HAS REEVALUATED AND READJUSTED TORREON/STAR LAKE CHAPTER'S PREVIOUS COMMUNITY-BASED LAND USE PLAN

BE IT ENACTED:

SECTION 1. AUTHORITY

A. The Resources and Development Committee, pursuant to 26 N.N.C. §2004(D)(2) shall certify community-based land use plans.

B. Pursuant to 26 N.N.C. §2004(D)(2), "Every five years the plan shall be reevaluated and readjusted to meet the needs of the changing community" and such readjustment is subject to the certification of the Resources and Development Committee of the Navajo Nation Council.

C. Pursuant to 26 N.N.C. § 2004 (B), "Community Based Land Use Plan. The chapter, at a duly-called chapter meeting shall by resolution, vote to implement a community based land use plan, after the CLUPC has educated the community on the concepts, needs, and process for planning and implementing a community

based land use plan. The community based land use plan shall project future community land needs, shown by location and extent, of areas identified for residential, commercial, industrial, and public purposes. The land use plan shall be based upon the guiding principles and vision as articulated by the community; along with information revealed in inventories and assessments of the natural, cultural, human resources, and community infrastructure; and, finally with consideration for the land-carrying capacity. Such a plan may also include the following: 1. An open space plan which preserves for the people certain areas to be retained in their natural state or developed for recreational purposes. 2. A thoroughfare plan which provides information about the existing and proposed road network in relation to the land use of the surrounding area. 3. A community facilities plan which shows the location, type, capacity, and area served, of present and projected or required community facilities including, but not limited to, recreation areas, schools, libraries, and other public buildings. It will also show related public utilities and services and indicate how these services are associated with future land use."

SECTION 2. FINDINGS

A. Pursuant to Torreon/Star Lake Chapter Resolution TSL-0912019-68, attached as **Exhibit B**, the Torreon/Star Lake Chapter approved the Community-Based Land Use Plan which is attached as **Exhibit A**.

SECTION 3. Certification of Torreon/Star Lake Chapter Reevaluated and Readjusted Community-Based Land Use Plan

A. The Resources and Development Committee of the Navajo Nation Council hereby certifies the reevaluated and readjusted Torreon/Star Lake Chapter Community-Based Land Use Plan, attached hereto as **Exhibit A**.

B. Certification of this Community-Based Land Use Plan shall not delineate adjacent chapter boundaries. Any chapter disputes rest solely with the Courts of the Navajo Nation.

EXHIBIT
tabbies
A

Land Use Plan For
Na'Neel'Zhiin
Torreon/Star Lake Chapter
Final Report

2020-2025

Torreon/Star Lake Community Land Use Plan

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Plan Disclaimer:

All efforts were made to ensure that data presented in our plan is as accurate as possible and is meant for general planning purposes. The author and Torreon/Star Lake Chapter (or related entities) make no guarantee as to the accuracy of this data. Most data in this report is based from public data sources. There is no guarantee of the accuracy of any data within this report. Data reverification is advised for project specific planning. The author and Torreon/Star Lake Chapter (or related entities) are not responsible for any impacts arising from any data or synthesis inaccuracies in this plan.

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Chapter Land Use Plan

Torreon/Star Lake Chapter

Chapter 1

Introduction

1. Introduction

1.0 Purpose of Chapter Planning Initiative

The purpose of the Land Use Plan for Economic Development is to provide a guide for future Infrastructure and other development in the Torreon/Star Lake Chapter. This document will provide long-range guidance to the Chapter through the identification of the most suitable sites for Economic development, as well as sites for other community needs.

The recommendations provided in this document are based on a careful assessment of the housing, community development, and facility needs of the Chapter, an assessment of infrastructure needs and capabilities and the suitability of the sites for development. It is intended to function as a working resource for the Chapter Land Use Planning Committee in their efforts to plan effectively and appropriately for the future. While future development of housing and commercial activities should comply with the recommendations of the plan, the nature of this document is one of flexibility and adaptability to local and regional changes.

The development of the Torreon/Star Lake Chapter Land Use Plan for Economic Development is driven by the 1996 Native American Housing Assistance and Self-Determination Act (NAHASDA) legislation. This Act provides the funding for this plan for housing, and by the Local Governance Act (LGA), which sets forth a process by which local chapters are given authority to administer their land with the development of a land use plan.

1.1 Local Governance Act

The Navajo Nation Local Governance Act (LGA) strengthens local government accountability and is required to be adopted and operate a five management system which includes accounting, procurement, filing, personal and property. Title 26 N.N.C. § 102 mandated the office of the Auditor General to review the Chapter's five management system policies and procedures. This review includes obtaining an understanding of the internal control policies and procedures established by the chapter's five management system, evaluating the design effectiveness of the internal control procedures and determining whether such procedures have been placed in operation.

The 1998 Navajo Nation LGA grants chapters authority over local issues relating to economic development, taxation and revenue generation, infrastructure development, and land use planning. By assisting chapters to become self-governing entities, the LGA creates opportunities for the improvement of the chapter members' quality of life by:

- developing opportunities for economic development
- Conservation of natural resources and preservation of Navajo heritage and culture
- ensuring government accountability
- creating an atmosphere of experimentation and learning
- developing experienced, professional administrators

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

Subchapter 1 B. Purpose

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

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

Subchapter 3, section 103, Chapter Authority

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

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

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

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

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

The LGA sets forth a process by which local chapters are granted power over local issues. As part of this process, chapters must adopt a *Five Management System*, which sets up policies and procedures for chapter administration of 1) personnel, 2) property, 3) procurement, 4) accounting, and 5) record keeping.

Chapters must also develop and adopt a Community, community-based land use plan, which provides local chapters the tools to administer their land on a local level. This Community plan, according to the LGA, section 2004 (B), is based on "the guiding principles and vision as articulated by the community; along with information revealed in inventories and assessments of the natural, cultural, human resources, and community infrastructure."

The LGA also states that such a plan shall include "a land use plan which projects future community needs, shown by location and extent, areas to be used for residential, commercial, industrial and public purposes." While the main intention of this plan is to develop a land use plan specific to housing, the information presented in this plan will also provide technical and informational support to the Torreon/Star Lake Chapter in the development of their Community land use plan.

For More Information Visit:
http://www.ongd.navajo-nsn.gov/LGA

1.2 NAHASDA

The Native American Housing Assistance and Self Determination Act of 1996 (NAHASDA) reorganized the system of housing assistance provided to Native Americans through the Department of Housing and Urban Development by eliminating several separate programs of assistance and replacing them with a block grant program. The two programs authorized for Indian tribes under NAHASDA are the Indian Housing Block Grant (IHBG) which is a formula based grant program and Title VI Loan Guarantee which provides financing guarantees to Indian tribes for private market loans to develop affordable housing. Regulations are published at 24 CFR Part 1000.

NAHASDA was amended in 2000 to add Title VIII-Housing Assistance for Native Hawaiians. The amendment to NAHASDA adds similar programs for Native Hawaiians who reside on Hawaiian Home Lands. Regulations for implementing Native Hawaiian Housing Block Grant (NHHBG) programs are published at 24 CFR Part 1006.

For More Information Visit:
http://www.navajohousingauthority.org/nahasda/

1.3 Summary

The Torreon/Star Lake Chapter and community has a Unique opportunity that community members Updated the CLUP manual. The communities Members are the one that understand this community from the ground up. The ability to Call upon both our Chapter Leaders and its members to work together to build towards a sustainable community Land Use Plan is often difficult.

The updating of the Land Use Plan has increased in Community Involvement in community planning. The CLUPC leadership, along with Chapter support and the Community input recognize that despite the lack of development, there is potential in the community to develop a sustainable community.

The Torreon/Star Lake Chapter Land Use Plan is to be regarded as a tool in the planning and development process of the community. It is understood that the Land Use Plan is intended to provide general guidance in the planning process. It is accepted that the LUP is a living document, such that it should not be stagnant, but ever changing and growing as the community continues to refine the document by working with it. It is further accepted that the Land Use Plan is intended to provide General community planning and development guidance through the year 2025, at which time there needs to be a critical review and updating of the Plan.

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

PLAN AMENDMENT AND UPDATE PROCESS

Plan may be amended by the Torreon/Star Lake Community Land Use Planning Committee (CLUPC) as needed with an approved by Torreon/Star Lake Chapter Resolution. The Manual is updated and recertified every five years.

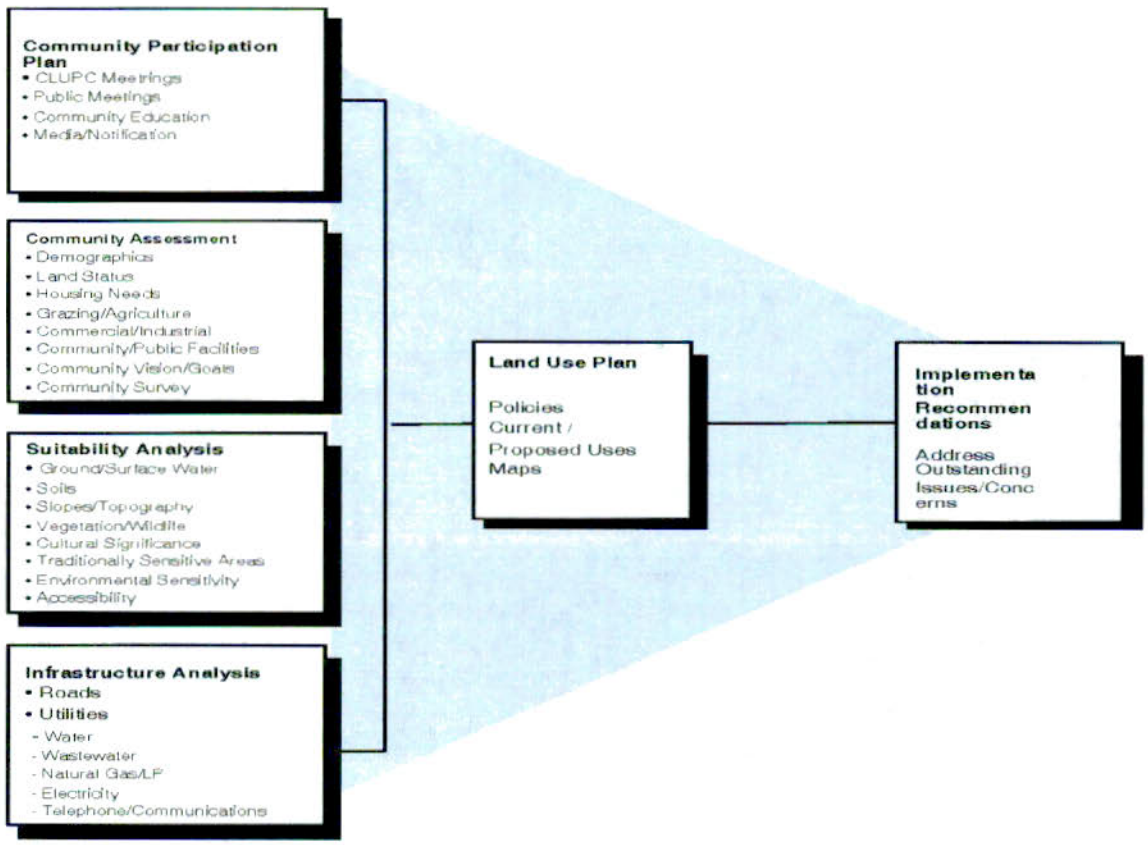
1.4 Chapter Planning Process

There are five phases involved in the chapter land use planning process. The first phase is the development of a community participation plan. The community participation plan specifies the plan of operation, committee meeting schedule, the methods to educate and involve community members in the planning process.

The second phase is community assessment; this assessment examines chapter needs such as housing, economic development and community facilities. The third phase of the planning process is a suitability analysis of sites that are considered for housing. The suitability analysis examines the natural and cultural resources and environmental constraints affecting development on specific sites.

The fourth phase is an infrastructure analysis. The infrastructure analysis considers roads and utilities needed for development to occur. The final product is a Land Use Plan that identifies the most suitable housing development sites, as well as sites for other community needs. It also includes policies and maps. Appendices of useful information are included at the end of the document.

Exhibit 1: Land Use Planning Process



1.5 Mission Statement

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

1.6 Vision Statement

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

Exhibit 2: CLUP Meeting Schedule

In addition to monthly CLUP Committee meetings, the CLUPC held a couple community (public) meetings on the land use plan on the following dates;

1. March 12, 2018(Public Data Gathering)
2. March 24, 2018(Public Hearing)
3. April 16, 2019 (Public Hearing)
4. July 21,2019 (Public Hearing)

With the retaining of The CLUPC Planner to do an update of the Torreon/ Star Lake Chapter Community-Based Land Use Plan, the following meetings were held by the CLUP Committee with CLUPC Planner.

1. December 14, 2017
2. January 18, 2018
3. February 26, 2018
4. March 30, 2018
5. May 11, 2018
6. December 11, 2018
7. January 25, 2019
8. March 6, 2019
9. April 1, 2019
10. June 6, 2019
11. July 13, 2019

Exhibit 3: Torreon/Star Lake CLUP Committee Resolution

THE NAVAJO NATION

TORREON/STAR LAKE CHAPTER

P.O. BOX 1024 * CUBA, NEW MEXICO 87013 * (505) 731-2336 - Fax# 505-731-1514

Leonard Tsosie	Dave R. Rico	Richard Montoya Sr.	Sherry W. Begaye	Alex Sandoval	Wally Toledo	Alberta Ballard
Council Delegate	President	Vice President	Secretary-Treasurer	Land Board	Coordinator	Account Maintenance Specialist

RESOLUTION OF THE TORREON STAR LAKE CHAPTER
TSL-1/2018-059- 05

Amending and approving the Establishment of the Torreon Star Lake Chapter Community Land Use Planning Committee and Plan of Operation for Fiscal Year 2018

WHEREAS

1. Pursuant to 26 NNC, Section 3 (A) the Torreon/Star Lake Chapter is a duly recognized certified chapter of the Navajo Nation Government, as listed in 11NNC, part 1, section 10; and

2. Pursuant to 26 NNC, Section 1 (B) Torreon/Star Lake Chapter is vested with the authority to review all matters affecting the community and to make appropriate correction when necessary and make recommendation to the Navajo Nation and other local agencies for appropriate action, and

3. Pursuant to Resolution No. CAP-34-98, the Navajo Nation Council adopted the Navajo Nation Local Governance Act ("LGA"), Title 26 of the Navajo Nation Code.

4. Consistent with the LGA, and to accommodate the short and long-term basis needs of the Chapter relating to community, economic, and infrastructure development, and to preserve grazing and culturally significant areas, the Torreon Star Lake Chapter determines that, in the best interest of the community, the establishment of a Community Land Use Planning Committee (CLUPC) is necessary to continue the planning process.

NOW THEREFORE BE IT RESOLVED THAT

1. The Torreon Star Lake Chapter supports the Land Use Planning Project and hereby approves the establishment of the Torreon Star Lake Chapter Community Land Use Planning Committee. The Torreon Star Lake Chapter further hereby selects the following individuals to serve on the CLUPC. The list is attached herein as Exhibit "A"

2. The Torreon Star Lake Chapter further hereby approves the Community Land Use Planning Committee Plan of Operation attached hereto as Exhibit "B"

CERTIFICATION

We hereby certify that the foregoing resolution was duly considered by the Torreon Star Lake Chapter at a duly called meeting in Torreon, New Mexico at which a quorum was present and that the same was passed by a vote of 5 in favor, 0 opposed, and 1 abstained, this 7th day of January 2018.

Motion _____ Second _____

Dave Rico, President
Torreon Star Lake Chapter

Richard Montoya Sr., Vice President
Torreon Star Lake Chapter

Sherry W. Begaye, Secretary/Treasurer
Torreon Star Lake Chapter

Alex Sandoval, Land Board Member
Torreon/Star Lake

THE NAVAJO NATION

TORREON/STAR LAKE CHAPTER
P.O. BOX 1024 * CUBA, NEW MEXICO 87013 * (505) 731-2336 - Fax# 505-731-1514

Leonard Tsosie	Dave B. Rico	Richard Montoya Sr.	Sherry W. Begaye	Alex Sandoval	Wally Toledo	Alberta Ballard
Census Coordinator	President	Vice President	Secretary/Treasurer	Landboard	Coordinator	Accounts Maintenance Specialist

The Torreon Star Lake Chapter
Community Land Use Plan Committee Members
Fiscal Year 2018

Leo Charley, President
Willis Castillo, Vice President
Richelle Montoya, Secretary
Richard Montoya Sr., Member
Dave Rico, Member
Daniel Tso, Member
Jeremy Charley, Planner
Wally Toledo, CSC

THE NAVAJO NATION

TORREON/STAR LAKE CHAPTER

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Leonard Tsosie	Dave B. Rico	Richard Montoya Sr.	Sherry W. Begaye	Alex Sandoval	Wally Toledo	Alberta Hallard
Council Delegate	President	Vice President	Secretary/Treasurer	Landboard	Coordinator	Account Maintenance Specialist

The Torreon Star Lake Chapter
Community Land Use Plan Committee
Plan of Operation

Section 1 Establishment

There is hereby established the Torreon Star Lake Chapter Community Land Use Planning Committee (CLUPC) and take action to protect the life and property of the members of the Chapter in case of emergency or other crisis.

Section 2 Purpose

The purpose of the CLUPC is to approve the processes for local land use planning, oversee land use planning activities, and, after thorough review and analysis, present a community land use plan to the Torreon Star Lake Chapter membership for consideration.

The L.R.A.C (Local Rural Addressing Committee) member selected will assist in planning, coordinating and maintaining local rural addressing system in coordination with the Chapter officials and membership.

Section 3 Committee Duties and Responsibilities

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

A. Educating the community on the concepts, needs, and process for planning and implementing a land use plan.
B. Attempt to ensure that the development of the community land use plan is based upon the guiding principles, priorities, goals and vision as articulated by the community and approve a public participation plan.
C. Shall work closely with the community membership, the Chapter administration staff, the Land Board and the Chapter officials.
D. Upon approval of the community land use plan by the Chapter membership, the CLUPC shall seek approval of the plan from the Transportation and Community Development Committee, pursuant to 26 N.N.C. Section 102.
E. Upon approval of the community land use plan by the Chapter membership and by the Transportation and Community Development Committee, the CLUPC shall develop recommendation for the implementation of the land use plan.
F. The L.R.A.C. member is to assist with the Torreon Star Lake Chapter's rural addressing system to accomplish the Navajo Nation E911 initiative in saving lives and property.

Section 4 Committee Selection; Membership

A. The selection of members to the CLUPC shall be by the Chapter membership at a duly called Chapter meeting at which a quorum is present. The selection of the members shall be set forth in a certified written resolution.
B. The members of the CLUPC shall be comprised of three (3) voting members of the Chapter that have expertise to provide valuable contribution to the overall land use planning process. Subcommittees such as technical and public advisory committees, comprising of voting and non-voting members of the Chapter may be established to assist the CLUPC.

THE NAVAJO NATION

TORREON/STAR LAKE CHAPTER

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Leonard Tsosie	Dave B. Ross	Richard Montoya Sr.	Sherry W. Begaye	Alex Sandoval	Wally Toledo	Alberta Ballard
Council Delegate	President	Vice President	Secretary/Treasurer	Land Board	Coordinator	Account Maintenance Specialist

The Torreon Star Lake Chapter
Community Land Use Plan Committee
Plan of Operation

Section 5. Meetings and Compensation

A. The CLUPC shall hold a sufficient number of meetings to accomplish the overall purpose of the committee.
B. Contingent upon the availability of funds and the annual Chapter budget, each member of the CLUPC may receive one hundred and twenty five ($125.00) dollars per meeting.
C. The L.R.A.C. member will be compensated if there are funds available and to work with the Chapter.

Section 6. Selection of and Duties and Responsibilities of Committee Officers

A. The members of the CLUPC shall, at their first duly called meeting, elect a President, Vice President and Secretary/Treasurer of the committee.
B. The duties of the Committee President are to preside over duly called meetings and sign documents on behalf of the CLUPC.
C. In the absence of the President, the Vice President shall assume the duties and responsibilities of the President, for meeting purposes only, or as may be duly assigned.
D. The Secretary/Treasurer shall take roll call, keep minutes of committee meetings and maintain all records and documentation of the CLUPC.
E. The L.R.A.C. member responsibilities are attached on a separate sheet of paper.

Section 7. Quorum

At any official meeting of the CLUPC, a quorum shall consist of two (2) members.

Section 8. Technical Assistance

The CLUPC may seek technical assistance from the Navajo Nation, Federal, State and County governments, or others as needed.

Section 9. Ethics

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

Section 11. Amendments

The CLUPC Plan of Operation may be amended from time to time, as needed, by the Torreon Star Lake Chapter membership.

Torreon/Star Lake Chapter

P.O. Box 1024 * Cuba, New Mexico 87013 *(505)731-2336
Torreon@navajochapters.org-Fax# 505-731-1514

Daniel E Tso	David Rico	Richard Montoya Sr.	Sherry Begaye	Alex Sandoval	Wally Toledo	Carlandra Toledo
Council Delegate	*President*	*Vice President*	*Secretary/Treasurer*	*Land board*	*Coordinator*	*Office Specialist*

RESOLUTION OF THE TORREON/STAR LAKE CHAPTER
TSL - 6/19 - 40

Amending and approving the Establishment of the Torreon Star Lake Chapter Community Land Use Planning Committee and Plan of Operations for Fiscal Year 2019.

WHEREAS:

1. Pursuant to 26 NNC, Section 3 (A) the Torreon/Star Lake Chapter is a duly recognized certified chapter of the Navajo Nation Government, as listed in 11NNC, Part 1, Section 10; and

2. Pursuant to 26 NNC, Section 1 (B) Torreon/Star Lake Chapter is vested with the authority to review all matters affecting the community and to make appropriate correction when necessary and make recommendation to the Navajo Nation and other local agencies for appropriate actions; and

3. Pursuant to Resolution No. CAP-34-98, the Navajo Nation Council adopted the Navajo Nation Governance Act ("LGA"), Title 26 of the Navajo Nation Code.

4. Consistent with the LGA, and to accommodate the short and long-term basis needsa of the Chapter relating to the community, economic, and infrastructure development, and to preserve grazing and culturally significant areas, the Torreon/Star Lake Chapter determines that, in the best interest of the community, the establishment of a Community Land Use Planning Committee (CLUPC) is necessary to continie the planning process.

NOW THEREFORE BE IS RESOLVED THAT:

1. The Torreon/Star Lake Chapter supports the Land Use Planning Project and herby approves the establishment of the Torreon/Star Lake Chapter Community Land Use Planning Committee. The Torreon/Star Lake Chapter further hereby selects the following individuals to serve in the CLUPC. The list is attached herein as "Exhibit A".
2. The Torreon/Star Lake Chapter further hereby approves the Community Land Use Planning Committee Plan of Operations attached herein as "Exhibit B"

CERTIFICATION

We are to certify that the foregoing resolution was duly considered by the Torreon/Star Lake Chapter at a duly called meeting in Torreon, New Mexico at which a quorum was present and that the same was passed by a vote of 32 in favor, 0 opposed, 3 abstained, this 9th day of June 2019.

Motion: Mario Asencio

Second: Wayne Castillo

David Rico, Chapter President

Richard Montoya Sr., Vice President

Sherry Begaye, Secretary/Treasurer

Alex Sandoval, Land Board Member

Torreon/Star Lake Chapter
P.O. Box 1024 * Cuba, New Mexico 87013 *(505)731-2336
Torreon@navajochapters.org-Fax# 505-731-1514

Daniel B Tso	David Rico	Richard Montoya Sr	Sherry Begaye	Alex Sandoval	Wally Toledo	Carlandra Toledo
Council Delegate	President	Vice President	Secretary/Treasurer	Land Board	Coordinator	Office Specialist

The Torreon/Star Lake Chapter
Community Land Use Plan Committee Members
Fiscal Year 2018

Leo Charley, President
Willis Castillo, Vice President
Richelle Montoya, Secretary
Richard Montoya Sr., Member
David Rico, Member
Daniel Tso, Member
Jeremy Charley, Planner
Wally Toledo, CSC

Torreon/Star Lake Chapter
P.O. Box 1024 * Cuba, New Mexico 87013 *(505)731-2336
[illegible]-Fax# 505 731 1514

James J. Tso, Council Delegate | David Rico, President | Richard Martinez Sr, Vice President | Sherry Begaye, Secretary/Treasurer | Alex Sandoval, Land Board | Wally Toledo, Coordinator | Carlendra Tolano, Office Specialist

The Torreon Star Lake Chapter
Community Land Use Plan Committee
Plan of Operation

Section 1 Establishment

There is hereby established the Torreon Star Lake Chapter Community Land Use Planning Committee (C.L.U.P.C.) and take action to protect the life and property of the members of the Chapter in case of emergency or other crisis.

Section 2 Purpose

The purpose of the C.L.U.P.C. is to approve the processes for local land use planning, oversee land use planning activities, and, after thorough review and analysis, present a community land use plan to the Torreon Star Lake Chapter membership for consideration.

The L.R.A.C. (Local Rural Addressing Committee) member selected will assist in planning, coordinating and maintaining local rural addressing system in coordination with the Chapter officials and membership.

Section 3 Committee Duties and Responsibilities

The C.L.U.P.C. shall exercise the following duties and responsibilities consistent with the Navajo Nation Local Governance Act, 26 N.N.C. Section 2004.

A. Educating the community on the concepts, needs, and process for planning and implementing a land use plan.
B. Attempt to ensure that the development of the community land use plan is based upon the guiding principles, priorities, goals and vision as articulated by the community and approve a public participation plan.
C. Shall work closely with the community membership, the Chapter administration staff, the Land Board and the Chapter Officials.
D. Upon approval of the community land use plan by the Chapter membership, the C.L.U.P.C. shall seek approval of the plan from the Transportation and Community Development Committee, pursuant to 26 N.N.C. Section 102.
E. Upon approval of the land use plan by the Chapter membership and by the Transportation and Community Development Committee, the C.L.U.P.C. shall develop recommendation for the implementation of the land use plan.
F. The L.R.A.C. member is to assist with the Torreon Star Lake Chapter's rural addressing system to accomplish the Navajo Nation E-9-1 initiative in saving lives and properties.

Section 4 Committee Selection, Membership

A. The selection of embers to the C.L.U.P.C. shall be by the Chapter membership at a duly called Chapter meeting at which a quorum is present. The selection of the members shall be set forth in a certified written resolution.
B. The members of the C.L.U.P.C. shall be comprised of three (3) voting members of the Chapter that have expertise to provide valuable contribution to the overall land use planning process. Subcommittees such as technical and public advisory committees, comprising of voting and non-voting members of the Chapter may be established to assist the C.L.U.P.C.

Exhibit 4: Torreon/Star Lake Land Use Plan Adopting & Approving Resolution

Torreon/Star Lake Chapter

P.O. Box 1024 * Cuba, New Mexico 87013 *(505)731-2336

Torreon@navajochapters.org-Fax# 505-731-1514

Daniel E Tso	David Rico	Richard Montoya Sr.	Sherry Begaye	Alex Sandoval	Wally Toledo	Cecelia Toledo	Carlandra Toledo
Council Delegate	*President*	*Vice President*	*Secretary/Treasurer*	*Land board*	*CSC*	*Accts. Maintenance Specialist*	*Office Specialist*

RESOLUTION OF THE TORREON/STAR LAKE CHAPTER

TSL-09112019-08-

APPROVING AND ADOPTING THE RECERTIFICATION OF THE TORREON/STAR LAKE CHAPTER'S COMMUNITY LAND USE PLAN MANUAL AND COMMITTEE.

WHEREAS:

1. The Torreon/Star Lake Chapter is a duly certified chapter under the Navajo Nation Government pursuant to the 26 NNC, Section 33 and is recognized as one of the 110 Navajo Nation Chapters certified and enumerated in 11 NNC section 10; and
2. Pursuant to the Navajo Nation Code, Section 1 (B) the Torreon/Star Lake Chapter is delegated, the governmental authority to make decisions over local matter with Navajo Law, Customs, and Traditions; and
3. The Torreon/Star Lake Chapter Community Land Use Planning Committee(CLUPC) was re-established in January of 2018 by Resolution TSL-1/2018-059-05; and
4. Pursuant to Resolution No. CAP-34-98, the Navajo Nation adopted the Navajo Nation Local Governance Act "LGA", Title 26 of the Navajo Nation Code; and
5. To accommodate the short and long-term basic needs of the Chapter relating to community, economic, and infrastructure development and to preserve grazing and culturally significant areas, the Torreon/Star Lake Chapter determined that in the best interest of the community the recertification of the CLUPC manual is necessary to continue the planning process of Torreon/Star Lake Chapter.

NOW THEREFORE BE IT RESOLVED THAT:

1. The Torreon/Star Lake Chapter's Administration, Chapter Officials' and its membership approve and adopt the recertification of the Community Land Use Planning Committee and its Manual.
2. Torreon/Star Lake Chapter's CLUPC is comprised of eight local individuals that advocate for economic and infrastructure development as well the preservation of the Community's cultural area, Land Use, and grazing comprised of the following.

1.Leo Charley-CLUPC President	5.Daniel E. Tso-Council Delegate
2.Willis Castillo-CLUPC Vice Pres.	6.David Rico-Chapter President
3.Richelle Montoya-CLUPC Sec.	7.Richard Montoya Sr.-Chapter Vice Pres.
4.Jeremy Charley- CLUPC Planner	8.Sherry W. Begaye- Chapter Sec./Treasurer

Certification

We Hereby certify that the foregoing resolution was duly considered by the Torreon/Star Lake Chapter at a duly called meeting in Torreon, New Mexico at which a quorum was present and that the same was passed by a vote of 6 in favor, 0 opposed, and 1 abstained, the 8th day of September 2019.

Motion: Leo Charley — Second: Wayne Castillo

David Rico, President(TSLC)

Richard Montoya Sr., Vice President(TSLC)

Sherry W. Begaye, Secretary/Treasurer(TSLC)

Alex Sandoval, Land Board Member(TSLC)

Chapter Land Use Plan

Torreon/Star Lake Chapter

Chapter 2

Community History

2. Community Assessment

2.0 Chapter Background

2.1 History

Torreon/Star Lake Chapter (Na'Neel'Zhiin) is located in the far eastern part of the Navajo Nation. Parts of the chapter lie in Sandoval County, with the rest in McKinley Counties, New Mexico. It is approximately 25 miles southwest of Cuba, NM along State Route 197 (see Exhibit 5).

The Spanish word is 'Torreon' is 'tower' and refers to a tower as the light reflected off the structure at a sheep camp that from a distance. Na'neel'zhiin is the Navajo name for the community is derived from the area of one flat-topped mesas with black horizontal streaks that was used to trap antelope/deer. Hunters built corrals of high fences of large rocks and branches called 'Na'neel'zhiin'. (Note: Not to be confused with the word Ya'neel'zhiin).

Navajo people have been in the area for hundreds of years. The Spanish drove them away from the Rio Puerco area in the 17th and 18th centuries. During the 19th century from 1863 to 1868, the Navajo people endured the hardships of the Long Walk and were confined at Ft. Sumner. Some returned to the Torreon area with the signing of the Treaty of June 1, 1868, which freed the people and established the Navajo Reservation.

The Local Chapter started in a building located in Star Lake, NM along route 0091. It later moved to the old boarding school located on State highway 197 by the Bus depot. The Chapter then relocated to the old trading post, located next to the Torreon Store. After Many Years of using other buildings, the Chapter got their own meeting hall and established the now Chapter compound. With the hard work of all our past officials and dedicated members of the community. The Compound now houses a clinic, preschool, library, and Cellular Tower.

"Na'neel'zhiin was used for hunting of Deer and Pronghorn. Depicted above, is a short story about The Mesa."

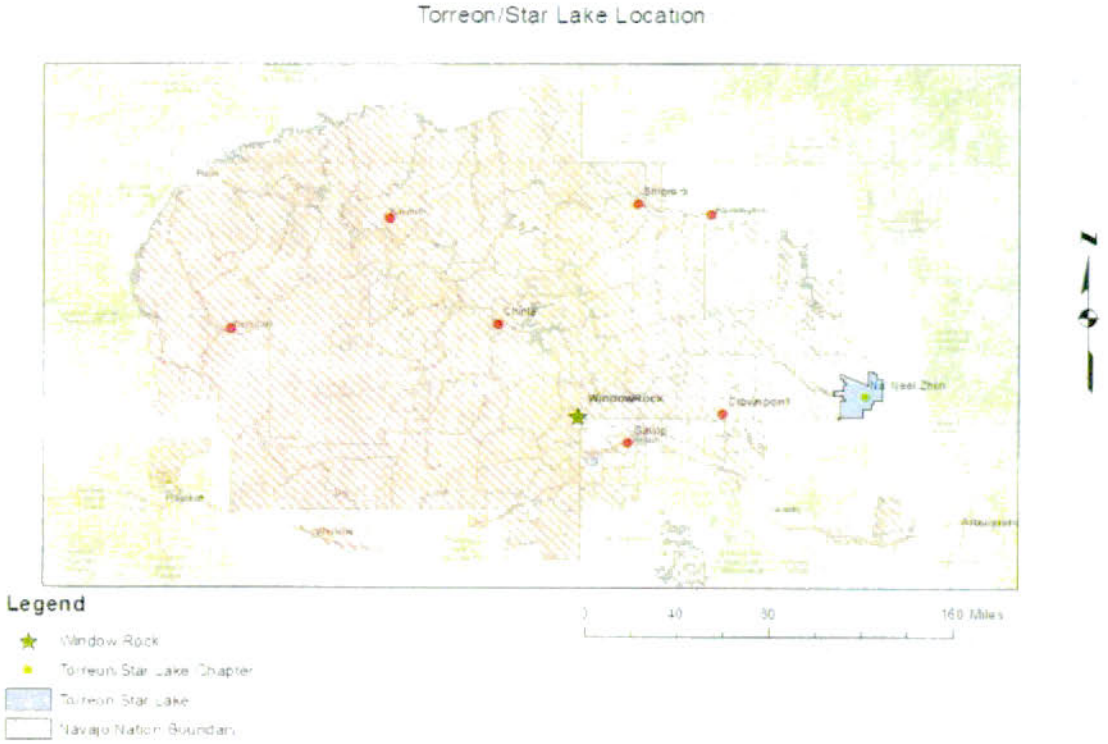
Farming and Ranching

Farming used to take place along the Vicente, Wolfstand, and Torreon Washes when they were not yet eroded and rainfall was more abundant. Community members grew corn and melons. For instance, in the 1940's, 100,000 pounds of corn was grown at Torreon annually. Residents kept livestock away from the fields until after the harvest.

A drought started in the 1930s and continues to this day. Farming has since ceased and only a few gardens remain. Lower rainfall, general assistance programs, and boarding schools (farming was not passed down to children) all contributed to loss of community farming.

The families used to migrate by wagon between summer and winter camps, with their livestock. They combined their livestock among families and together traveled to where water and grassland were best. In 1910, grazing was so well established at Torreon that it had a sheep dipping plant where 36,700 sheep were dipped annually. Today, although grazing continues, rangeland conditions have deteriorated.

Exhibit 5: Navajo Nation Location Map



NAVAJO NATION: TORREON/STAR LAKE CHAPTER

In the 1930s, the Civilian Conservation Corps (CCC) built tanks for erosion control and irrigation. These were primary sources of water. Residents filtered the water out for drinking with flour sacks. The tanks caught the summer rainfall and held water all year long; there were also springs, such as at Johnson's Corner that were water sources. Community members dug wells by hand, built them up with rocks, and installed hand pumps, these wells can still be seen. The first windmill in the community was built in 1936, to the west of the chapter house.

The CCC dammed Vicente Wash and created a reservoir called Big Cornfield Tank for irrigation. People used to swim in the reservoir during the summers. Because of the silt buildup, it is no longer used.

In 1934, the First Boarding school was established. The School Taught grades 1-4. Iola T. and others taught many students throughout the years. In 1954, the Torreon Mission was established by Dunkards Brethren Church. The church dug a well for livestock, built a community laundry and shower. In 1965, the mission established a clinic. It was staffed by a nurse from Crownpoint, who came out to Torreon twice a week. Other denominations are also represented in the community by Pentecostal churches, Southern Baptist, Holiness Church, Native American Church, and Diné traditional religion.

Trade

Early wagon trails facilitated trade in the Rio Puerco area. Travel from Cuba to Crownpoint was by a dirt road until the late 1960s. Torreon community members have always traded with the area Spanish communities, such as Cabezon and San Luis, and with Jemez and other nearby pueblos, learning to speak their languages. The community traded rugs, jewelry, sheep, and goats for vegetables and fruits from pueblos. There used to be a San Luis trader who regularly brought a wagonload of merchandise and furniture to Torreon.

The original Torreon Trading Post was established in 1928 by Hooch Graham, it bought and sold various goods and merchandise, including wagons. In 1953, it was burned down by Navajo vigilantes, reportedly due to Graham's mistreatment of community seniors. Graham's Son was killed because of a dispute over royalty checks between the mission and trading post. Graham and his family escaped back to Mexico.

The trading post was bought and rebuilt by Mr. James Brownson. It was later sold to Shelby Johnson, then to Morris Tanner and then subsequently sold to Giant Industries. Prior to the Torreon Trading Post, residents endured long wagon trips to Star Lake Trading Post or to Ojo Encino and Cabezon.

The first job opportunities were with the railroads, particularly with the Union Pacific, Rio Grande, and Santa Fe Railroads. Community members had to be at least age 14 to be hired. They traveled all across the U.S. and lived in abandoned boxcars.

Schooling

In 1935, local masons built a boarding school, which housed grades one through three. The BIA-operated school had two Hogan dorms -

one for boys and one for girls. Torreon had its own Native teachers. Early well-known teachers were Lola Tsinnajinnie and Sarah Showwalter. Eleanor Tso was head cook and Mary Jane Trujillo was the dorm counselor.

Children also attended the boarding schools in Crownpoint, Ft. Wingate, Albuquerque, Santa Fe, All Tribes Indian School in Bernalillo, as well as schools in California, Utah, Arizona, and Oklahoma. For many years, the children were required to stay the entire school year and were not allowed to speak Navajo.

The area's first public school was located in San Luis. Nearby schools were also located in Cuba. Cuba High School was built in 1956. Young people usually entered the military upon graduation.

The Laws Governing education Changed whereby the students within one mile of a public highway had to attend the local school mainly Cuba public School.

Military Service

For More Information: https://www.abqjournal.com/887174/were-navajo-women-first-gi-janes.html

The earliest American GI Janes possibly come from Torreon/Star Lake Community in Sandoval County. A Local Historian named David C'de Baca found Two Navajo Women during his compilation of information on Sandoval County Veterans. The Two Navajo Women served as Scouts in the Army's 20th Regiment in the summer of 1886. Their Names were Mexicana Chiquito (whose given name was Nal-Kai) who was 24 years old and Muchacha who was 21 years old.(Displayed at

Sandoval County Administrative Offices in Bernalillo). Community members have also served in World War I, II, Korean, Vietnam, Desert Storm, Operations Iraqi Freedom, and Enduring Freedom. In addition, residents have served in the National Guard. The main recruiting office was in Crownpoint, New Mexico.

Private First Class Preston Toledo and Private First Class Frank Toledo, cousins and full-blood Navajo Indians, relay orders over a field radio in their native tongue. Ballarat, July 7, 1943.

During World War II, many community members were stationed at Fort Wingate where they loaded ammunition. Four Code Talkers were from Torreon: Frank Toledo, Bill Toledo, Preston Toledo, and Tom Otero. Albert Harold was a community member reported missing in action during WWII. Montoya Trujillo Served in the United States Army, he served as security for General James McArthur, who was the commander of the Pacific theatre of World War II. He witnessed the signing of the peace treaty between the United States and Japan. Three days after that signing he was discharged from the U.S Army.

For More Information: https://www.cnn.com/2017/11/28/us/navajo-code-talkers-trump-who/index.html

Frank and Bill Toledo witnessed the flag raising of Iwo Jima at Mount Suribachi in the Pacific.

Another veteran from Torreon served as a model for the Vietnam Veteran's memorial in the mall of Washington D.C.(Marshall Castillo)

Torreon recognizes community veterans with an annual Veteran's Day parade, where residents bring flags to bless and acknowledge the 'gold star' mothers and the widows of deceased veterans. A memorial has been constructed in front of the chapter house. A memorial center is also planned.

For More Information: https://www.nativevillage.org/Inspiration-/List%20of%20Names%20of%20Navajo%20Codetalkers.htm

"Were it not for the Navajos," said Maj. Howard Connor, the signal officer of the Navajos, "the Marines would never have taken Iwo Jima."

Early Community Life

Originally, houses were hogans made of fieldstones, logs, and mud. There were two types of hogans: 'male' mud and stick house and 'female' five-sided house. They had one room with one door facing east. Housing was also built on the hilltops with stone, similar to the Anasazi ruins, with narrow, low doors and windows.

In the early 1900s, the community began building adobe houses, learned from the Spanish when they helped them herd their sheep. The houses were not level but were 'eye-balled.' Modern-type houses were not built until the 1960s and bathrooms were not added to many homes until the 1970s.

Before any health care clinics were built, Torreon residents went to the local medicine men for treatment. When a road was built, they went to Crownpoint for medical care. In 1956, a clinic was established at Torreon Mission. In the 1970s, a clinic was built by the Torreon chapter house. Torreon Chapter voted to join Presbyterian Medical Services and the system was subsequently named the Checkerboard Health System. This included Counselor Chapter, Ojo Encino, and Torreon/Star Lake Chapter. The Torreon/Star Lake decided to join the Presbyterian Medical Services(PMS) and the system was subsequently was the checkerboard health system. This included Counselor, Ojo Encino, and Torreon/Star Lake.

In the 1950s, through Federal law the Navajo people began getting assistance for roads, waterlines, schools, police protection, health care and housing. These laws required more regulations that community members had to abide by. Federal assistance for construction projects also led to greater involvement by the Navajo Tribe at the local level.

2.2 *Chapter Government*

John Conley, Agency Superintendent, is credited with helping to get the chapters started. In 1952, Torreon chapter meetings originally took place in Star Lake. By 1958, meetings were held at the Torreon Trading Post. In 1964, the first Chapter House was built next to the trading post.

Finally, in 1966, the current Chapter House was built. Until the 1980s, the Navajo Nation had two branches of government, led by a Tribal Chairman. Chapters had very limited functions. When the executive branch was formed, with the new office of President, the powers of chapter governments also began to be expanded.

For More Information Visit:

https://torreon.navajochapters.org/

Some of the leaders in the community, included:

Year	Council Delegate	President	Vice-President	Secretary/Treasurer
1955	James Sandoval	Heronimo Castillo	Jose Antonio	Frank Otero
	George Toledo	Miles Tso	Elsie R. Juan	
1959	James Sandoval	George Toledo	Augustine Sandoval	Elsie R. Juan
1963	Joe Domingo	George Toledo	Jeffery Toledo	Ray Yazzie
1967	Joe Domingo	George Toledo	Jeffery Toledo	Ray Yazzie
1971	Joe Domingo	Charlie Toledo	Sam Castillo	Annie Gordo
1975	Joe Domingo	Charlie Toledo	Richard Montoya	Annie Gordo
1979	Joe Domingo	Charlie Toledo	Richard Montoya	Annie Gordo
	Mae E. Toledo	Tony Trujillo	Annie Gordo	
1983	Charlie Toledo	Henry Toledo	Danny M. Sandoval	Richard Montoya
1987	Daniel E. Tso	James H. Gordo	Dave Rico	Marlena S. Waukazoo
1992	Daniel E. Tso	Ben Toledo	Dave Rico	Wallace Toledo
1996	Harry Jackson	David B. Rico	Joe L. Cayaditto, Jr.	Rena S. Roan
2000	Frank C. Willeto,Sr.	David B. Rico	Joe L. Cayaditto, Jr.	Marlene Waukazoo
2002	David B. Rico	Leo L. Charley	Joe L. Cayaditto, Jr.	Marlene Waukazoo
	Lavern A. Wagner			
2004	David B. Rico	Joe L. Cayaditto,Jr	Leo L. Charley	Evangeline Tachine
2006	David B. Rico			
2008	David B. Rico	Joe L. Cayaditto,Jr	Marlene Waukazoo	Evangeline Tachine
	Leonard Tsosie			
2010	Leonard Tsosie	**NOTE: Beginning 24 NNC Delegate apportionment**		
2012	Leonard Tsosie	David B. Rico	Joe L. Cayaditto, Jr.	Evangeline Tachine
2014	Leonard Tsosie			
2016	Leonard Tsosie	David B. Rico	Richard Montoya	Sherry Begaye
2018	Daniel E. Tso	David B. Rico	Richard Montoya	Sherry Begaye

Current Chapter Officials:

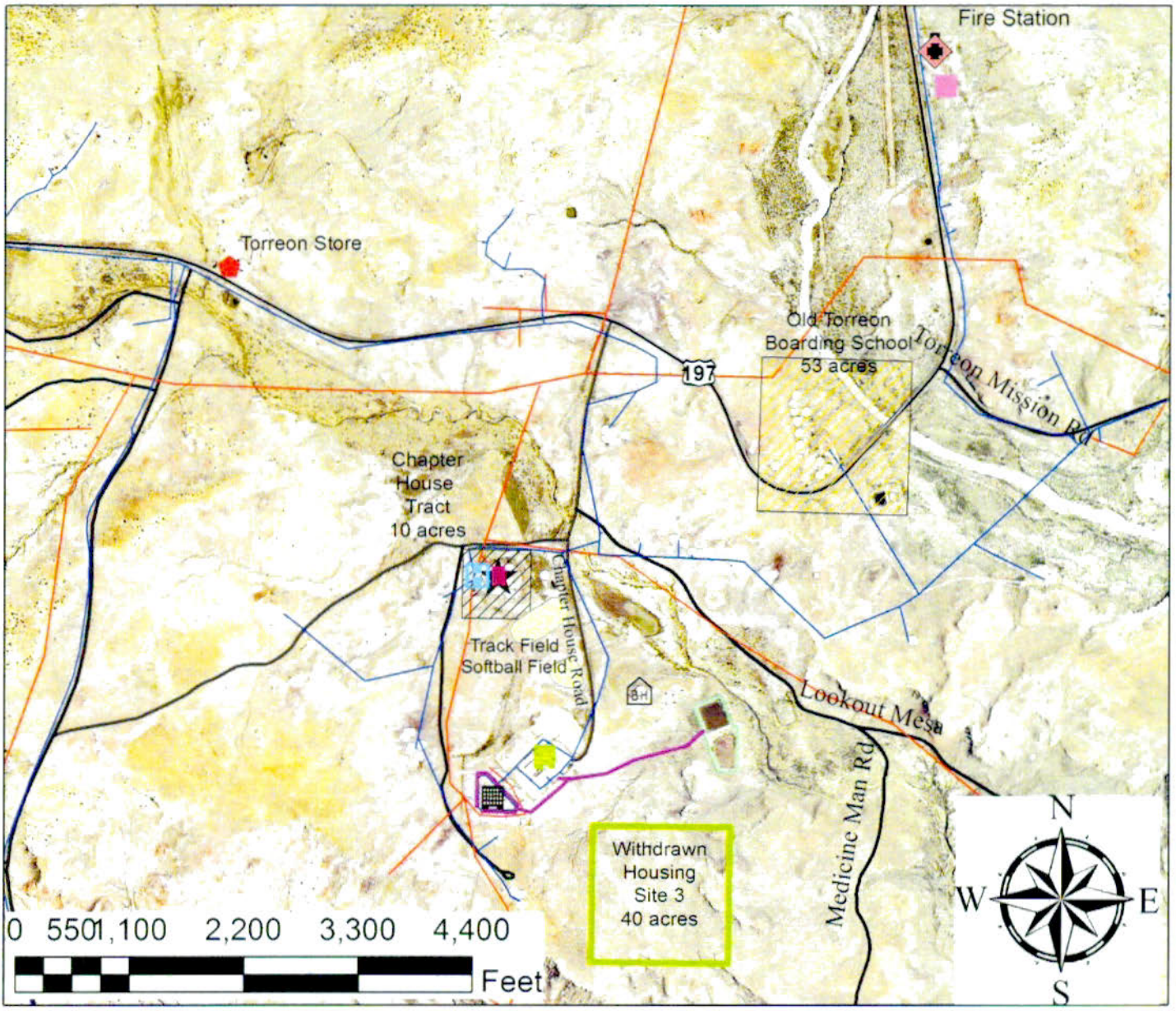
- David B. Rico, President
- Richard Montoya, Vice President
- Sherry Begay, Secretary/Treasurer
- Daniel E. Tso, Council Delegate
- Alex Sandoval, Land Board
- Wally Toledo, Chapter Coordinator
- Cecelia Toledo, Account Maintenance Specialist

CLUP Committee:

- Leo Charley, President
- Willis Castillo, Vice President
- Richelle Montoya, Secretary
- Richard Montoya Sr., Member
- David Rico, Member
- Daniel Tso, Member
- Jeremy Charley, Planner
- Wally Toledo, CSC

For More Information Visit:
http://www.navajoelections.navajo-nsn.gov/chapter_history.html

Exhibit 6:
Torreon/Star Lake Chapter House Area



Legend

- Chapter House
- Developement Site
- Lagoon
- Senior Center
- NHA Subdivision
- Na' neel zhiin ji olta
- Sewer Line
- TSLC Existing Water Line
- Electric Line
- Proposed Multi-Center
- Proposed EMS/Clinic
- Proposed Helipad
- Addressable Structures

SOURCES: NN Land Dept, NNDOT,ESRI,DEM-RGIS-NM,TSLC,ARC

DISCLAIMER: Maps are for information purposes and may not be suitable for legal, enginerring, or surveying purposes.

Chapter House

Most respondents said they visit the chapter house (81.9%). Respondents said they use the chapter house for the health clinic (79.5%), to vote (64.6%), attend chapter meetings (45.7%), social events (45.7%), for the Thrift Store (25%), for senior programs (21.3%) and social services (22.8%). Another 7% attend Veterans Group, 6% to get water, 4.7% to use the computer, and 12% for project planning. About 14.2% said they use the chapter house for 'other' reasons.

Use of Chapter House at Torreon:

	Yes	NO	N/A
Do you go to the Chapter House?	81.9%	6.3%	11.8%

	Senior Programs	Youth Programs	Social Services	Chapter Meetings	Vote	Social Events
Why do you go to the chapter house?	21.3%	0.8%	22.8%	45.7%	64.6%	45.7%

Veterans Group	For Water	To Use A Computer	Thrift Store	Health Clinic	Project Planning	Other
7.1%	6.3%	4.7%	25.2%	79.5%	11.8%	14.2%

2.3 Land Status

The Torreon/Star Lake Chapter shares its borders with the Whitehorse Lake, Pueblo Pintado, Counselor, and the Ojo Encino Chapters and its eastern border is New Mexico State land. The Torreon Chapter is located in the Checkerboard Area of the Navajo Nation. The total area of the chapter is 115,239.44 acres (Exhibit 7 and 8). The different land status classifications include:

- Tribal Trust - 13,213.21 acres
- Tribal Fee - 9,301.92 acres
- Allotted - 34,008.26 acres
- Bureau of Land Management - 48,864.46 acres
- State of New Mexico - 4,530.51 acres
- Private - 840 acres
- Public Land Order (PLO) 2198 - 4,481.08 acres

Nine allotments are located south/southeast of the Chapter House, outside of the boundaries. Chapter officials would like to incorporate these lands into the Chapter area.

For More Information:
http://www.dinehbikeyah.org/crownpoint/index

2.3.1 Land Buy Back Program (2016)

The Land Buy-Back Program for the Navajo Nation works to unify fractionated tribal land bases that resulted from the failed historical policy of allotment. Fractionation affects approximately 150 locations and results in tracts of land with potentially hundreds of owners. Over the Next decade, the Program and various Tribes will partner to help communities consolidate these lands across Indian Country.

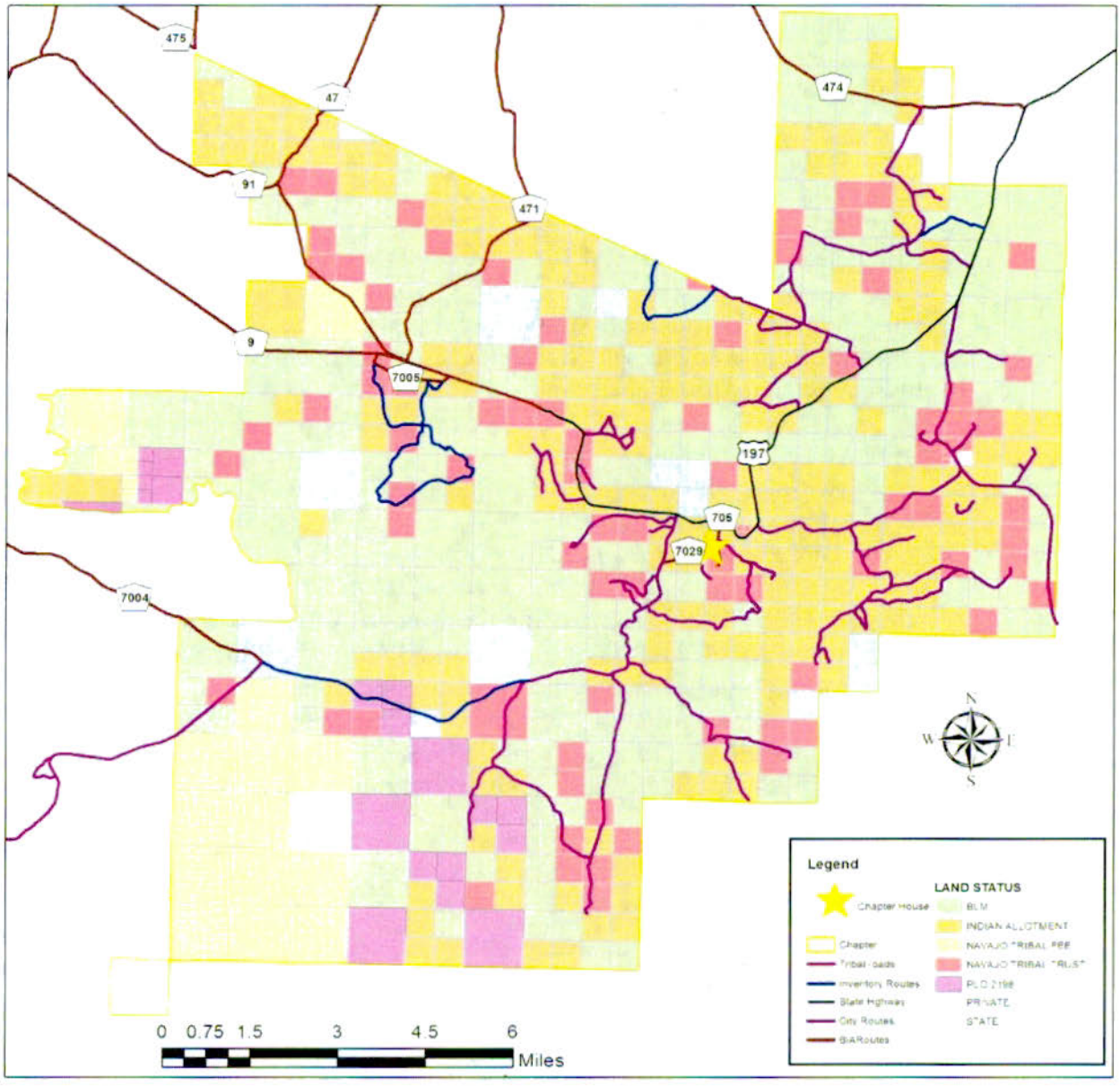
-Navajo BBP

For more Information:
http://www.bbp.navajo-nsn.gov/

Also See Policy 10f. of the Land use Plan

Exhibit 7: Land Status Map (checkerboard)

Torreon/Star Lake Chapter
Land Status Map

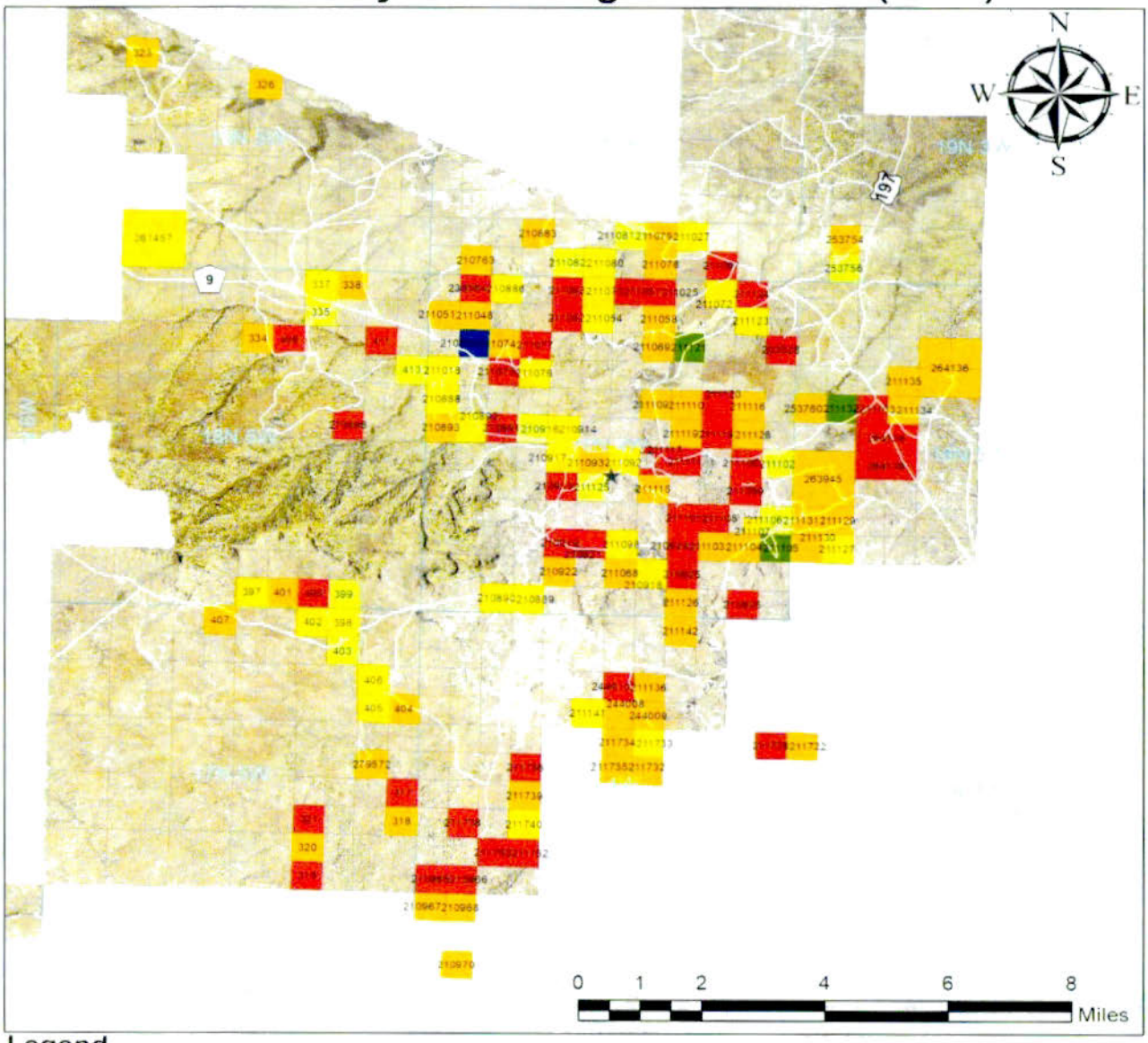


SOURCES; NN Land Dept, NNDOT,ESRI Shaded Relief

DISCLAIMER; Maps are for information purposes and may not be suitable for legal, enginerring, or surveying purposes.

Exhibit 8: Land Buy Back (2016)

Torreon/Star Lake Chapter
NN Land Buy Back Program Results (2016)



Legend

★ Torreon Chapter

Township

NN owned percentage

00.000 - 19.999

19.000 - 34.999

35.000 - 49.999

50.000 - 64.999

65.000 - 79.999

80.000 - 99.999

100.00 - 100.000

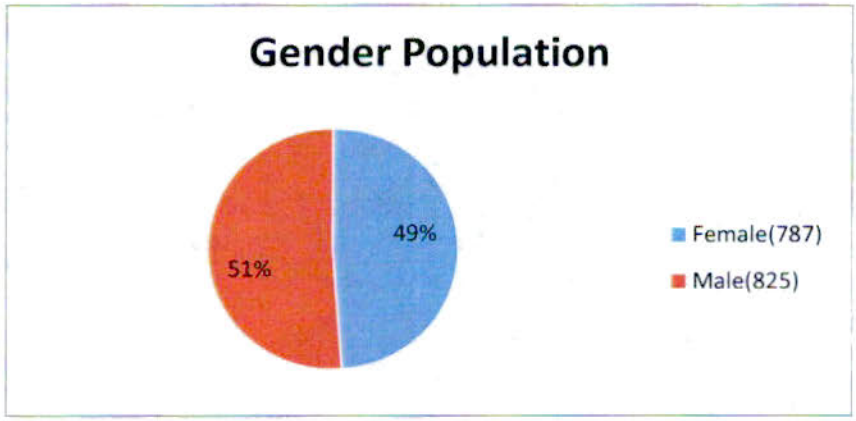
DISCLAIMER: Maps are for information Proposes and May not be suitable for legal, engineering, or surveying purposes

2.4 Community Demographic Data

This section describes population, demographic and economic trends in the Torreon community; future housing and other community needs are determined by these factors. The following data was extracted from the 2010 Census.

2.4.1 Population

The Torreon/Star Lake Chapter population in 2010 was 1,612 according to the U.S. 2010 Census. There are 677 males and 638 females for an approximate 51/49% gender representation.



EASTERN AGENCY					
CHAPTER	STATE	COUNTY	Navajo in Comb* pop	Navajo alone pop†	All race Pop†
ALAMO	NM	SOCORRO/CIBOLA	1,871	1,826	2,006
BACA	NM	McKINLEY/CIBOLA	711	725	789
BECENTI	NM	McKINLEY	377	367	403
BREAD SPRINGS	NM	McKINLEY	850	843	908
CANONCITO	NM	CIBOLA/BERNALILLO/SANDOVAL	1,421	1,389	1,591
CASAMERO LAKE	NM	McKINLEY	464	460	518
CHICHILTAH	NM	McKINLEY	1,334	1,333	1,443
CHURCH ROCK	NM	McKINLEY	2,653	2,626	2,868
COUNSELOR	NM	SANDOVAL/RIO ARRIBA/SAN JUAN	721	708	870
CROWNPOINT	NM	McKINLEY	2,320	2,263	2,729
HUERFANO	NM	SAN JUAN	2,466	2,404	2,633
IYANBITO	NM	McKINLEY	808	790	890
LAKE VALLEY	NM	SAN JUAN/McKINLEY	287	286	306
LITTLEWATER	NM	McKINLEY	402	402	427
MANUELITO	NM	McKINLEY	223	223	264
MARIANO LAKE	NM	McKINLEY	786	784	823
NAGEEZI	NM	SAN JUAN	1,010	994	1,095
NAHODISHGISH	NM	McKINLEY	384	378	408
OJO ENCINO	NM	McKINLEY	584	567	688
PINEDALE	NM	McKINLEY	1,015	993	1,109
PUEBLO PINTADO	NM	McKINLEY	359	354	419
RAMAH	NM	CIBOLA/McKINLEY	1,236	1,206	1,400
RED ROCK	NM	McKINLEY	1,694	1,666	1,866
ROCK SPRINGS	NM	McKINLEY	988	974	1,086
SMITH LAKE	NM	McKINLEY	828	811	951
STANDING ROCK	NM	McKINLEY	568	548	641
THOREAU	NM	McKINLEY	1,381	1,343	1,444
TORREON	NM	SANDOVAL/McKINLEY	1,315	1,300	1,612
TSAYATOH	NM	McKINLEY	574	555	658
WHITE HORSE	NM	McKINLEY	383	373	406
WHITE ROCK	NM	SAN JUAN/McKINLEY	75	75	76
		TOTAL	29,912	29,364	33,116

* Combination
† Population

New Mexico Navajo chapters population from most to least by all races.

	CHAPTER	COUNTY	AGENCY	*Navajo in comb** pop†	*Navajo alone* pop†	All race pop†
1	SHIPROCK	SAN JUAN	NORTHERN	8,329	8,073	9,126
2	CHURCH ROCK	MCKINLEY	EASTERN	2,654	2,626	2,868
3	FRUITLAND	SAN JUAN	NORTHERN	2,548	2,433	2,751
4	CROWNPOINT	MCKINLEY	EASTERN	2,320	2,263	2,729
5	HUERFANO	SAN JUAN	EASTERN	2,466	2,404	2,633
6	TWIN LAKES	MCKINLEY	FT DEFIANCE	1,990	1,963	2,212
7	ALAMO	SOCORRO/CIBOLA	EASTERN	1,873	1,826	2,006
8	RED ROCK	MCKINLEY	EASTERN	1,994	1,866	1,866
9	SANOSTEE	SAN JUAN/APACHE	NORTHERN	1,676	1,660	1,795
10	TORREON	SANDOVAL	EASTERN	1,115	1,300	1,612
11	CANONCITO	CIBOLA/BERNALILLO/SANDOVAL	EASTERN	1,421	1,389	1,591
12	NASCHITTI	SAN JUAN	FT DEFIANCE	1,411	1,363	1,500
13	TOHATCHI	MCKINLEY	FT DEFIANCE	1,256	1,240	1,450
14	CHICHILTAH	MCKINLEY	EASTERN	1,314	1,333	1,443
15	THOREAU	MCKINLEY	EASTERN	1,181	1,141	1,433
16	MEXICAN SPRINGS	MCKINLEY	FT DEFIANCE	1,212	1,180	1,418
17	RAMAH	CIBOLA/ MCKINLEY	EASTERN	1,236	1,206	1,400
18	NENAHNEZAD	SAN JUAN	NORTHERN	1,128	1,077	1,292
19	HOGBACK	SAN JUAN	NORTHERN	1,150	1,124	1,215
20	TWO GREY HILLS	SAN JUAN	NORTHERN	1,102	1,064	1,157
21	PINEDALE	MCKINLEY	EASTERN	1,015	993	1,109
22	NAGEEZI	SAN JUAN	EASTERN	1,010	994	1,095
23	ROCK SPRINGS	MCKINLEY	EASTERN	988	974	1,086
24	SMITH LAKE	MCKINLEY	EASTERN	828	811	951
25	BREAD SPRINGS	MCKINLEY	EASTERN	850	843	908
26	IYANBITO	MCKINLEY	EASTERN	808	790	890
27	COUNSELOR	SANDOVAL/RIO ARRIBA/SAN JUAN	EASTERN	721	708	870
28	MARIANO LAKE	MCKINLEY	EASTERN	786	784	823
29	SHEEP SPRINGS	SAN JUAN	NORTHERN	766	749	803
30	BACA	MCKINLEY/CIBOLA	EASTERN	731	725	789
31	BECLABITO	SAN JUAN/APACHE	NORTHERN	718	707	749
32	OJO ENCINO	MCKINLEY	EASTERN	584	567	688
33	COYOTE CANYON	MCKINLEY	FT DEFIANCE	643	634	685
34	CRYSTAL	SAN JUAN/APACHE/MCKINLEY	FT DEFIANCE	562	555	670
35	TSAYATOH	MCKINLEY	EASTERN	574	555	658
36	STANDING ROCK	MCKINLEY	EASTERN	568	548	641
37	NEWCOMB	SAN JUAN	NORTHERN	550	544	629
38	GADII'AHI	SAN JUAN	NORTHERN	495	478	550
39	CASAMERO LAKE	MCKINLEY	EASTERN	464	460	518
40	SAN JUAN	SAN JUAN	NORTHERN	500	500	500
41	LITTLEWATER	MCKINLEY	EASTERN	402	402	427
42	PUEBLO PINTADO	MCKINLEY	EASTERN	359	354	419
43	NAHODISHGISH	MCKINLEY	EASTERN	384	378	408
44	WHITE HORSE	MCKINLEY	EASTERN	383	373	406
45	BECENTI	MCKINLEY	EASTERN	377	367	403
46	LAKE VALLEY	SAN JUAN/MCKINLEY	EASTERN	287	286	306
47	BURNHAM	SAN JUAN	NORTHERN	257	256	280
48	MANUELITO	MCKINLEY	EASTERN	223	223	264
49	WHITE ROCK	SAN JUAN/MCKINLEY	EASTERN	75	75	76
	* Combination	† Population	TOTAL	57,551	56,306	63,513

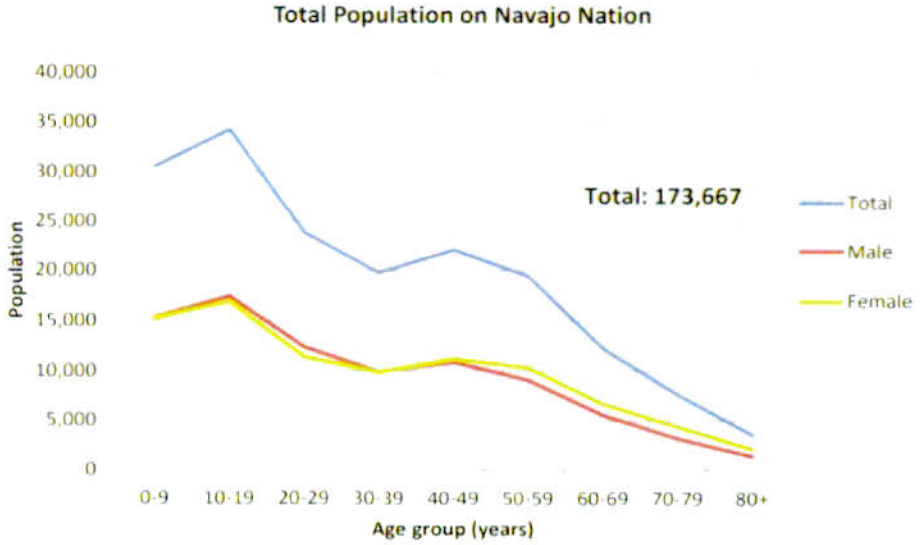
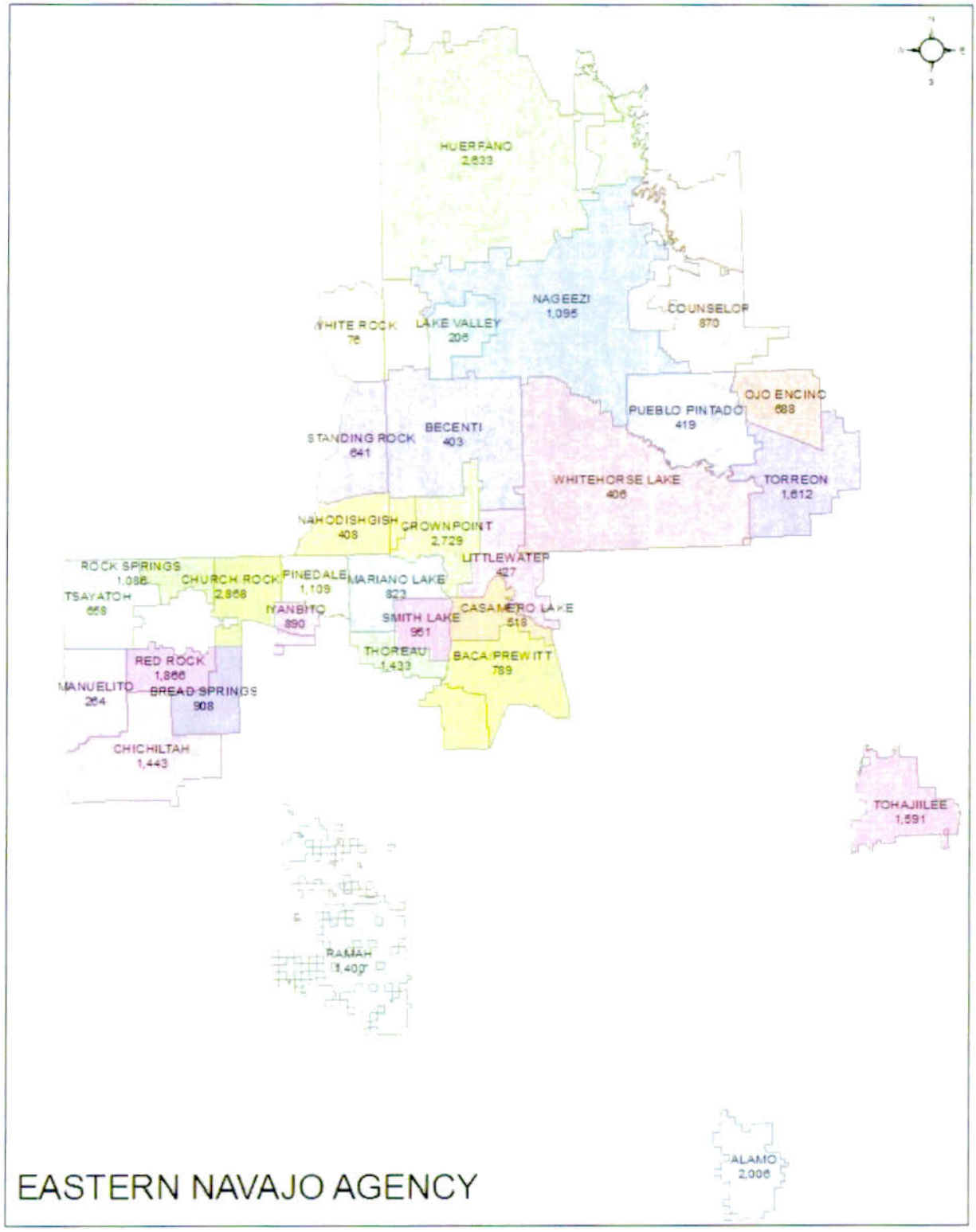
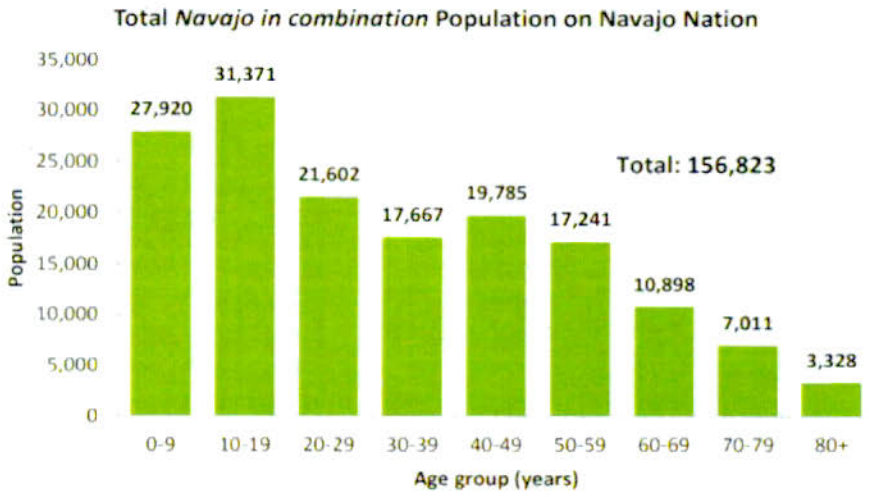
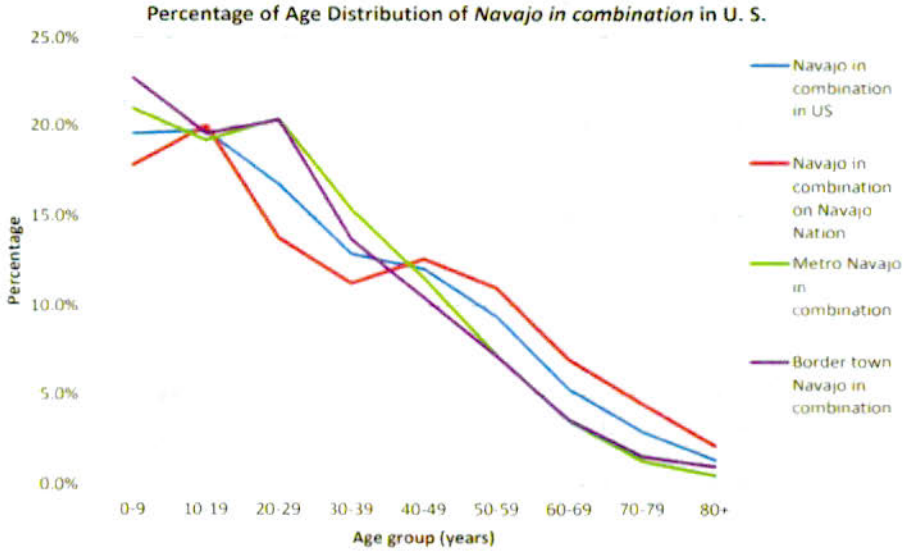


Exhibit 9:
Population Map







2.4.1 Assessment tools

The Torreon/Star Lake Chapter CLUPC Update process used a variety of data sources. The data sources are from Local Chapter members and non-profits (including a tri-chapter food and energy survey)' Concerned Community members, Community Input sessions, CLUPC input, Navajo Governmental Departments, Federal Entities, and the Census(including American Community Survey).

2.4.1.1 Hasbídító's Trichapter Energy & Food Survey

A local Navajo nonprofit group named Hasbídító conducted the Trichapter Energy & Food Survey in the summer of 2012. This Survey covered large amount of information from Store shopping habits and if we have fresh produce available to the community, and Energy use. Over 370 Households were surveyed out of an estimated 1000 household area covering Torreon, Ojo Encino, and Torreon.
For more information visit: https://www.rpalliance.org/

2.4.1.2 Torreon/Star Lake Navajo Community OPREVENT2

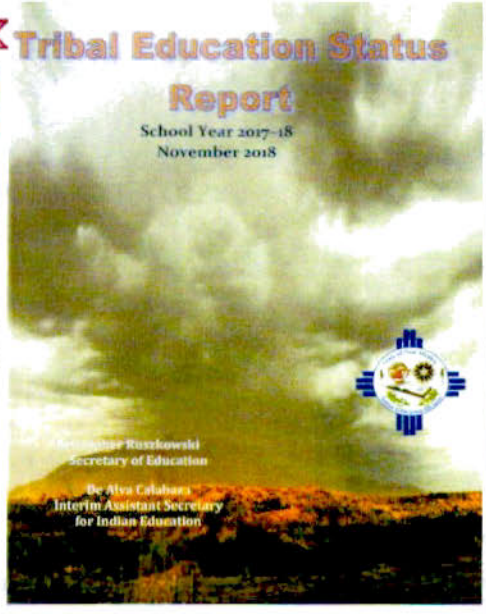
The Center for Human nutrition, Department of International Health, Bloomberg School of Public Health, And John Hopkins University did a report from 2016-2017. The Survey Covered Information from Employment Status, Highest Level of education, and an idea of medical conditions within the community. Over 100 individuals participated in the report out of an estimated 1612 community member.

Poirier L, Gittelsohn J, Johns Hopkins Bloomberg School of Public Health, "Torreon Star Lake Navajo Community OPREVENT2 Baseline Report" Baltimore, MD. Prepared (2017)

TriChapter Food and Energy Economic Survey Results

Food and Energy Survey Results 1

Torreon Star Lake Navajo Community OPREVENT2 Baseline Report
2016-2017



2.4.1.3 Tribal Education Status Report (School Year 2017-18)

The Document was developed under a grant from the U.S. Department of Education (USDOE). However, the contents do not necessarily represent the policy of the USDOE and should not be regarded as an endorsement by the federal government. Some of the information in the document was adopted from the Tribal Education Status Report for school year 2017-2018,(November 2018) which is copyright-free document published by the New Mexico Public Education Department.

For More Information visit:
http://www.ped.state.nm.us/ped/index.html

2.4.1.4 Torreon/Star Lake Census Data

In 2010 a new census was conducted. Also, the American Community Survey 5-year results are available. Thus, it is possible to pull projected data for years outside of the census. Due to the rural nature of Torreon/Star Lake Chapter, the census data utilized may be subject to large margins of error due to small sample sizes.

For More Information visit:
https://www.towncharts.com/New-Mexico/Demographics/Torreon-CDP-Sandoval-County-NM-Demographics-data.html

http://www.nec.navajo-nsn.gov/Portals/0/Reports/NN2010PopulationProfile.pdf

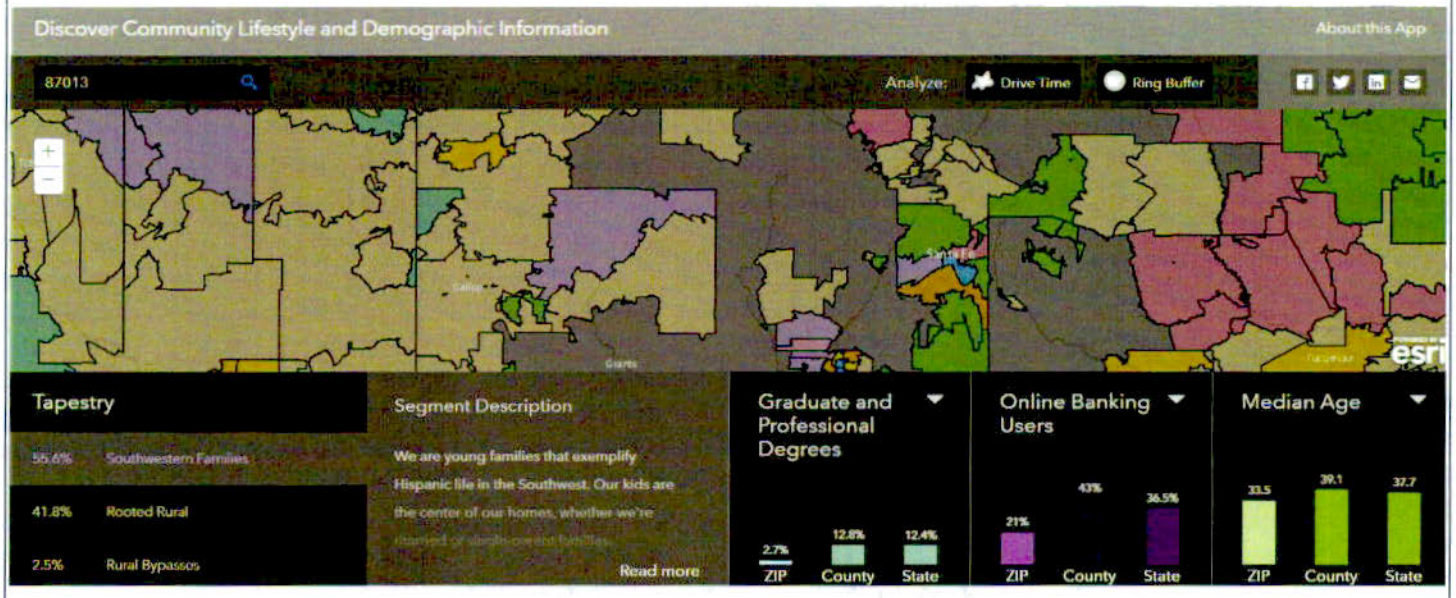
2.4.1.5 Torreon/Star Lake Community & CLUPC Input Sessions

The community and CLUPC input sessions discussed and identified existing elements within their community that they enjoy and dislike. In addition, these sessions identified what community members like to see in regards to development and growth within the community. These sessions went deeper into these topics that were raised to gain fuller perspective of the process of implementing these projects and how it might be possible.

2.4.1.6 ESRI: Discover Community Lifestyle and Demographic Information

Esri's ARC online Provides Data Collected throughout The World Compiled GIS data into usable business data. The data readily available can be used to make Business Decisions upon what type of families live in the area of concern.

For More Information visit: https://webapps-cdn.esri.com/Apps/location-strategy-for-business/#/insights?zip=87013&graphs=Graduate-and-Professional-Degrees,Online-Banking-Users,Median-Age



2.5 Tribal Enrollment

NAVAJO NATION WIND

Navajo Nation

Navajo Nation Tribal Enrollment

Chapter Name	Tribal Enrollment
Aamo	1359
Aneth	2152
Baahaali	1227
Baca-Prewitt	2798
Bahastl'ah' (Twin Lakes)	1797
Becenti	1032
Beclabito	487
Black Mesa	595
Blue Gap/Tachee	1420
Bodaway-Gap	1445
Cameron	1518
Casamero Lake	983
Chichiltah	2257
Chilchinbeto	1011
Chinle	10707
Church Rock	3676
Coalmine Canyon	811
Coppermine	744
Cornfields	993
Counselor	1278
Cove	581
Coyote Canyon	1305
Crownpoint	3372
Crystal	1088
Dennehotso	1314
Dilkon	1475
Forest Lake	653
Fort Defiance	5695
Gadii' Ahi/To'koi	419
Ganado	2186
Greasewood Springs	1241
Hard Rock	1361
Houck	1449
Huerfano	2434
Indian Wells	1081
Kaibeto	1363
Jeddito	1318

Kai' Bii To (Kaibeto)	1806
Kayenta	4052
Kin Dah Lichii (Kinlichee)	1984
Klagetoh	1200
Lake Valley	701
LeChee	1181
Leupp	1472
Littlewater	1498
Low Mountain	1441
Lukachukai	3329
Manuelito	1215
Many Farms	3439
Mariano Lake	1485
Mexican Springs	1012
Mexican Water	626
Nageezi	1970
Nahata Dziil	913
Nahodishgish	681
Naschitti	1289
Navajo Mountain	752
Nazlini	1586
Nenahnezad	1301
Newcomb	547
Oak Springs	787
Ojo Encino	1297
Oljato	1849
Pinedale	1983
Pinon	4461
Pueblo Pintado	1114
Ramah	3571
Red Lake #18	891
Red Mesa	785
Red Valley	1169
Rock Point	1663
Rock Springs	1672
Round Rock	1603
San Juan	398
Sawmill	1352
Shiprock	6916
Shonto	1751

Smith Lake	1276
St. Michaels	3156
Steamboat	1502
Teec Nos Pos	1502
Teesto	1074
Thoreau	2368
Tiis Tsoh Sikaad (Burnham)	365
To' Nanees' Dizi'	6895
Toadlena/Two Grey Hills	2015
Tohajiilee	1720
Tohatchi	1606
Tolani Lake	661
Tolikan (Sweetwater)	848
Tonalea/Red Lake	2216
Tooh' Haltsooi (Sheep Springs)	662
Torreon/Star Lake	2455
Ts'ah Bii Kin (Inscription House)	1080
Tsaile/Wheatfields	2239
Tsayatoh	1411
Tse Ainaozt'ii (Sanostee)	1698
Tse Ch'izhi (Rough Rock)	1753
Tse Daa Kaan (Hogback)	848
Tse' Ii'Ahi (Standing Rock)	1057
Tse Lichii (Red Rock)	2321
Tse' Si Ani (Lupton)	911
Tselani/Cottonwood	2176
Tsidii To'ii (Birdsprings)	853
Upper Fruitland	1417
Whippoorwill	1680
White Cone	1222
White Horse Lake	1059
White Rock	378
Wide Ruins	1141

Cabezon Peak, East of TSLC. Cabezon is part of Navajo Traditional Stories. The Peak Rises to 7,785ft in elevation.

2.6 Housing Information

Existing and proposed housing uses are described in this section.

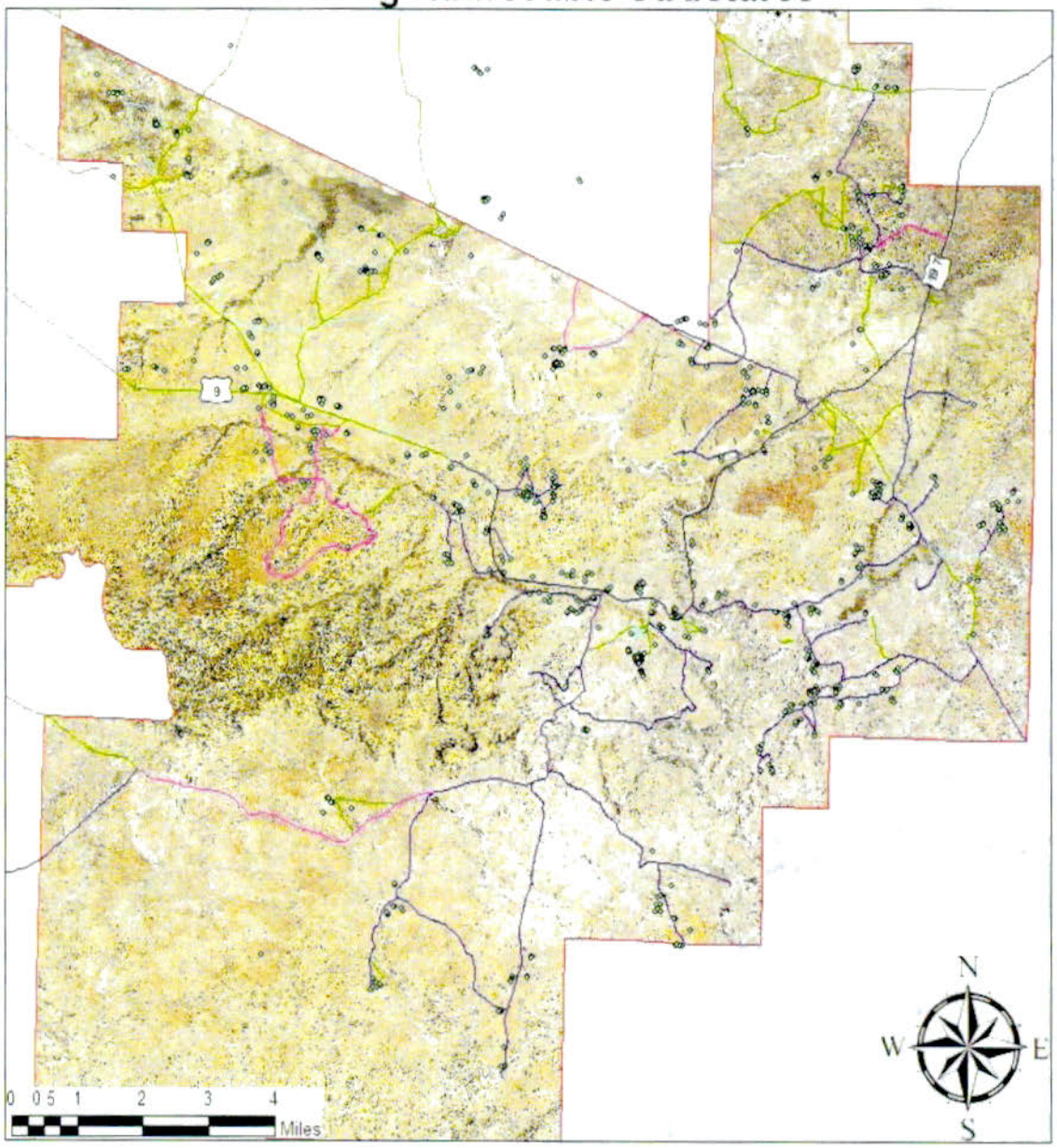
2.6.1 Existing Housing

In the Year 2000 U.S. Census identified 544 total housing units in Torreon Chapter, 420 were occupied and 120 were reported as being vacant. Thus, some 77% of the total units are occupied seasonally. In 2019 The Local Rural Addressing Committee has confirmed there are nearly 850 addressable structures: Increasing significantly by 156%.

Some residents may live elsewhere for employment part of the year and return to the community at other times. Of total housing, 20 units were built by Navajo Housing Authority as part of a subdivision. Twelve BIA teacher's houses are also located in the community, at the old school site.

Local Rural Addressing is a current project the CLUPC is doing, We hope this will help combat Economic Depression, and help with Public Safety. The E911 Addressing will help with both communicating to Safety Agencies, and Small Home Business's receive there good's at their doorstep rather then travel to Local Boarder Towns.

Exhibit 10:
Torreon/Star Lake Chapter
Existing Addresable Structures



Legend

- Torreon
- Addressable Structures
- Torreon Chapter
- Inventory Routes
- Tribal roads
- State Highway
- City Roads

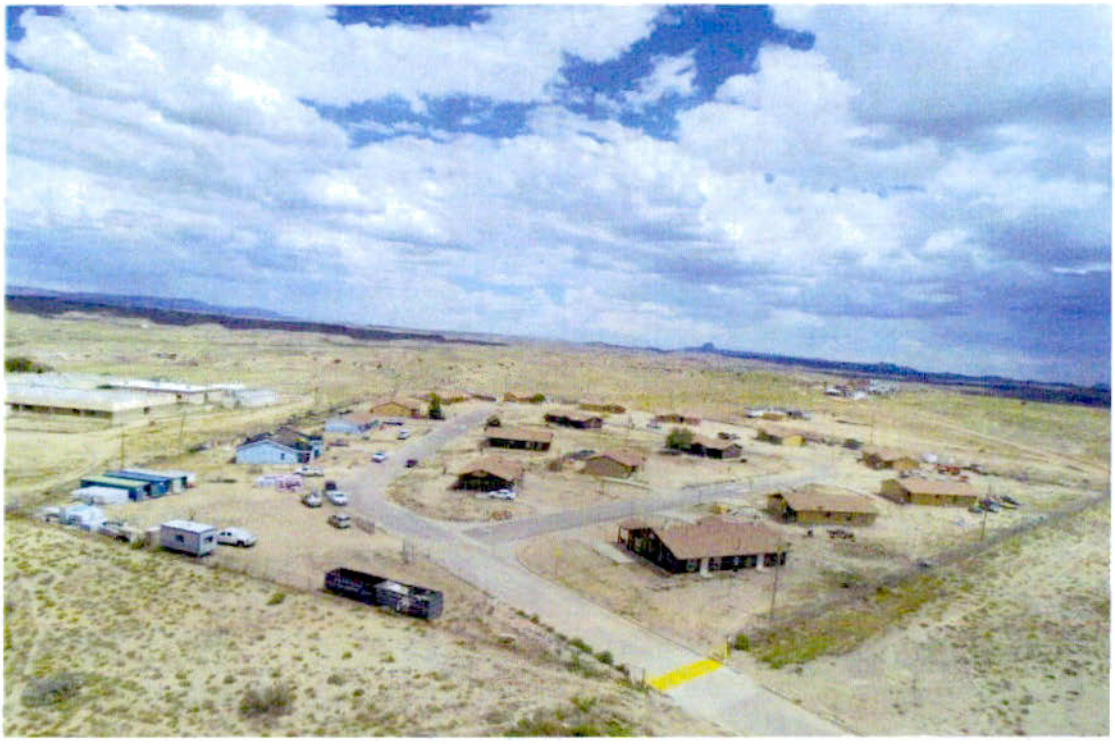
DISCLAIMER: Maps are for information Proposes and May not be suitable for legal engineering or surveying purposes

2.6.2 Housing Needs

Housing needs in the community are identified as follows:

A waiting list shows 109 households need replacement housing, 60 households need renovation, and 15 households need weatherization. In addition, the 2018 CLUPC list identifies a number of housing units needing rewiring, NHA Subdivision estimated to cost $25,000 and a $15,500 project from Navajo Housing Services. A power line was extended to 30 homes in the Southside/Ant Hill area.

Waterline extensions for the Torreon South project are proposed to serve approximately 90 homes and build a number of bathroom additions. Torreon Central (Chavez Camp) Waterline Extension Project is proposed to serve 103 homes and build 25 bathroom additions. A household survey conducted for Torreon found additional housing needs.



NHA housing located ¼ mile south, of the Torreon/Star Lake Chapter

Exhibit 11:
Torreon/Star Lake Chapter
South Water Extension

Legend

★ Torreon Chapter

Identified Structures

Existing Water Line

Proposed Waterline

2in

4in

Township

Torreon

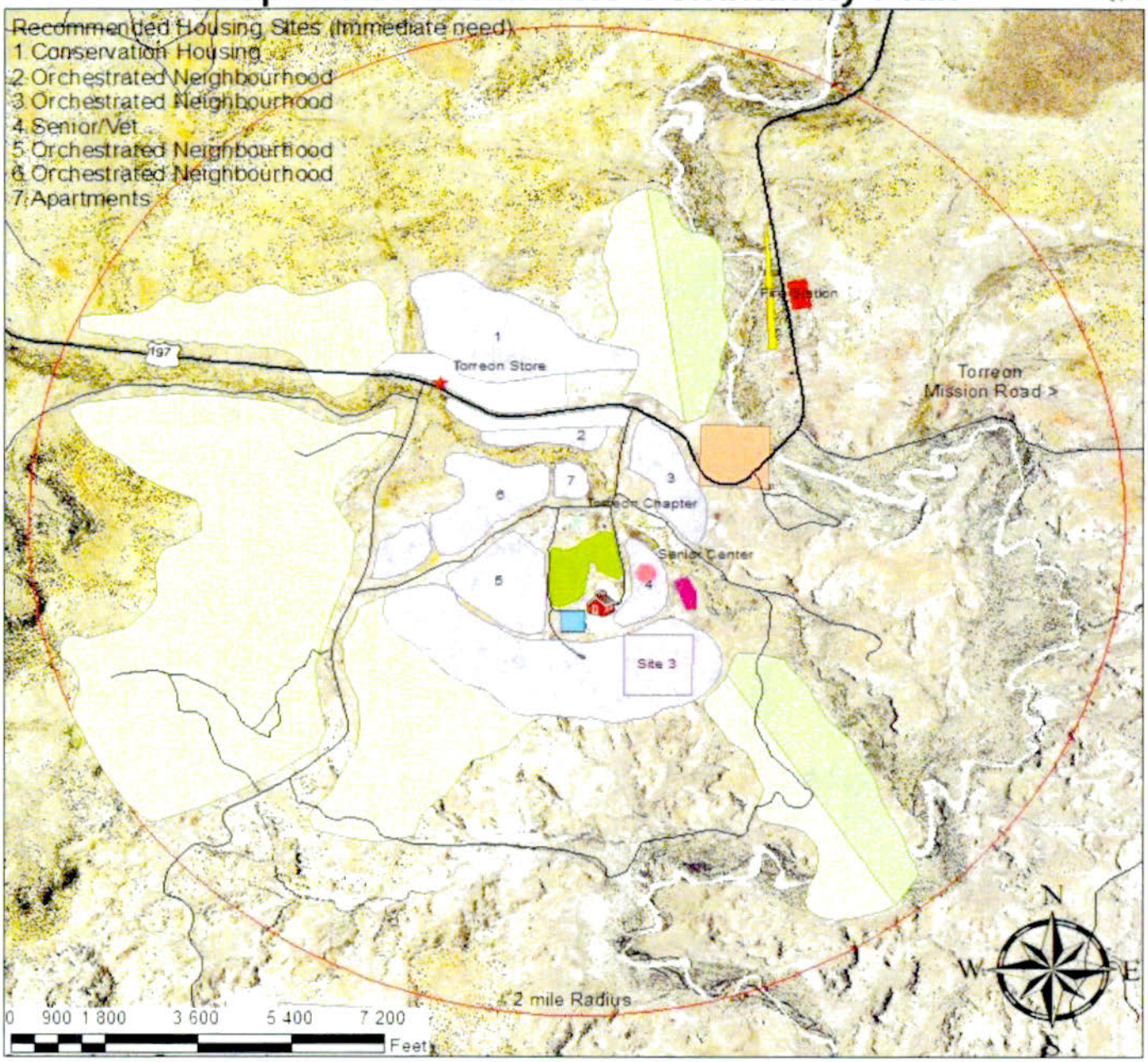
DISCLAIMER Maps are for information Proposes and May not be suitable for legal engineering or surveying purposes

2.6.3 Proposed Housing

Proposed housing projects include a new subdivision. A housing project is planned by NHA for sometimes in the next few years. It would include 15 homeowner units. The chapter is requesting 30 housing units. The 2000 CIP list identifies the need for a $300,000 scattered housing project. Na'neelzhin Ji Olta School Board is planning to build 20 teacher's houses, possibly on a proposed 40-acre site near the school.

Based on population growth and average household size, Torreon will need to construct an additional 101 housing units in the next 10 years. This does not include the current need for replacement or renovation.

Exhibit 12:
Torreon/Star Lake Chapter
Proposed Sustainable Community Plan



Legend

- Na'neel'zhiin ji' olta
- NHA Housing
- City Roads
- Conservative Housing
- Agriculture
- Commercial Developement
- Parks&Recreation
- Existing Airstrip
- Old Day School
- Sewer Lagoon
- Proposed Neighbourhoods

DISCLAIMER Maps are for information Proposes and May not be suitable for legal engineering or surveying purposes

2.7 Education

Half of householders (49.6%) say they attended school, including high school. Twenty-three percent have a high school diploma or GED and 5.5% have some college and/or technical school training. About 15% have a trade school certificate, associates, bachelors, or graduate degree. About 8% did not respond.

When asked about where householders attend school, (57.3%) said in the community. Another 32.6% attend school in Cuba, and 5.6% in Albuquerque. The remainders attend in Gallup, Crownpoint, or 'other.'

The vast majority of householders speak Navajo (92.9%). None of those surveyed claimed to speak Spanish. About 75% speak English.

Schools:

Name Of School	Type of School	Year Est.	Enrollment	Grades
Na'neelzhiin Ji Olta	Day School	1983	189	K-8
Tse'Yi'Gei' High School	Public	2005		9-12
Cuba High School	Public	1985		9-12
Torreon Christian School	Private			K-12

For More Information on Na'neelzhiin Ji Olta visit: https://njo.bie.edu/

For More Information on Tse'Yi'Gai' High School visit: https://tgh.gmcs.k12.nm.us/

For More Information on Cuba High School visit: http://cuba.k12.nm.us/schools/cuba_high_school

2.8 Community Visioning Process

2.8.1 *Visioning Meeting*

A *Visioning* exercise was held with the CLUP Committee, in 2018-2019. Visioning is a method for identifying community issues, needs, and goals for the future. At that meeting the following questions were asked:

1. *What is unique about my community?*

- Summer youth program
- College student exchange program – students from various universities around the United States have participated in this program where they live in a traditional Hogan and learn to survive in their environment. They also have the opportunity to study anthropology within the area.
- Community Jobs Fund
- Name of the community – Na'neel zhiin, the Native translation is "marked in dark", referring to the man-made barricade used to guide and trap deer and antelope; they were then shot by bow and arrow. These animals provided food and their hides were used for clothing and medicine bags.
- The Chapter is located farthest east in the Eastern Navajo Agency.
- The Chapter has a unique friendship with the Jemez and Zia Pueblos. They established a wagon trail between the Chapter and the Pueblos and traveled back and forth trading goods such as rugs, meat for corn, chili, and fruit.
- Some elders speak Spanish
- Most families have their own allotments
- Chapter addresses the erosion problem and work to find a solution.
- Community Events held by local organizations

2. *What do I want to preserve or maintain in my community?*

- Navajo Language
- Traditions: -Storytelling -Songs -Shoe game -Stick game.
- Restoration of land – erosion control, farming, keeping the land healthy, and litter control.
- Sacred sites (to be identified at a later date)
- Communication with other tribes/individuals outside community.
- Trade and business
- Holding onto the clan traditions and relationship with each other.

- Preserving the natural foods and herbs that grow in the area: -Wild carrots -Wild onions -Wild spinach -Natural herbs used for medicines and dyes for fabrics
- Use of individual wells
- Field day during the summer time
- Eastern Navajo Arts & Crafts Festival – the festival is to celebrate and encourage creative talents, modern and traditional in the 32 Chapters of the Navajo Eastern Agency; to increase opportunities for local performers, arts and crafts producers, enterprises, and other home-based entrepreneurs to earn a livelihood with their talents; and to inspire local youth to take pride in their native roots. The primary sponsor of the annual event is the Torreon/Star Lake Chapter.

3. *What do I want to change or discourage?*

- Vandalism
- Alcoholism & drugs
- Gangs
- Need better law enforcement
- Need more economic business

4. *What do I want my community to look like in 20 years? The following future uses were identified:*

Business/Economic Development:
- Radio Station
- Gas Station
- Tire Shop
- Restaurants
- Grocery Store
- Laundromat
- Rodeo/Fair Grounds

Tourism:
- Tourist Attractions
- Bed and Breakfast/ Hotel
- Casino

Community Services
- *Miscellaneous:*
  -Post Office

Cultural:
- Cultural Center
- History Museum

- Ceremonial Hogan
- Arts/Crafts Center

More housing is needed
Community Centers:
- New Senior Center- Now Existing
- Veterans Post
- Multi-purpose Facility-
- Service Providers all in one location

Recreation:
- Recreation Center
- Ball Field-(One Existing)

Education:
- High School
- Daycare Center
- Culinary Institute
- Trade Schools
- Preschool-(One Existing)
- Computer Center

Public Safety:
- Police Department
- Fire Station-
- Emergency Services
- Fire truck-(existing)
- Start a neighborhood watch program

Infrastructure:
- Airport
- Transfer/Waste Station
- Better roads
- Complete waterlines and power lines to all homes (Water:Cutter Lateral)(Exhibit 70)
- Internet Access/Cellular Communications (Existing:Cellular One/ T-Mobile)
- Ability to keep up with the latest technology (Existing Smart Phones)

Local Government:
- Better Run Chapter Government
- Better relationship with the BIA, State and County
- Chapter House Renovation

Health and Human Services:
- Hospital
- Nursing Home
- Detox Center/Drug Rehabilitation
- Larger Medical and Dental Clinic
- Human Services – Social Workers

Additional Questions about Development Sites:

a) *What do I think of the proposed housing site(s)?*

- Some other areas to consider:

- Sec. 27 – 40 acres – Already surveyed for housing. It is a possibility that NHA may complete the subdivision. The land is Tribal Trust Land, it needs to be withdrawn by the Resource Committee.

b) *Where do I want commercial development to occur? (Township 18N Range 4W)*
- Solar Power – Renewable Energy
- Sec. 16 – Store/Gas Station -State Land
- Sec. 16 – Businesses
- Sec. 22 across from Chapter House – Senior Center
- Office Complex – next to Senior Center
- Police Department – near old boarding school
- It is best if community facilities are built on trust land.
- It is best if businesses are built on state land. It is less difficult to acquire the necessary permits, documents, etc., but will have to pay taxes.

2.9 Chapter Planning Goals

Based on the community issues identified above, the planning goals for the chapter are:

1. *Promote business development:*

   -Basic retail
   -tourism related business.

2. *Provide additional and renovated housing.*

3. *Provide community facilities and services*

   -Recreation

-education
-youth, veterans, and seniors
-public safety
-health and human services
-culture center

4. *Provide basic infrastructure throughout the remaining community*

-Water (cutter lateral, Torreon South Extension)
-Power (Three Phase Electric)
-internet and communications
-solid waste Management
-regular road Maintenance schedule

5. Finish the Local Rural Addressing to improve safety of the community through development of better law enforcement and emergency services with Local Rural Addressing

-Implement rural addressing through Sandoval and McKinley counties
-Implement 911 programs -Establish a local law enforcement presence.

6. *Improve local chapter government per Navajo Nation Council LGA*

-Implement local governance initiatives.

7. *Restore riparian areas and sustainable farming and ranching.*

8. *Complete Project List in Next 5 years*

Exhibit 13:

CLUPC-Project List	*Subject to change
1.Three Phase Electricity	**JMEC**
2.Torreon South Extension	**NTUA**
3.Cutter Lateral	**SMA/NTUA**
4.EMS Facility	**Torreon EMS**
5.Fire Station Helipad	**TSLC-Fire Department**
6.Form Water Association	**TSLC**
7.Bridge Repair(Lower Mission)	**NNDOT/NMDOT**
8.Bridge Repair(Pipeline Road)	**NNDOT/NMDOT**
9. Road Repair(N474)	**NDOT**
10.Multi-purpose Building	**TSLC/Capital Outlay**

2.10 Grazing and Agriculture

2.10.1 *Grazing*

Grazing is still a large part of the livelihood of Torreon community residents. Approximately 40 permittees graze cattle and sheep in the chapter area.

When asked about livestock grazing, 32.3% said they still graze, 57.5% said 'no' and 10.2% didn't answer. Some 46.3% haul water for their livestock. When asked about the condition of rangeland, 23.6% said 'fair' and 15% 'good and 6.3% 'poor'. Almost half didn't respond.

Grazing and Agriculture in Torreon Chapter Area

	Yes	No	N/A		
Do you graze livestock?	32.3%	57.5%	10.2%		
	Yes				
Do you haul water for your livestock?	46.3%				
	Poor	**Fair**	**Good**	**Excellent**	**N/A**
What is the condition of the rangeland?	6.3%	23.6%	15.0%	0.0%	55.1%
	Yes	**No**	**N/A**		
Do you raise crops?	20.5%	68.5%	11.0%		

Grazing Map: http://www.nnaa.nndcd.org/navclr-agydistchp11x8.pdf
For More Information: http://www.agriculture.navajo-nsn.gov/grazing.html

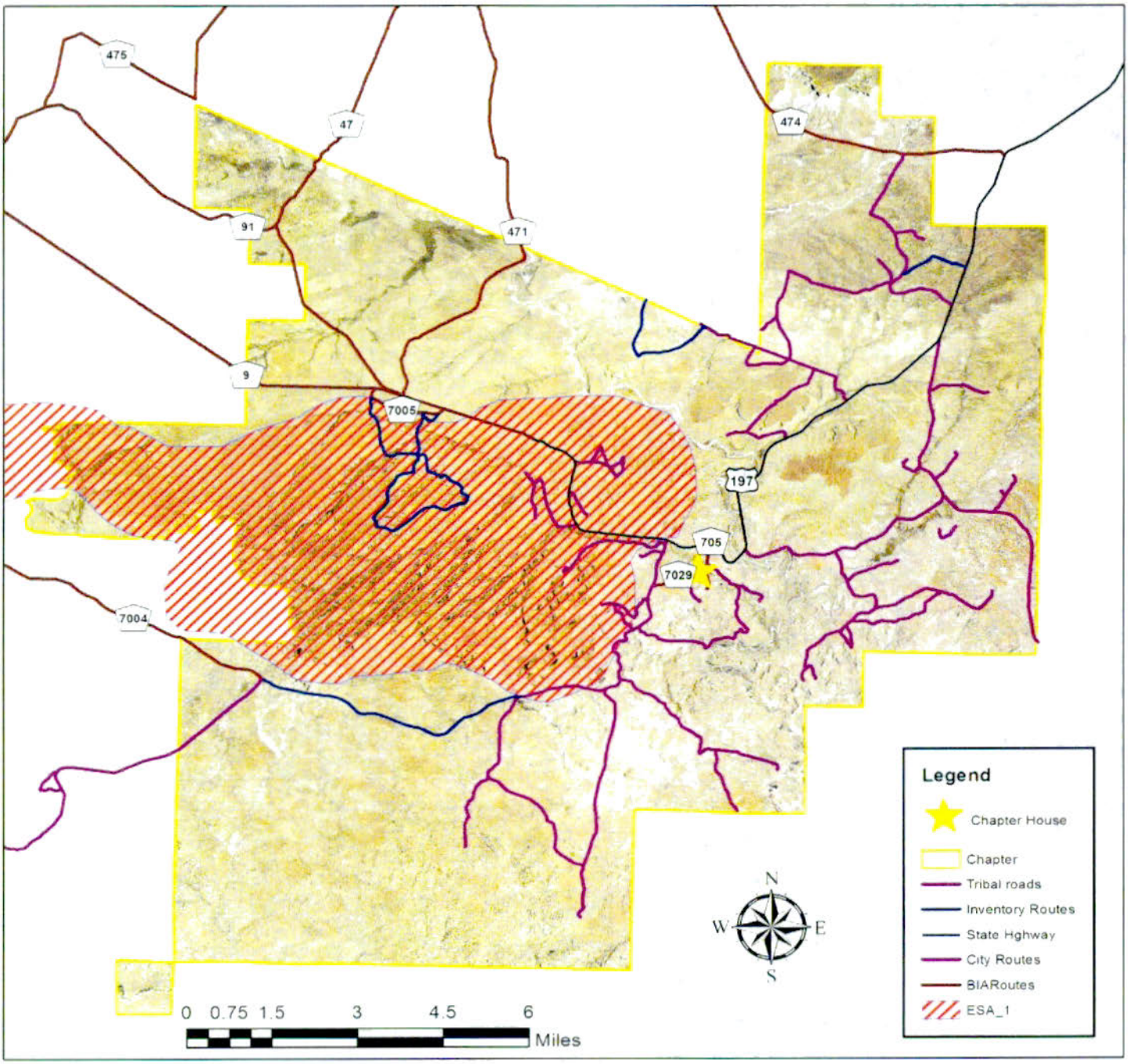
2.10.2 *Agriculture*

Farming traditionally occurred along the Torreon and Vicente Washes. However, in recent years, severe erosion has reduced the amount of suitable, available land for farming. According to Chapter Images, there are about 15 families still farming in the community.

The chapter has proposed several land restoration projects, especially along the major washes. These projects would allow for more faming activity to take place. In addition, there is a need to establish a livestock auction center in the community.

When asked if the household raises crops, almost 70% said 'no' and 20.5% 'yes.' About 11% didn't respond.

Exhibit 14:
Torreon/Star Lake Chapter
Enviromental Sensitive Zone



SOURCES; NN Land Dept, NNDOT,ESRI Shaded Relief, NAIP

DISCLAIMER; Maps are for information purposes and may not be suitable for legal, enginerring, or surveying purposes.

2.11 Commercial and Industrial Development

Existing and proposed commercial uses described in this section are shown in Exhibits 12, 34 and 57.

2.11.1 *Existing Commercial Development*

The main business in the community is the Torreon Trading Post that is located ¼ mile west of the chapter house turn-off on NM 197. It has a small grocery and gas station. At one time the Star Lake trading post was to the northwest. A small store also existed on the east side of the Torreon Wash, across from the school.

2.11.2 *Proposed Commercial Development*

There are sites have been proposed for business development on state lands fronting N9. State lands would be easier to lease and develop than tribal trust lands because the leasing process is shorter. Uses proposed by chapter include but not limited to this list:

• Radio Station	• Flea Market Area
• Credit Union	• Rodeo/Fair Grounds
• Hogan Bed and Breakfast/Hotel	• Auto Repair
• Campground	• Feed Store
Gas Station	• Auto Parts/ Hardware Store
• Movie Theatre	• Newspaper
• Restaurants	• Propane gas outlet
• Grocery Store	• Post Office
• Laundry Mat	•Rural Industry
• Tourist Attractions - including Bike Trails and guides to Chaco Canyon	

An additional proposed business area has been identified along the new Pipeline Road.

For more Information Visit: http://nndcd.org/

2.11.3 *Mining Activities*

A number of active mines are in operation in the area:

- Red Dog mining - three locations in southwest part of the chapter
- Humate mines, Tinian coal mining site
- Cle'ya'gi' Coal Mine - 10 acres, future chapter mining operation
- Sand and gravel mining areas

For More Information Visit:
https://geoinfo.nmt.edu/repository/index.cfml?rid=20170001

Exhibit 15:
Torreon/Star Lake Chapter
Sub-Surface Mineral Location

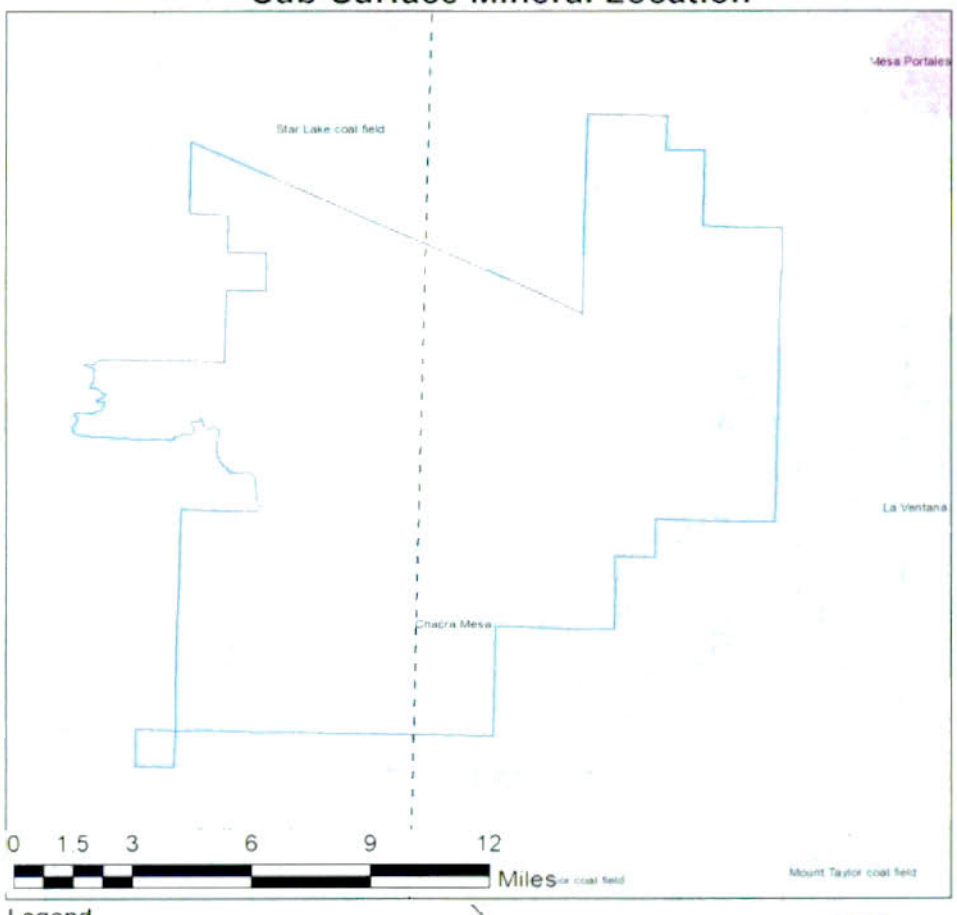
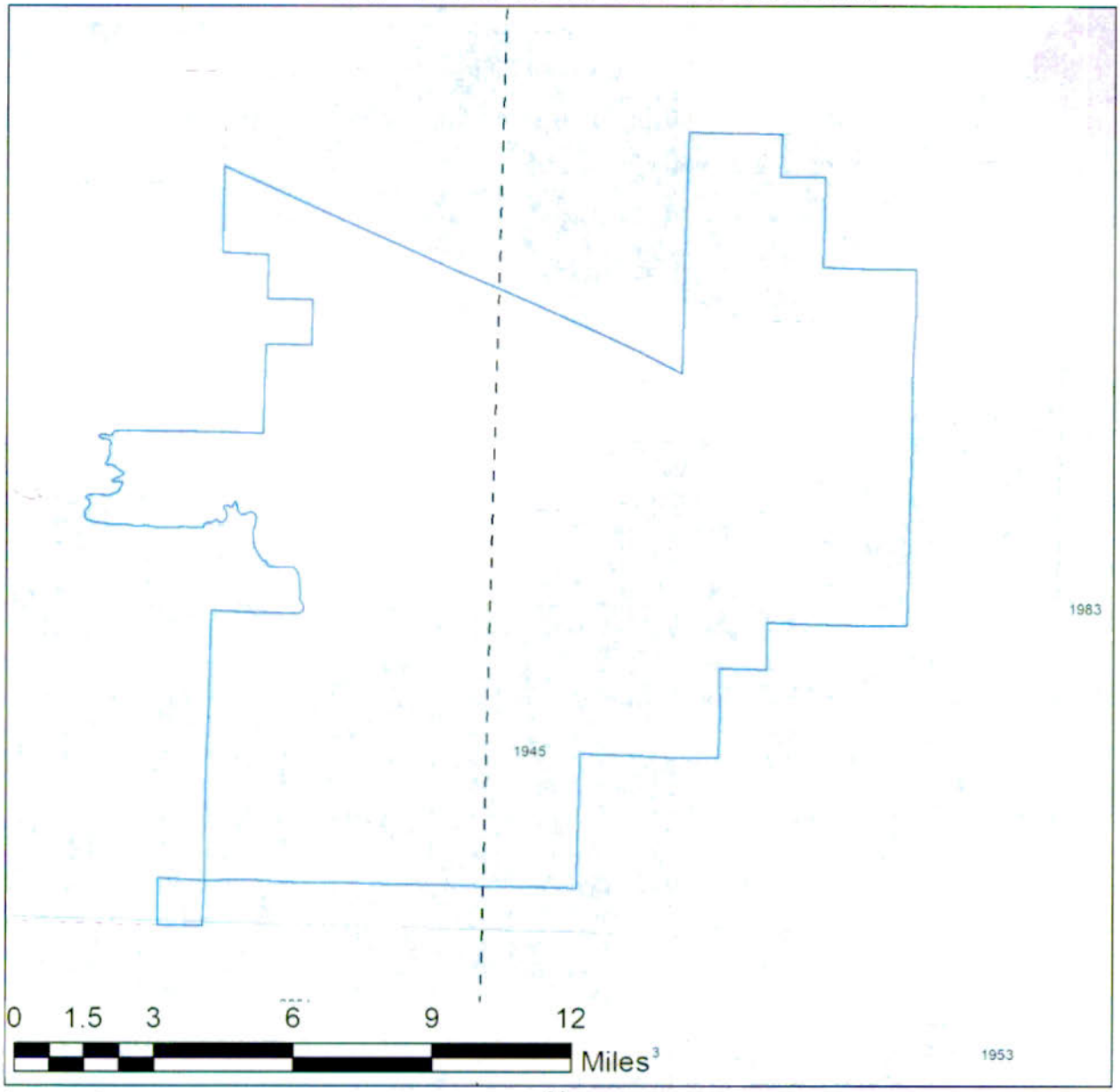


Exhibit 16:
Torreon/Star Lake Chapter
Coal- Last Year of Production



Legend

County Line
Navajo Nation
Torreon
Coal Districts
Uranium Districts

N
W E
S

DISCLAIMER: Maps are for information Proposes and May not be suitable for legal, engineering, or surveying purposes.

2.11.4 *Oil & Gas Activities*

The Total Number of wells in the Torreon/Star Lake Chapter Service area is 153, of those Wells Three are Active. They are all located in the same area in Township 18N Range 3W Section 21

- San Luis Federal #003-Type: Oil-Operator: SAGEBRUSH OIL INC.

  https://wwwapps.emnrd.state.nm.us/ocd/ocdpermitting/Data/WellDetails.aspx?api=30-043-20376

- San Luis Federal #011-Type: Oil-Operator: SAGEBRUSH OIL INC.
  https://wwwapps.emnrd.state.nm.us/ocd/ocdpermitting/Data/WellDetails.aspx?api=30-043-05062

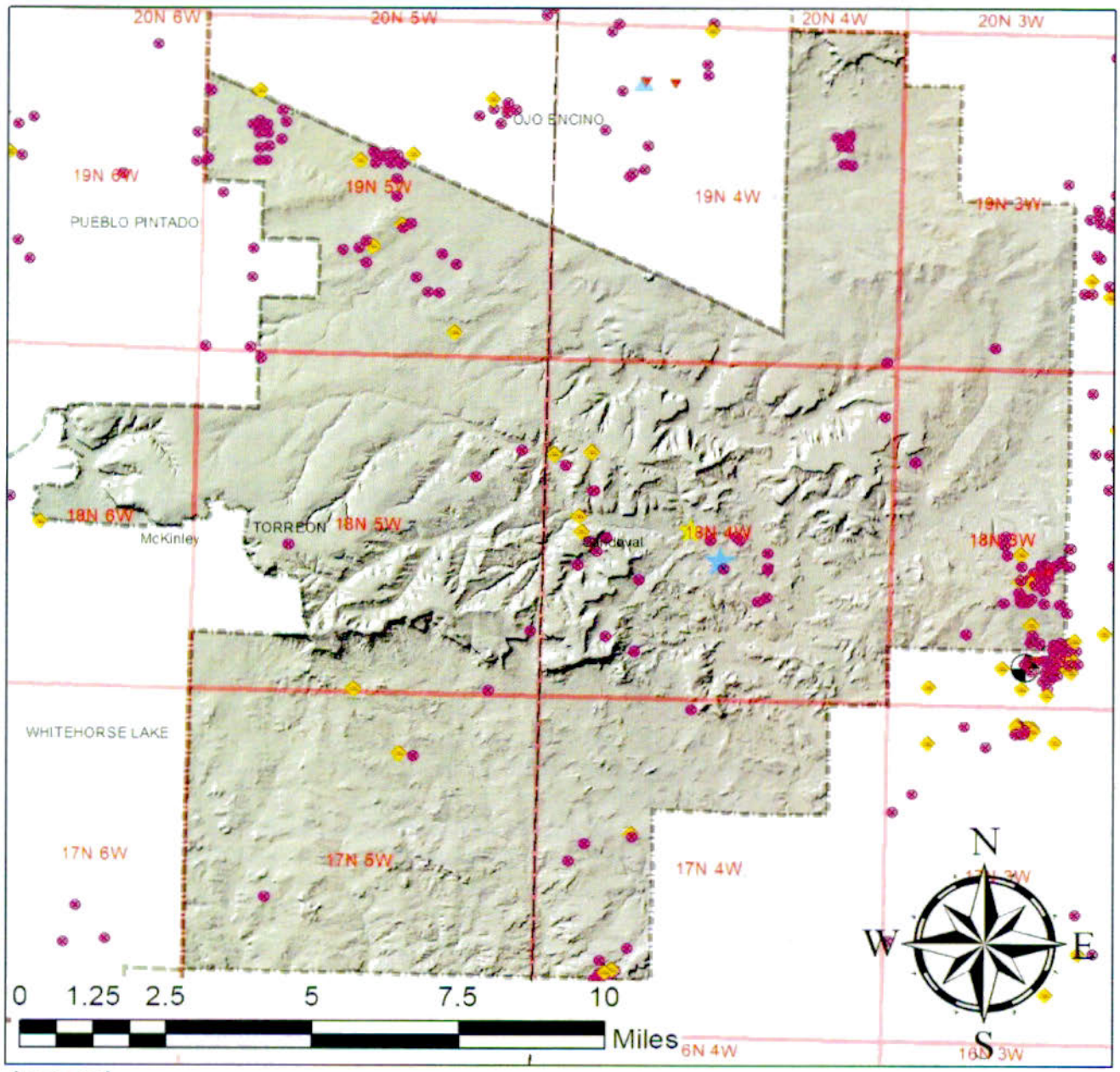
- San Luis Federal #015-Type: Oil-Operator: SAGEBRUSH OIL INC.

  https://wwwapps.emnrd.state.nm.us/ocd/ocdpermitting/Data/WellDetails.aspx?api=30-043-05061

- Although the Active wells are oil, the past wells had been for different purposes such as Gas, Water, Salt Water Disposal, and Injection.

Sources: *http://www.emnrd.state.nm.us/OCD/ocdgis.html*

Exhibit 17:
Torreon/ Star Lake Chapter
Well Status



Legend

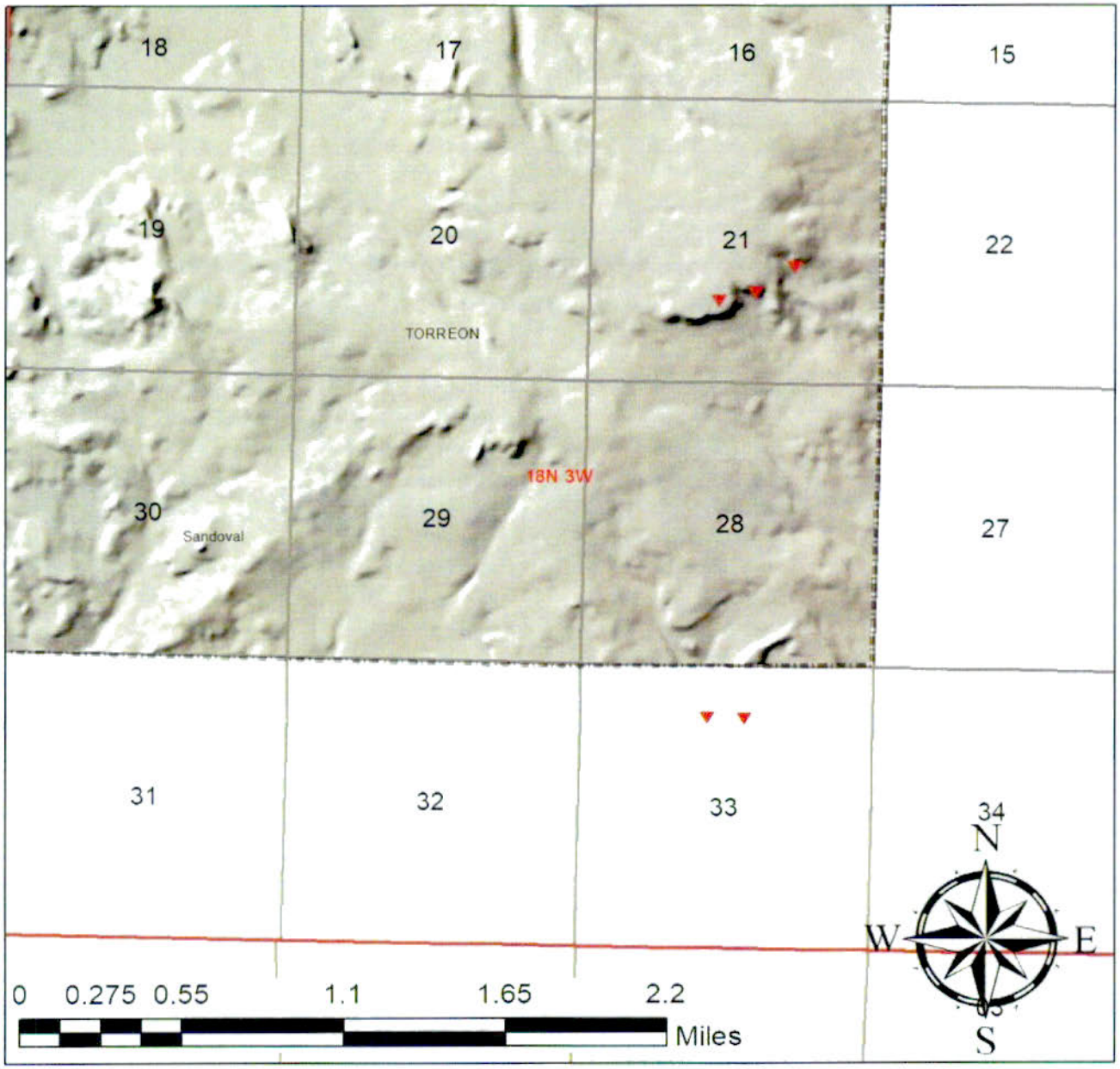
status

- Active
- Cancelled APD
- Expired, Temp Abandonement
- Plugged, site Released
- Shut in
- Torreon Store
- Torreon Chapter
- County Line
- Navajo Nation
- Township

DISCLAIMER: Maps are for information Proposes and May not be suitable for legal, engineering, or surveying purposes.

Exhibit 18:

Torreon/ Star Lake Chapter
Active Wells Location



Legend

status

- Active
- Cancelled APD
- Expired,Temp Abandonement
- Plugged, site Released
- Shut in
- Torreon Store
- Torreon Chapter
- County Line
- Navajo Nation
- Township
- Section

DISCLAIMER: Maps are for information Proposes and May not be suitable for legal, engineering, or surveying purposes

2.11.5 *BLM- Information*

Most of the Torreon/Star Lake Chapter Service area is maintained by BLM. Navajo Nation and Tri-Chapter are co-operating agents With BLM.

For More Information: https://www.blm.gov/media/public-room/new-mexico

Exhibit 19:
Torreon/ Star Lake Chapter
BLM Mineral Ownership Type

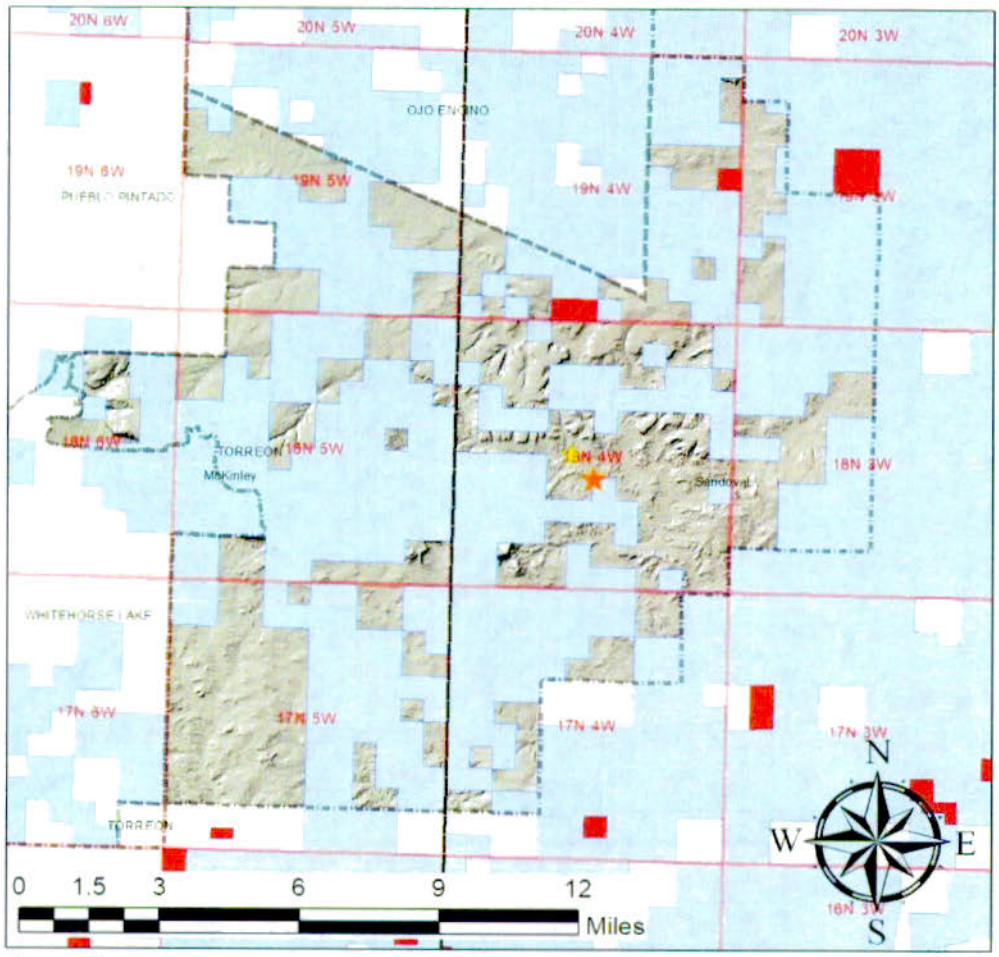
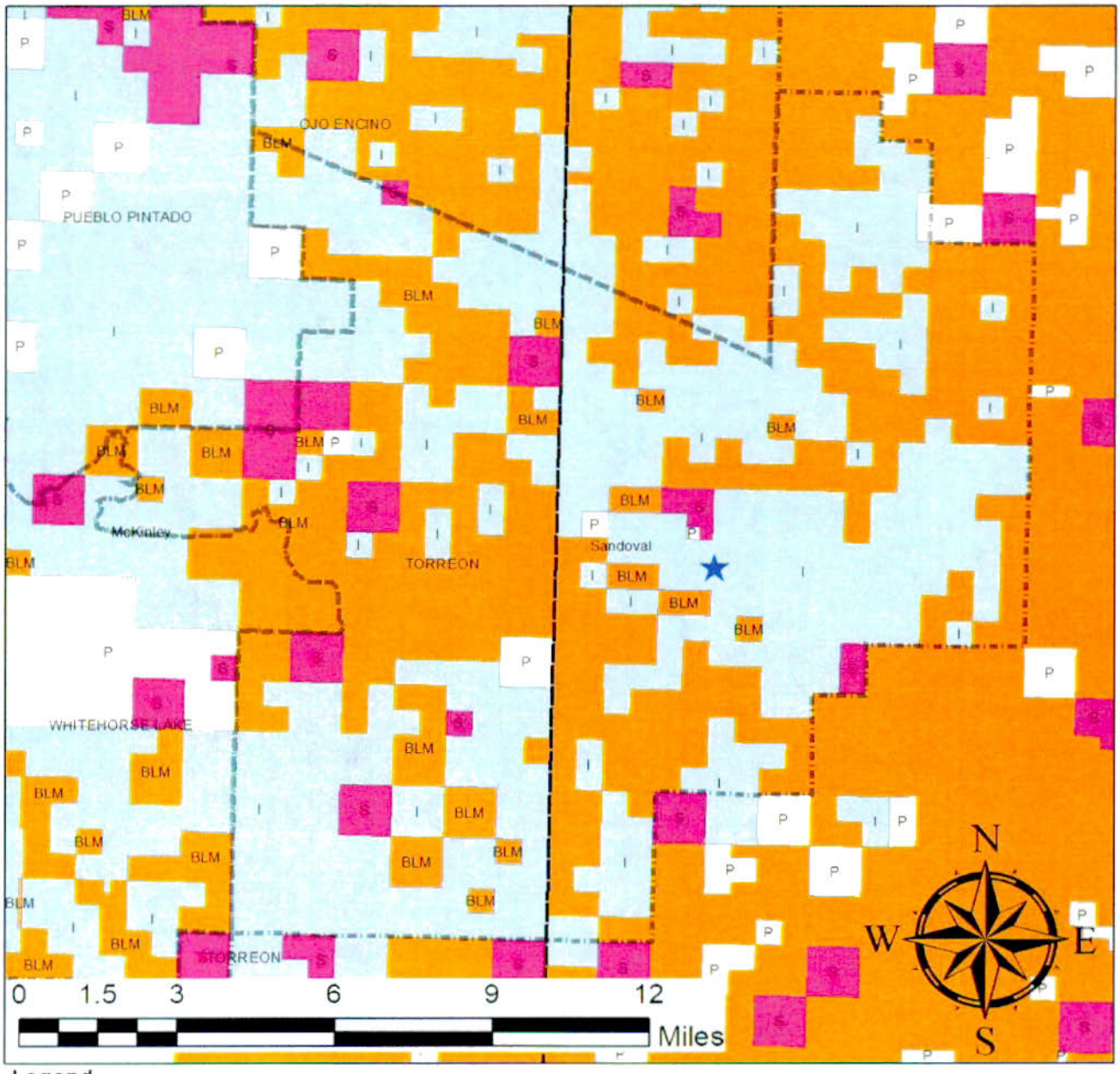


Exhibit 20:
Torreon/ Star Lake Chapter
Surface Ownership



Legend

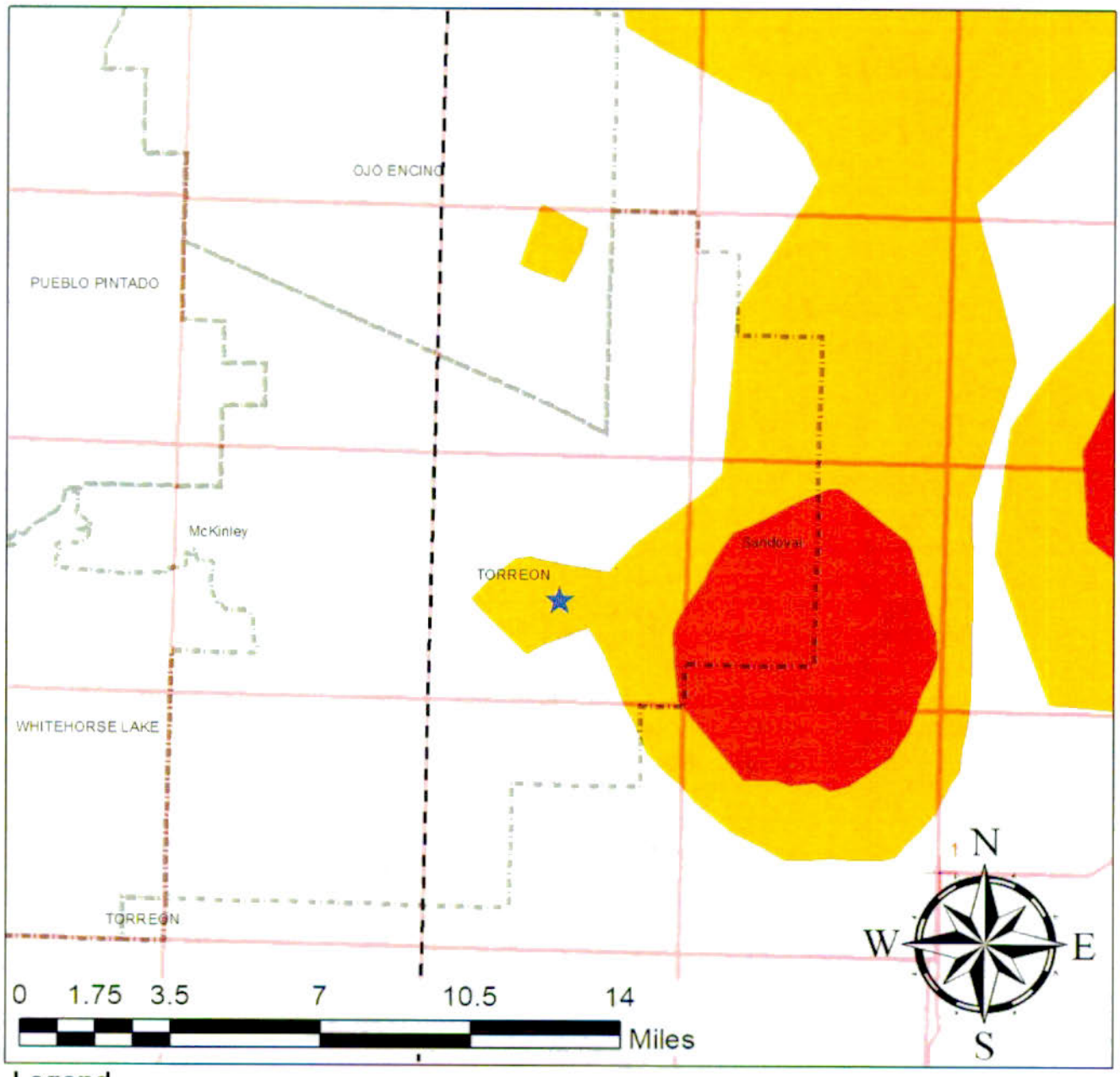
Navajo Nation
County Line
Torreon Chapter

Ownership

Bureau of Land Management
Bureau of Reclamation
Dept. of Agriculture
Dept. of Defense
Dept. of Energy
Forest Service
Fish&Wildlife Services
Tribal
National Park Service
Other Federal Agency
Private
State
State Game&Fish
State Park

DISCLAIMER: Maps are for information Proposes and May not be suitable for legal, engineering, or surveying purposes.

Exhibit 21:
Torreon/ Star Lake Chapter
BLM-Fluid Mineral Potential(2017)



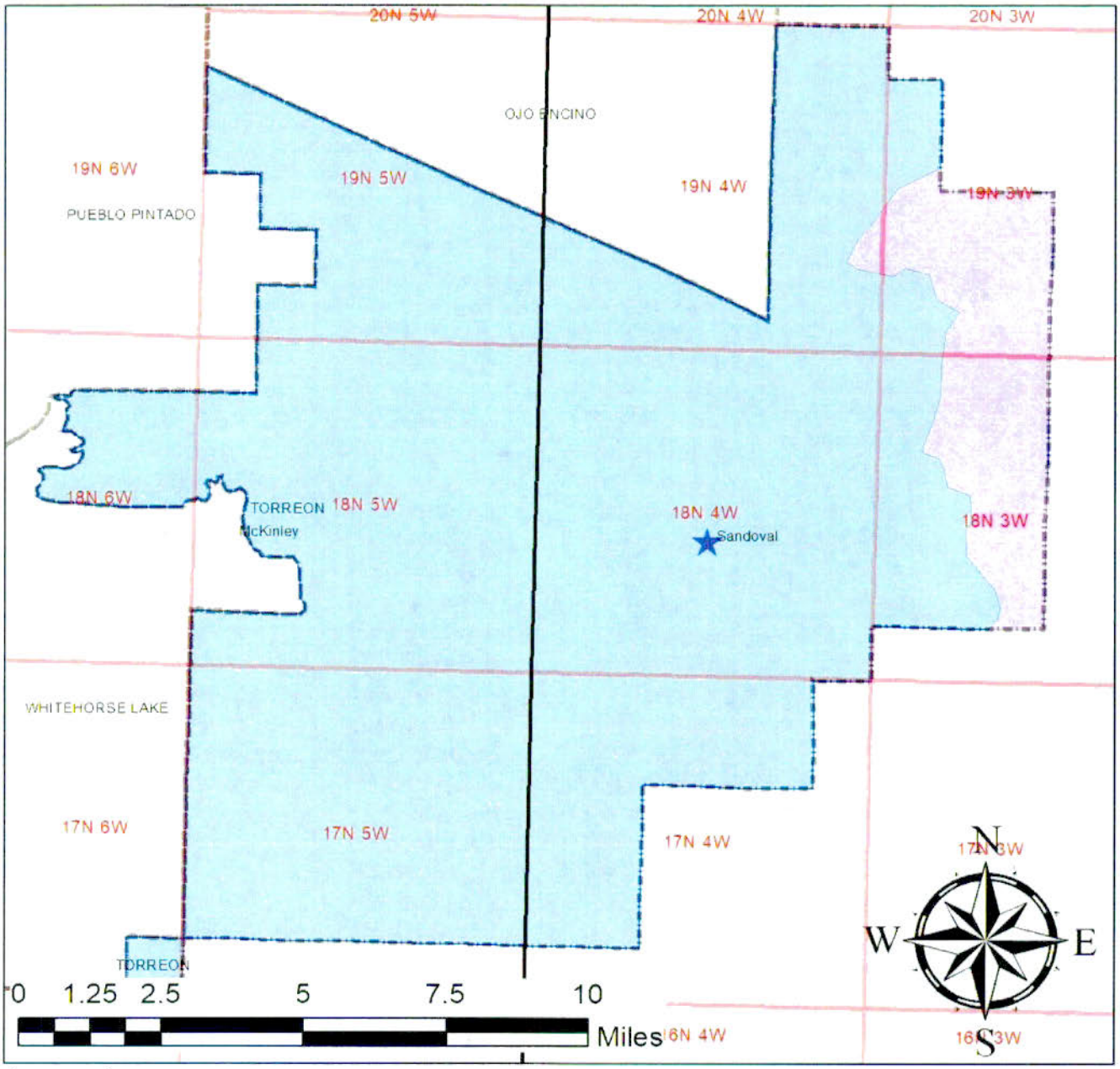
Legend

- Navajo Nation
- County Line
- Torreon Chapter
- **Status_**
  - High
  - Moderate
- Township

DISCLAIMER: Maps are for information Proposes and May not be suitable for legal, engineering, or surveying purposes.

Exhibit 22:

Torreon/ Star Lake Chapter
BLM-Major Land Resource Areas(2017)



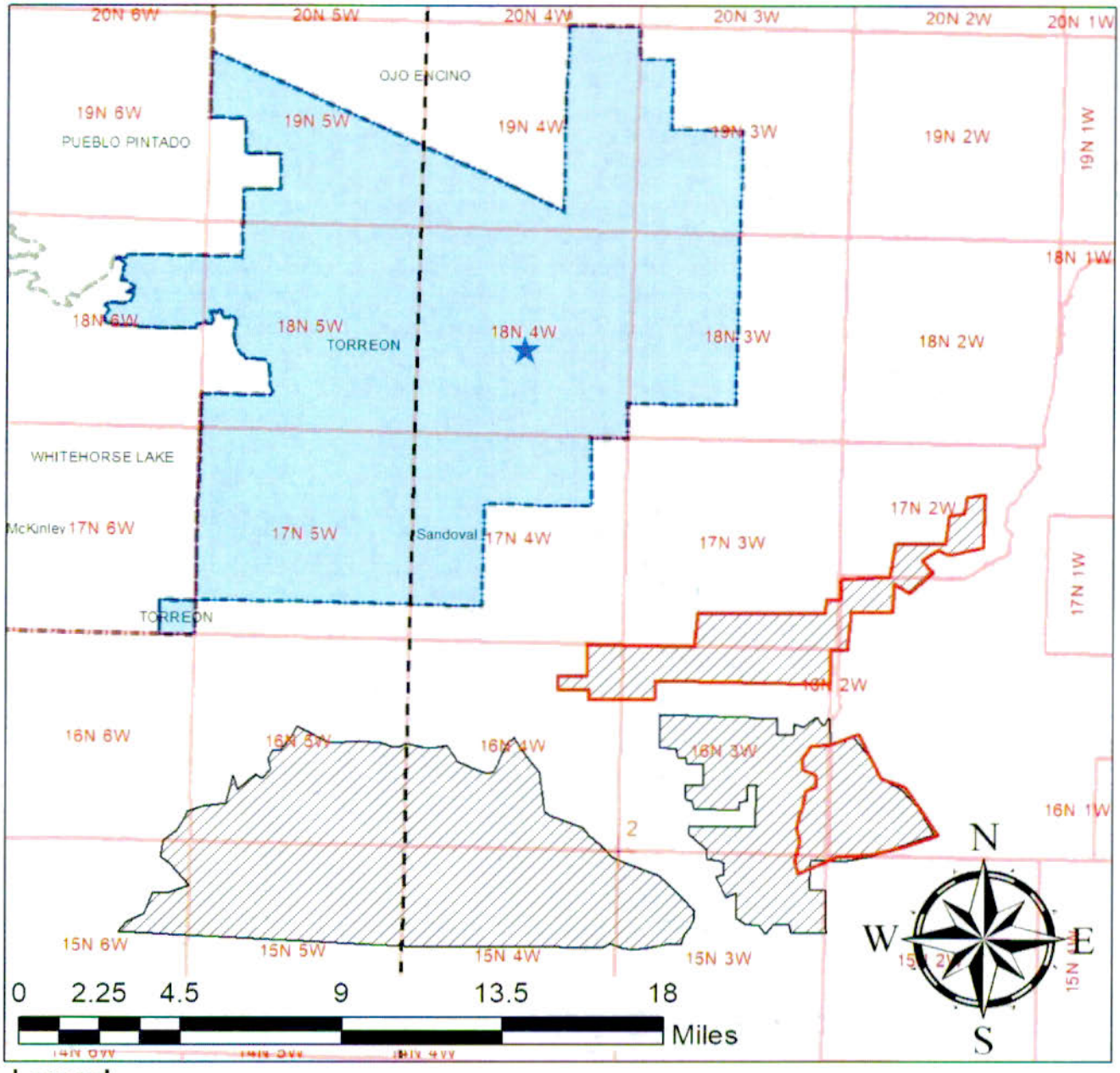
Legend

- Navajo Nation
- County Line
- Torreon Chapter
- Southwestern Plateaus, Mesas, and Foothills
- Colorado Plateau
- Township

DISCLAIMER: Maps are for information Proposes and May not be suitable for legal, engineering, or surveying purposes.

Exhibit 23:

Torreon/ Star Lake Chapter
BLM-ACECs around Torreon(2017)

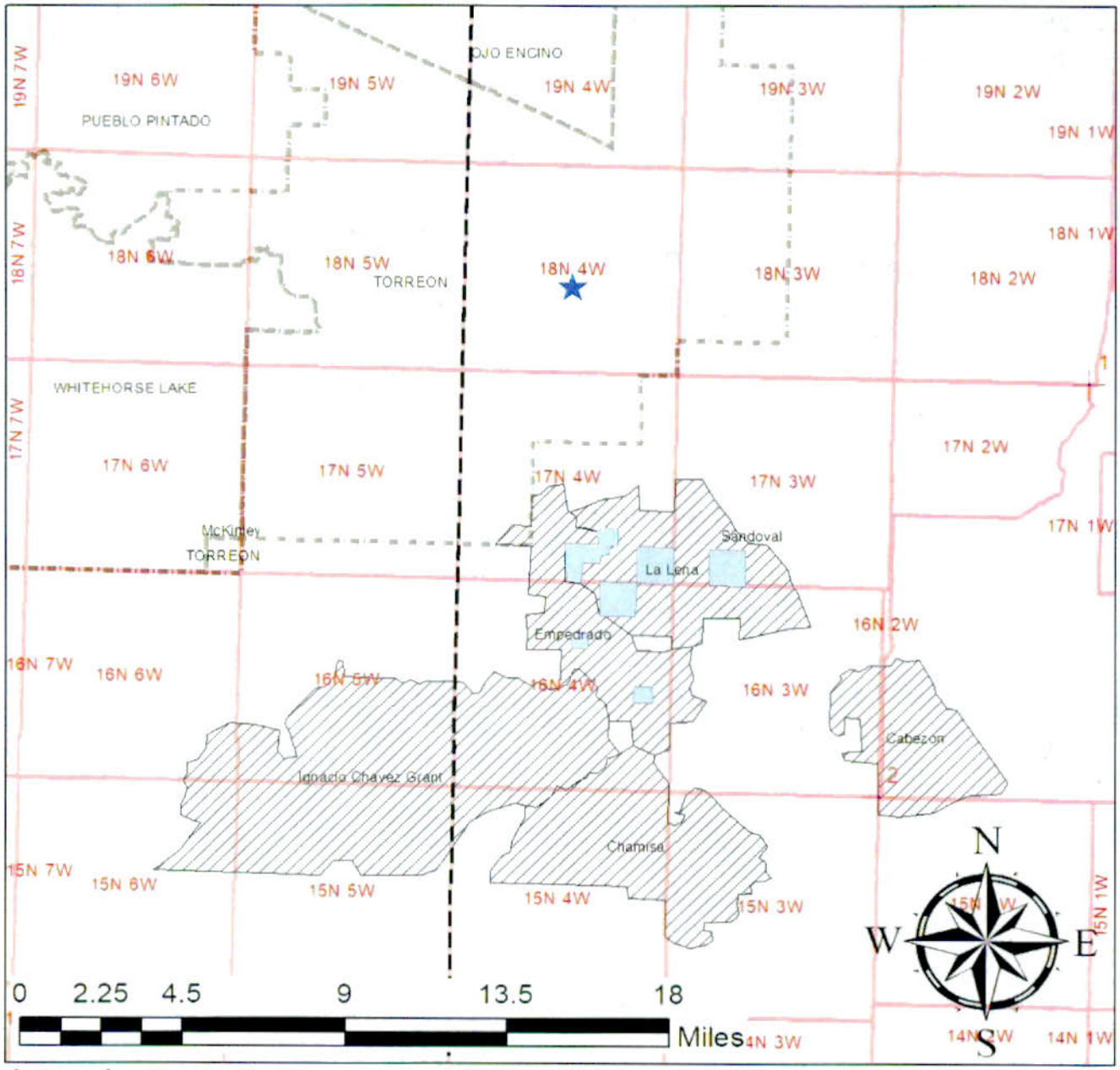


Legend

- Navajo Nation
- County Line
- Torreon Chapter
- **Class**
- Existing ACEC's
- Proposed ACEC's
- Torreon/Star Lake Chapter
- Township

DISCLAIMER: Maps are for information Proposes and May not be suitable for legal, engineering, or surveying purposes.

Exhibit 24:
Torreon/ Star Lake Chapter
BLM-Wilderness Study Areas Near Chapter(2017)



Legend

- Navajo Nation
- County Line
- Torreon Chapter
- class
- Wilderness Study Areas
- Not part of study
- Township

DISCLAIMER: Maps are for information Proposes and May not be suitable for legal, engineering, or surveying purposes.

"2019 Eastern Arts and Crafts Festival"l

2.12 Tourism

Area tourist attractions include:

- **Chaco Culture National Historical Park** is located 30 miles west of Torreon. The park received 78,400 visits annually in 1997. A Visitor Center is located at the park with self-guided tours, campground and picnic areas.
  https://www.nps.gov/chcu/index.htm

- **Jemez Mountain Trail Scenic Byway** area includes:
  - Jemez Valley National Recreation Area provides several campgrounds and picnic facilities along NM 4
  - 100,000+ visitors-Jemez State Monument - 20,000 visitors
  - Fenton Lake State Park - 45,000 visitors
  - Jemez Pueblo Red Rocks Visitor Center

  https://www.newmexico.org/things-to-do/scenic-byways/jemez-mountain-trail-national/

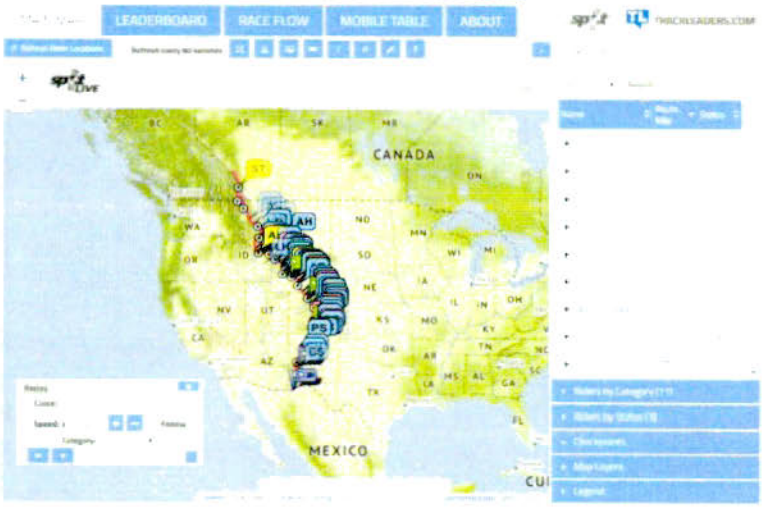
- **Ghost towns of Cabezon, San Luis, and Guadalupe**
  http://www.ghosttowns.com/states/nm/cabezon.html

- **Eastern Navajo Arts and Crafts Festival** – an event held every year in June at the Torreon/Star Lake Chapter, which attracts hundreds of visitors from the Eastern Navajo Agency communities and some from as far away as Japan.
  https://www.discovernavajo.com/calendar.aspx?calEventId=b4362d9630f84d90b00d71d161e55816

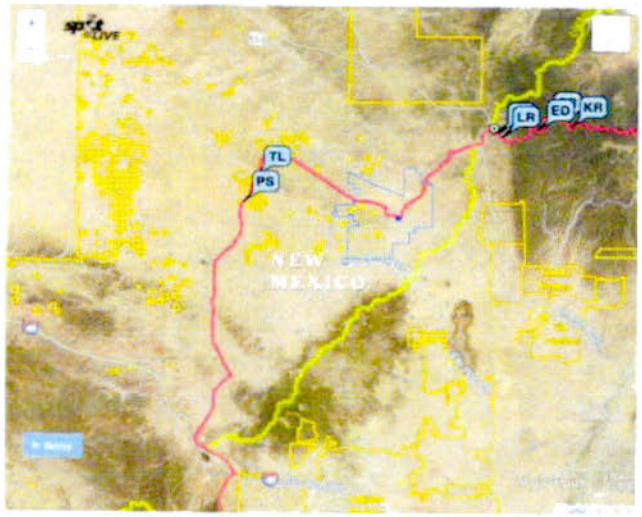
- **Navajo Tours USA** – a Group Tour That takes guests on a journey filled with Indigenous history through Chaco Canyon and Bisti Wilderness. The tour is Ranked 13 on the NATGEO Travel. In 2019 it was awarded the "Certificate of EXCELLENCE" by Tripadvisor and the "TRAVEL BEST TRIPS" by National Geographic.
https://navajotoursusa.com/

- **Bikepacking Tour Divide 2019** – The Tour Divide Is a Race that takes place in June. The Bike Riders Follow The Continental Divide From Alberta, Canada to Antelope Wells, New Mexico. They Travel 2,745 miles of Ultra-endurance bikepacking. The Cost is free through the Event Website. The tour started back in 2008, and they Travel through Torreon/Star Lake Chapter On 197/Route 9 From Cuba to Grants, New Mexico.
https://bikepacking.com/event/tour-divide-2019/

"Tour Divide-Start To Finish"



"Tour Divide Goes Through The Navajo Nation(Torreon/Starlake,Pueblo Pintada,Whitehorse Lake)"



2.13 Community Facilities

Existing and proposed community facilities described in this section are shown in Exhibits 36 and 37 and listed on pages 108-109.

2.13.1 Chapter House

Existing

The Torreon Chapter House was built in1966 with renovations and an addition in the 1980s. It is located on a 10-acre site. Refer to Exhibit 26 for a detailed aerial map of the chapter compound area. Services provided out of the chapter house include:

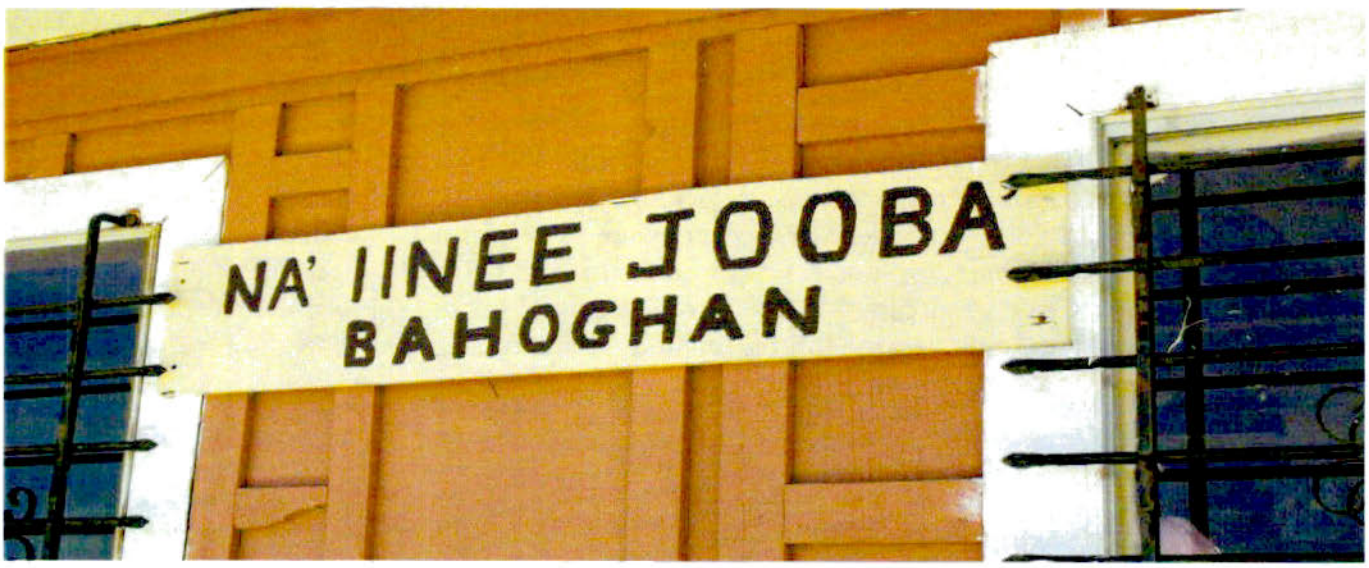
- Social Services
  - Community Health Representative (CHR)
  - Veterans (see description in 2.4)
  - Foster Grandparent - teach Navajo language to children
  - Headstart Preschool located in modular buildings in the compound
  - Adult In-Home Care
  - NDET/JOBS
  - Youth Program that includes a camp for youth exchange students
  - Adult Basic Education/General Education Development
  - Torreon Community Alliance
  - Maintenance Building

"Torreon Community Store, Inc. -was an independent, non-profit 501 (c)(3) entity is governed by a voluntary Board of Directors. Torreon Community Store began in 1997 as a thrift store experiment of Torreon/Star Lake Chapter, established by a chapter resolution and operated by a committee of appointed volunteers. In 2001, the thrift store committee became the Board of Directors and developed the store's By-laws, Articles of Incorporation, and the Policies & Procedures, and incorporated Torreon Community Store, Inc. to be the store's non-profit sponsoring organization.

The thrift store is located within the chapter compound next to the chapter house in the old preschool offices. The store sells a wide variety of merchandise, both new and used. In 2003, the store opened a new furniture annex next to the existing store.

The purpose of Torreon Community Store, Inc. was to provide members of the Torreon community with; affordable, dignified, and reliable access to new and used merchandise, to create jobs in the community as a not-for-profit business, serve as a base for practical, hand-on training and experience in operating a successful small business, to bring effective job training, to sponsor local business education and experience in operating a business and to support other community-based service initiatives.

Though, the Torreon Community Store provided great needs of job training. The slow decline of the economy caused the Store to close in 2015.



Senior Program –The new Torreon Senior Center was established in 2003, but not completed until 2017. The Senior Center is currently located across east of the Chapter House. The program serves 100 seniors who are 60 years or older and five disabled community members. The program offers lunch at the Senior Center daily and also home delivery of meals. Seniors can take classes on the importance of exercise and nutritional training; they can receive help with their tax preparation, have opportunities to take field trips, participate in the Senior Olympics, and are taken to town so that they can do their shopping.

The Senior Program has three tribal employees: Martha Charley (Cook), Earl Trujillo (Driver), and Joe Cayaditto (Supervisor). There is community service workers who come in for four hours a day and also many volunteers who come in and help. However, the Senior Center is already in need of more staff. Funding for a second driver for the south section of the community and a second cook are being requested.

For More Information Visit: https://www.facebook.com/pages/Torreon-Senior-Center/161833320842422

Community Job Fund –Was a unique program among the chapters, the Community Job Fund is designed to increase job skills of community members by hiring locally to do various projects. The program started with a $5,000 grant from the Catholic Sisters. The first project allowed residents to apply to have repairs done on their homes. The only requirement was that the homeowner was able to pay for the materials. If they could not afford to purchase the materials, then they could borrow up to half the amount from the Community Job Fund.

The Community Job Fund has also organized an accounting class that is being taught at the Chapter House through Diné College. A third project is being developed with an Albuquerque company which will install six homes with solar panels and teach community members the skills to install panels themselves.

The community members that are hired will then complete the project, six houses at a time, and the Albuquerque Company will monitor work before approving the next phase. The program is operated out of the Chapter House and has no official office. The program needs a full-time administrative person to help with grant writing and the overall organization of the program.

Proposed

The chapter proposes to relocate the chapter house to a new facility or a multi-purpose center that would house all service providers under one roof. Programs might include:

- Administrative offices
- Recreation facilities with gym, weight room, swimming pool, kitchen
- Multi-purpose Center

The multi-purpose center would be located on a 10-acre site that was previously reserved for a senior center. The 2000 CIP list identified a proposed Administrative Complex; a multi-purpose center would cost significantly more. The current chapter house could be renovated as a meeting space.

2.14 Public Safety

Existing

Police service is provided out of Crownpoint by the Navajo Nation. One officer is assigned to four chapters, including Torreon. In addition, New Mexico State Police and Sandoval County Sheriff Office provide some law enforcement in the area provide some law enforcement in the area, although restricted by Sovereign policies.

Problems still remain with slow response or lack of response all together. If a community member calls 911, it is routed through Chinle and then back to Cuba or Crownpoint, further delaying emergency response.

The fire and medical emergency services are provided by the local Torreon Fire Department. The Torreon Volunteer Fire Department is an established organization with the Sandoval County Fire & EMS. The organization began in December 2004. The Torreon VFD serves the residents of Torreon/Star Lake, Ojo Encino, Tinian, and Rincon Marquis communities for emergencies.

The TVFD also gives mutual aid to other fire departments in the Cuba, Regina, Lybrook, and Pueblo Pintado communities. Currently, the TVFD has a Fire Chief, an Assistant Fire Chief, and twenty-four active members that take time out of their home and work to respond to emergencies and to participate in trainings.

Exhibit 25:

Torreon/Star Lake Chapter Nearest Law Enforcement

Torreon Volunteer Fire Department Building

The Fire Department was recognized August 8th, 2004.The Movement was spear headed by Alvin Tachine Jr., and Mervin Martinez. The Fire Department was working under the Regina Fire Department until The State of New Mexico recognized the Torreon Fire Department February 2, 2005. The Torreon Volunteer Fire Department is now named Torreon District #15.

The Fire Department is funded by the State of New Mexico.
The Fire Department complex was funded by the Department of Agriculture Rural Development. The ground breaking of the complex was in 2007 and completed in November of 2008.

Although the Fire Department is Sandoval County They Serve Areas of McKinley County such as Rincon Marquez, Ojo Encino, and As far as Counselor.

The First Fire Chief was Alvin Tachine Jr., The District Fire Chief Now Is Alan Trujillo, Lynn Sandoval is Assistant Chief, Fire Captain is Iwin Caballero, and EMS Captain is Stephan Archibald. They also have other volunteers from cadets to Wildland Fire Fighters.
The BIA and the County of Sandoval entered into a fire protection agreement to provide mutual assistance to combat fires, emergencies and other disaster situations to Navajos and non-Navajos alike.

Infrastructure for Fire Station

- Water is provided by NTUA from water line located in State Highway ROW on west property boundary.
- Gas for facility heat and hot water is from 500 gal. Propane tank.
- Electricity is provided by Jemez Mountain Electric Co-op.
- A septic system was installed for sewer.

Staffing for the station is volunteer personnel; the station has intermittent activity based on emergency call volume, meetings and fire suppression, emergency and disaster training sessions.

Proposed

The Fire Department is proposing a helipad. The helipad will be located behind the fire station. This is a great need, especially when emergencies happen. The Fire Department usually blocks the road going towards the Day school to use it as a helipad. Sometimes it causes a delay with the school, for that is the only route to and from the school.

The Fire Department is also requesting a fire hydrant be added to their location. This project is one of five locations prepared by SMA and still awaiting approval by NTUA. This addition to the Fire Station will help to see growth in the department with growing equipment size.

2.15 Educational infrastructure

Existing

In 1935, the BIA built the Torreon boarding school, which had grades one through three. It had two Hogan dorms - one for boys and the other for girls. Crownpoint schools only went through the 7th grade and then students were transferred to Wingate High School or out-of-state boarding schools.

Na'neelzhin Ji Olta, a BIA school built in 1983, currently serves 189 students with that number slowly decreasing each year from 418 back in 2006. Children in grades Kindergarten through 8th grade, living in Torreon, Rincon Marquez, Papers Lake/Star Lake, and the Mission area can attend the day school. The school walls display murals painted by local artists. Along with regular classroom activities, children have access to computers and internet service. Roughly ninety percent of the students that attend the Na Neel Zhin Ji Olta Day School come from low income families. This is

increased since 2006.

The school is still involved in the organization of several programs for the students and adults in the community.

Na'neelzhiin Ji Olta Day School

One program that the school is involved in is the eRATE Program, which provides discounted rates for internet access, internet service and internal connections.

Another program that the school offers is FACE. FACE is an adult literacy program that helps parents to complete their GED, currently there is about 48 parents are enrolled in this program. It is located in the old boarding school dormitory and this facility requires asbestos abatement and major renovation or total new construction.

The school employs 54 people, 1/3 is office staff 1/3 of those being teachers and the remaining 1/3 being bus drivers, food service workers, and maintenance staff. The school is relatively new and remains in excellent condition due regular maintenance; however, additional extracurricular activities are needed to improve social development.

There are currently some teacher houses on the site where the old school building is, there are plans to build six additional homes at the same location within the oncoming years. The community is in desperate need of a high school. There was a proposed site at the time. If a high school building were available, the Diné College would be able to provide classes there for the community members.

In 2006 there were Three Head start preschool units are located in the chapter compound, 2 units are in older frame buildings and 1 is in a new modular building, they serve 54 students. Each unit has a teacher, an aide, and driver. The modular building has a kitchen while the two other buildings share a kitchen facility. In 2018 only one Unit is used for preschool serving 18 students, the newer modular building now serves as a Community Library.

Students attend public schools in Cuba, particularly Cuba High School. One parochial school is located in the chapter: Torreon Christian School (K-12), with about 50 students.

Proposed

The Gallup-McKinley School District built a new high school to serve the five area chapters: Counselor, White Rock, Torreon, Ojo Encino and Pueblo Pintado, resultantly the Tse` Yi` Gai` High School has been constructed near Pueblo Pintado in 2007.

2.15.1 Library

Existing

The Torreon Community Library and youth center resolution to meet the criteria was passed in January 2016. The Library is under the NM State Library Tribal libraries program to serve Torren/ Star Lake Community and Surrounding communities.

The Three committee members helped push for the library. Maria Toledo was the president; Ashley Ridge and Jean Whitehorse were also members. To meet the criteria set forth by the state a checklist was created by Caithlyn Phiper and Mario Atencio. Community leaders helped by contributing there expertise in Community knowledge.

The Library offers many services that community members can utilize. The Internet services provided to the Library right now are 2 T-mobile Hotspots which offer about 2mps. The Library has a 40-50mps cable which will be soon connected to an intricate rack and servers to Wi-Fi points providing Building wide wireless internet. The Library has Three laptops that community members can use to look for work,etc. The Library is also utilized for small meetings by local organizations.
The Library director is Kialo Winters; He also is setting up the Libraries Wireless Internet. Nelly Yazzie, under NICOA, is the Librarian until further funding is approved or received.

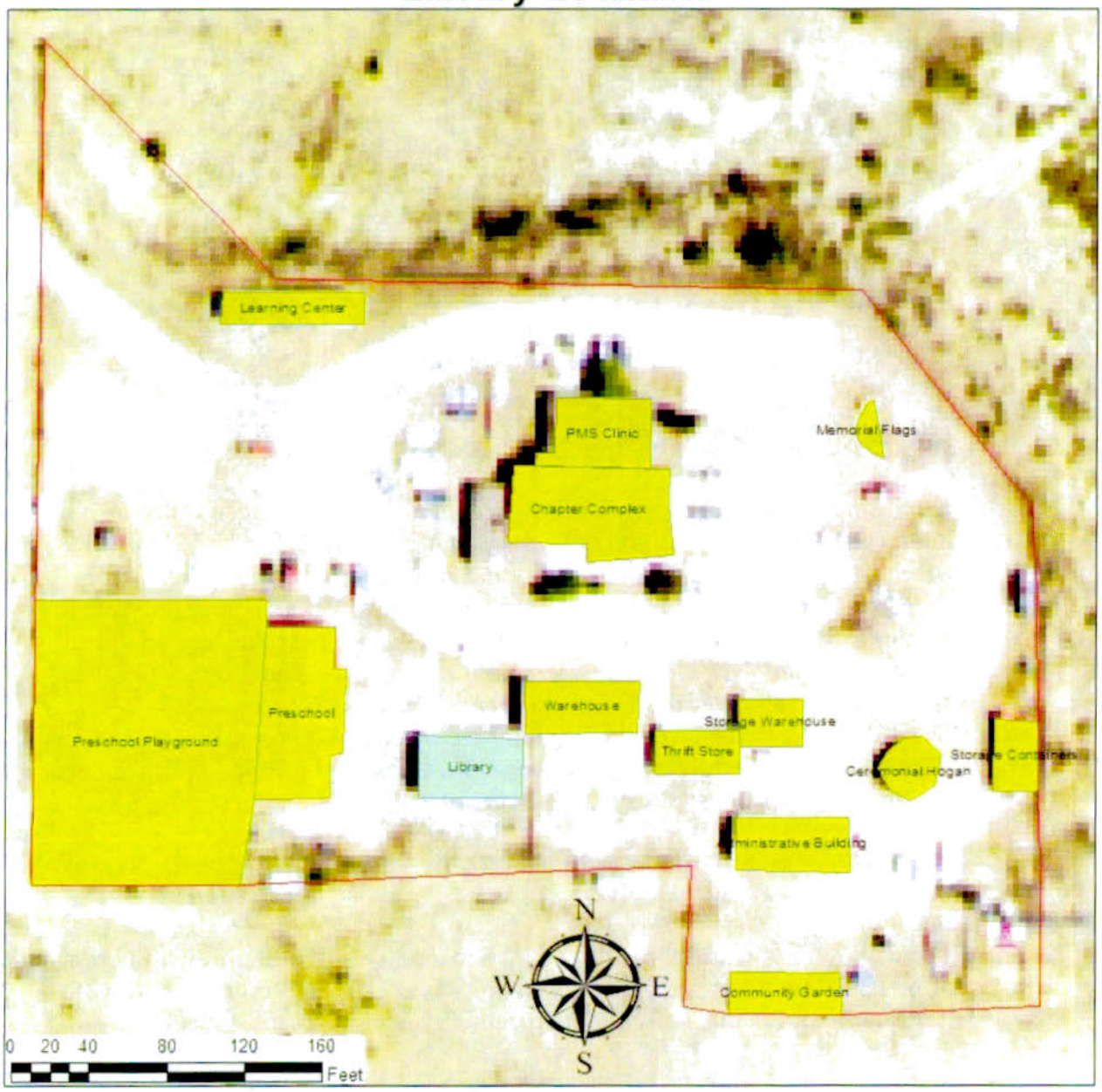
For More Information Visit: https://torreon.navajochapters.org/torreon-community-library.aspx

Proposed

The community would like to see a bigger facility in the future, with hopes of better Internet services. The community is continuing to grow, and with it greater needs of Job search to help combat unemployment statistics.

Exhibit 26:

Torreon/Star Lake Chapter
Library Location



Legend

Cell Tower

Chapter Fence (4.06 acres)

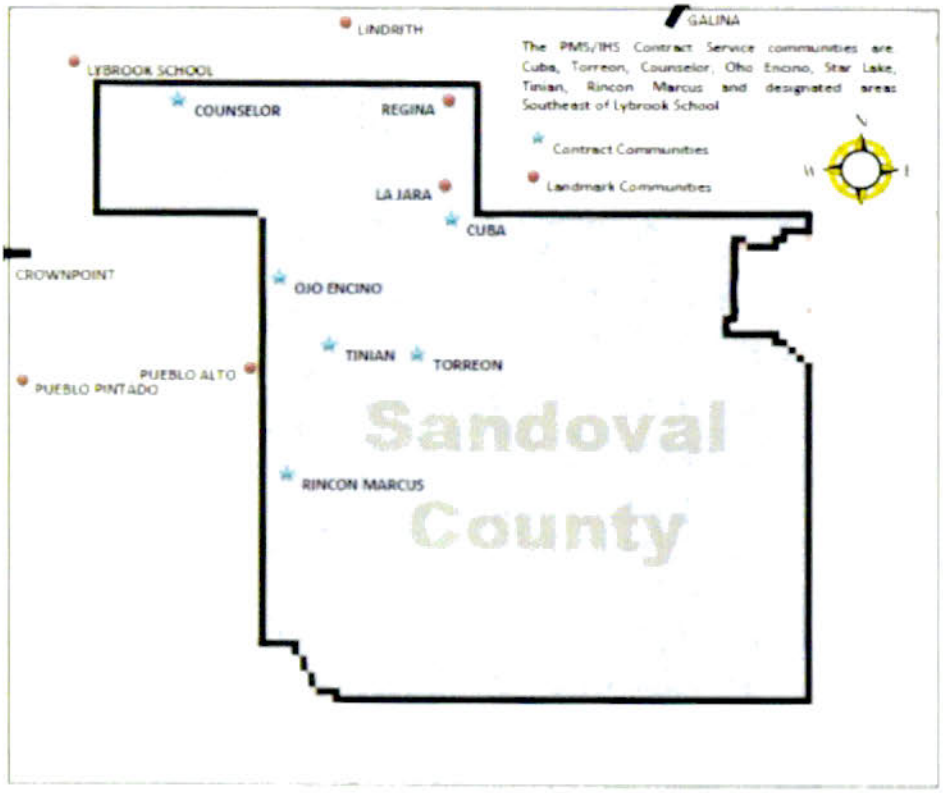
DISCLAIMER: Maps are for information Proposes and May not be suitable for legal, engineering, or surveying purposes

2.16 Health Care

Existing

The Torreon clinic is operated by Presbyterian Health Care in Cuba. The provider is contracted by the I.H.S to provide health care services for the communities of Torreon, Counselor, Ojo Encino, Rincon Marquez, and Native Americans living in Cuba. The current clinic is no longer suitable for the community; it lacks adequate telephone/internet services and is in poor condition. Plans are to renovate the existing clinic.

Each year, they serve approximately 5,000 people from all five communities. The Torreon Clinic is currently located in an old building next to the chapter house. The facility is open four days a week and staffs a dentist, two dental assistants, one doctor, and two medical assistants. The majority of the staff lives within the community. The clinic was established as a primary care facility. Any specialty care that a patient may require is referred to another doctor outside of the system by I.H.S.



Effective July 1, 2000, the United States Public Health Services/Navajo Area Indian Health Service (IHS) and Presbyterian Medical Services (PMS) of Santa Fe entered into a contract pursuant to which PMS administers health care claims for a specific population of Native Americans residing in a designated service area around Cuba, New Mexico. This program is managed in part by the PMS Checkerboard Area Health System (CAHS) located in Cuba, New Mexico. This manual details procedures that are required of health care providers ("Participating Providers") who seek to be reimbursed by PMS and/or IHS for provision of health care services to certain IHS beneficiaries.

Exhibit 27:

"Torreon/Star Lake EMS Landing Zones"

The Native American population covered by this contract is part of the population served by the Crownpoint IHS Service Unit and is identified as IHS beneficiaries residing within defined chapter boundaries and portions of communities which may include: (1) Counselor, Ojo Encino and Torreon Chapters; (2) Star Lake, Cuba, Rincon Marcus and Tinian Communities; and (3) designated area southeast of Lybrook School. Such IHS beneficiaries are referred to herein as the "Covered Members." 3. SUMMARY OF BENEFITS 3 IHS form #001 Rev 12/05/2014 Reimbursement to participating partners covers the provision of medically necessary health care services to Covered Members, including inpatient services with support services, emergency medical services, outpatient specialty services & diagnostic services, in accordance to IHS Priority 1.***Proposed***

PMS- Proposed Building Layout

Exhibit 28:
Torreon/Star Lake Chapter
Proposed Emergency Services Improvements

Legend

State Highway
Existing Water Line
Existing Fence
Roads
Structures
Exisitng
Existing
Proposed

DISCLAIMER: Maps are for information Proposes and May not be suitable for legal, engineering, or surveying purposes

The chapter would like to build a new EMS facility. The Torreon/ Star Lake area and peripheral communities require a facility that is approximately 7,387 square feet to accommodate the growing population. The site next to the fire station has been identified for this new facility; some funds are already set aside.

There is some discussion with PMS about building a small hospital in The Torreon Chapter Compound, which would serve a tri-chapter area. The chapter is also interested in building a nursing home facility. This facility could be located in Torreon or another chapter.

Finally, Cuba and chapters in the region are planning an alcohol detox center. The location of this facility has not yet been determined, but a site has been identified near the proposed Cuba Job Corps center on U.S. 550.

For More Information Visit: http://www.pmsnm.org/assets/uploads/IHS-CONTRACT-HEALTH-provider-manual-12052014c.pdf
For More Information Visit: http://www.navajo-nsn.gov/News%20Releases/NNDCD/2015/sep/DCD%20Newsletter%20-%20September%202015.pdf

2.17 Community Centers

Existing

There is a senior community center that currently exists in the Torreon/ Star Lake community; the next closest centers are located in Cuba, which include the Sandoval County Senior Center and other community recreation programs.

"Torreon/ Star Lake Senior Center"

Proposed

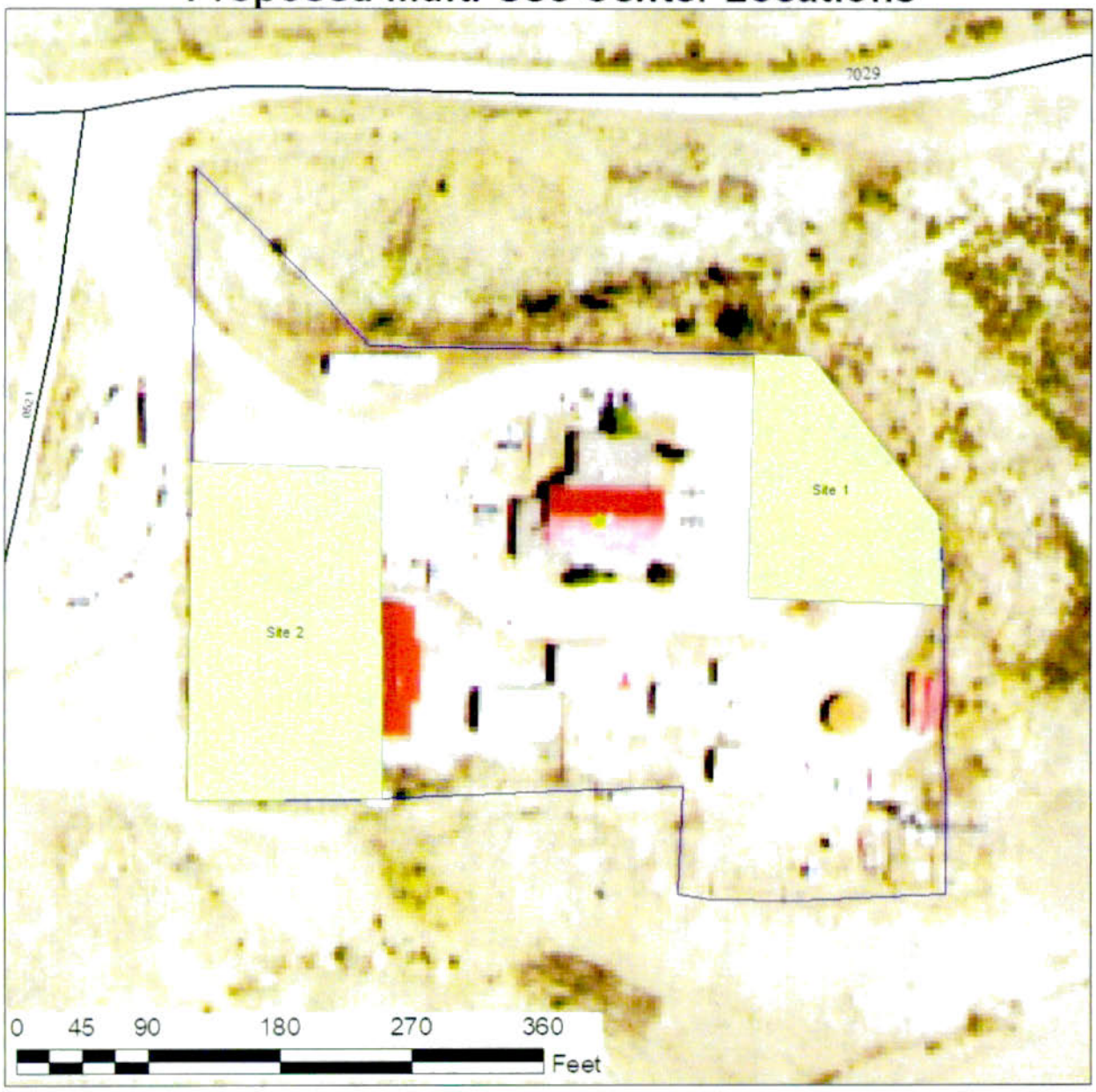
The chapter proposes building a Multi-purpose center inside the Torreon Chapter Compound. The Chapter has planned to tear down the old Chapter complex to build a new multi-use center. The land has already received both an archeological and an environmental clearance. The Facility has been in the planning stage for some time now.

The facility would include a rec room and dining areas, meeting rooms, storage areas, a gym, and Reading area where Teens and other Community members will utilize an create a positive social atmosphere. The new building would be approximately 6,200 sq. ft. in size, cost at least $500,000 and be able to serve 140 people at any given time. A long-term proposal is to build a swimming on the site with the Multi-Purpose Center.

"Flags flown at half-mast for Late Senator John Pinto"

Exhibit 29:

Torreon/Star Lake
Proposed Multi-Use Center Locations



Legend

- Chapter Fence (4 06 acres)
- Torreon Chapter
- Proposed MultiCenter Locaitons

DISCLAIMER Maps are for information Proposes and May not be suitable for legal engineering or surveying purposes

N
W E
S

2.18 Cultural Facilities

Existing

Torreon Ceremonial Hogan, the Hogan was built in November 2003 as a part of a future business venture for the Torreon/Star Lake Chapter.

Proposed

Cultural facilities have also been proposed including:

- Arts and crafts center
- History museum
- Cultural center
- Ceremonial Hogan

2.19 Recreational

Existing

Currently, Baseball fields are along with an adjoining empty field where community Events are held are the only recreational facility in the community.

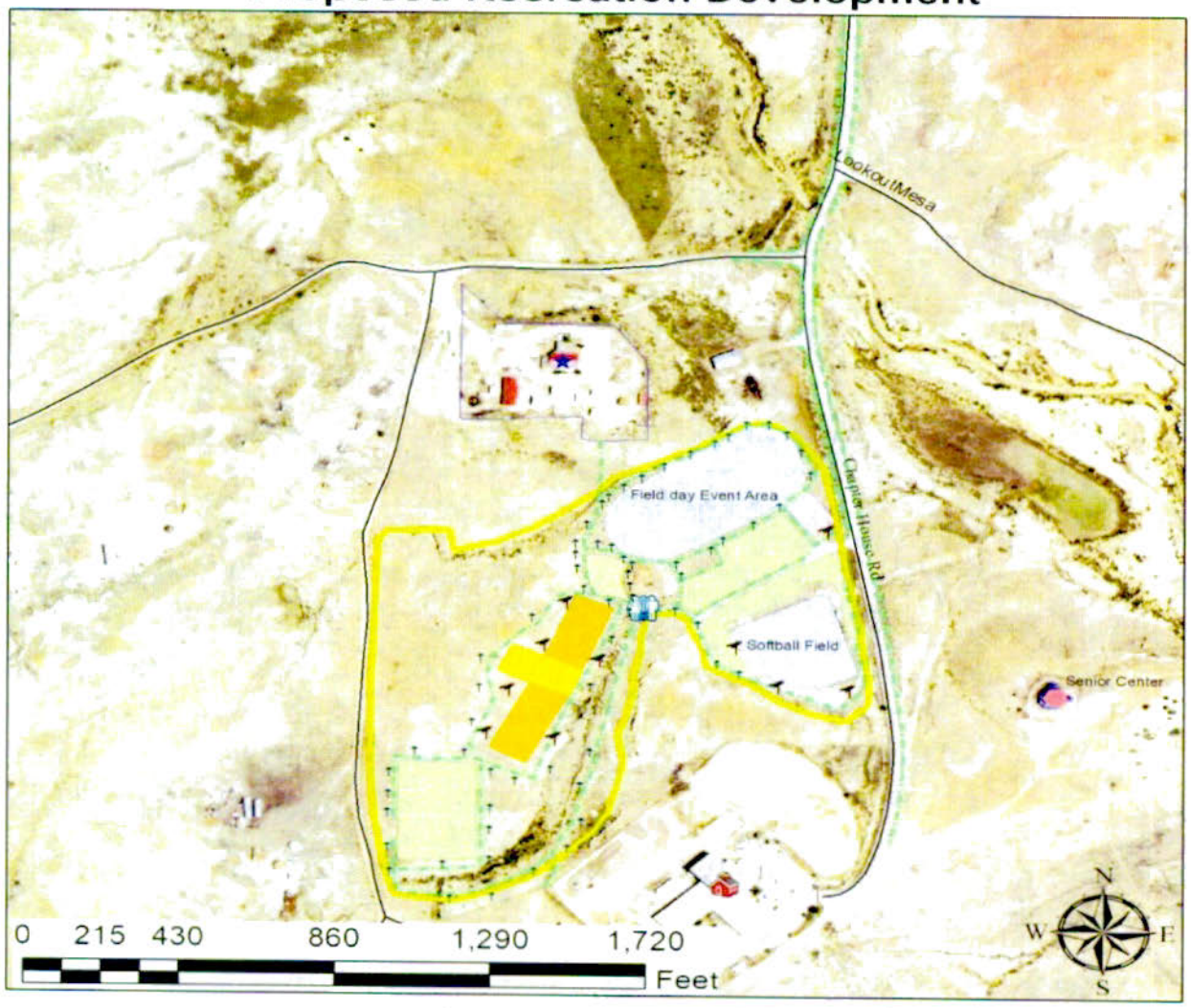
Proposed

A recreation center is proposed for the community to be located as part of a multi-purpose center at the Chapter Compound. It would provide a gym with bleachers, a weight room and a swimming pool.

The chapter was planning a campground for student exchanges to teach community youth survival skills. In addition, a fairgrounds/rodeo grounds have been proposed to be located on purchased allotted land.
With The already Existing Softball Field, and Community field the CLUPC would like to see Sidewalks for already used trails, Lights for the Softball Field, Street Lights, and a playground.

The Playground will help with children and adults get outdoor activity, and be socially active. This Plan will help combat obesity and social economic depression by bringing the community together to be active with their children. The children have no designated playground, some of them sneak onto the Na'neel'zhiin ji Olta playground after school just to play.

Exhibit 30:
Torreon/Star Lake Chapter
Proposed Recreation Development



Legend

- Chapter Fence (4.06 acres)
- Parks&Recreation
- Exisiting Fields
- Torreon Chapter
- Na'neel'zhiin ji' olta
- Proposed Stadium Lights
- Proposed Street Lights
- Proposed Restroom
- Proposed Walkway/Sidewalk
- Proposed Parking
- Proposed Horseshoe Area
- Proposed Volleyball Court
- Proposed Basketball Court
- Proposed Playground

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2.20 Other Community Uses and Programs

Mail Service:
The chapter proposes a post office or cluster mail boxes in the community. At one time there were mail boxes at the chapter house and later at the Torreon store.

CellularOne Telecommunications Tower:
The Torreon/Star Lake Chapter by resolution TSL 11/2005 059-019 has relinquished a 40' by 40' tract for the construction of the tower. The resolution further approved "the use of such parcel by CellularOne of Northeast Arizona to construct, operate, and maintain a telecommunications tower in the Torreon/Star Lake Chapter and utility corridor for same."

Other Community Services:
A number of programs are located in Cuba and include Youth Incorporated, which provides community service projects for juvenile offenders, a Youth Job Corps program, and a training center operated by the state highway department as part of the U.S. 550 widening project. A Trades Center is also proposed to be built in Cuba that would serve the surrounding area including area Chapters.

2.21 Community Cemetery

Existing

The Current Existing cemetery has been provided by Torreon Navajo Mission, located 5 miles NE of Torreon/Star Lake Chapter. Currently One cemetery is located on Allotment land the newer one is on private land. The older cemetery is on township 18N Range 3W and section 17, the newer cemetery is on same township and range, but on section 8.

Exhibit 31:

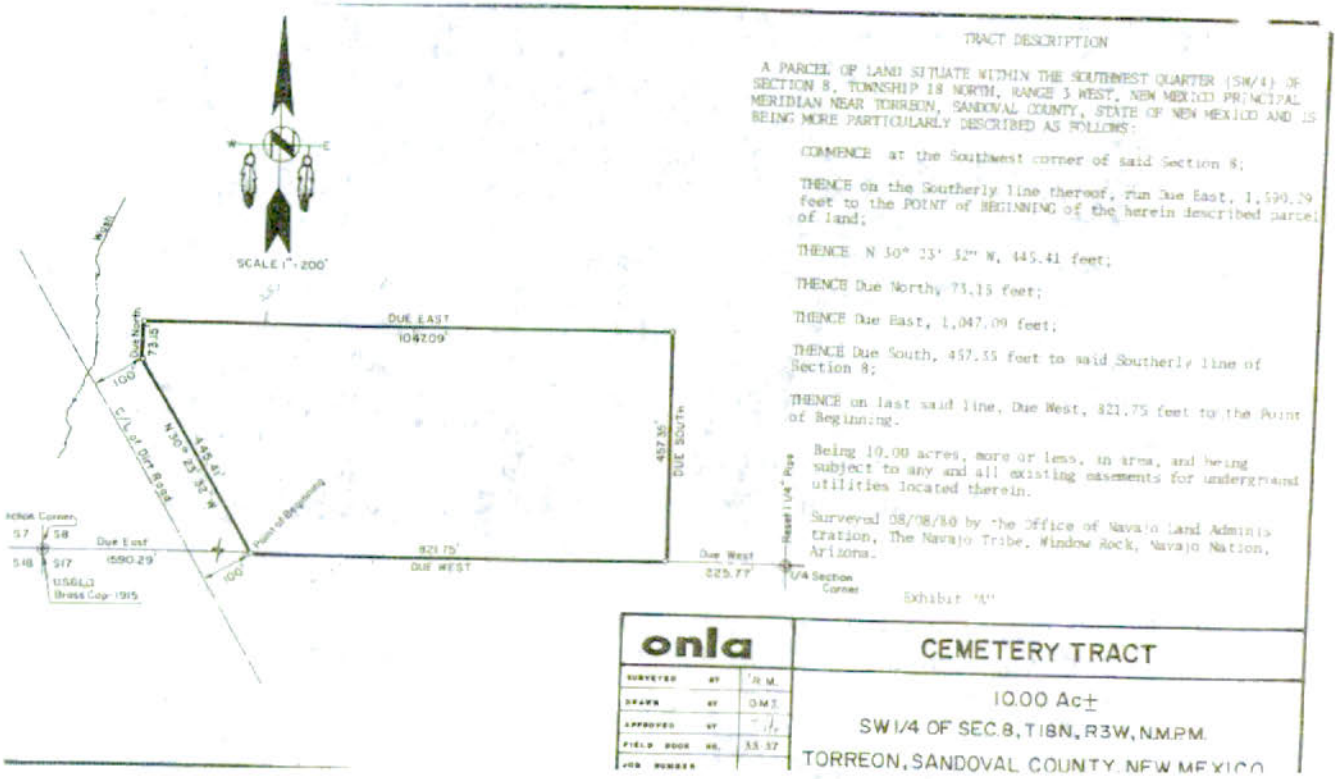
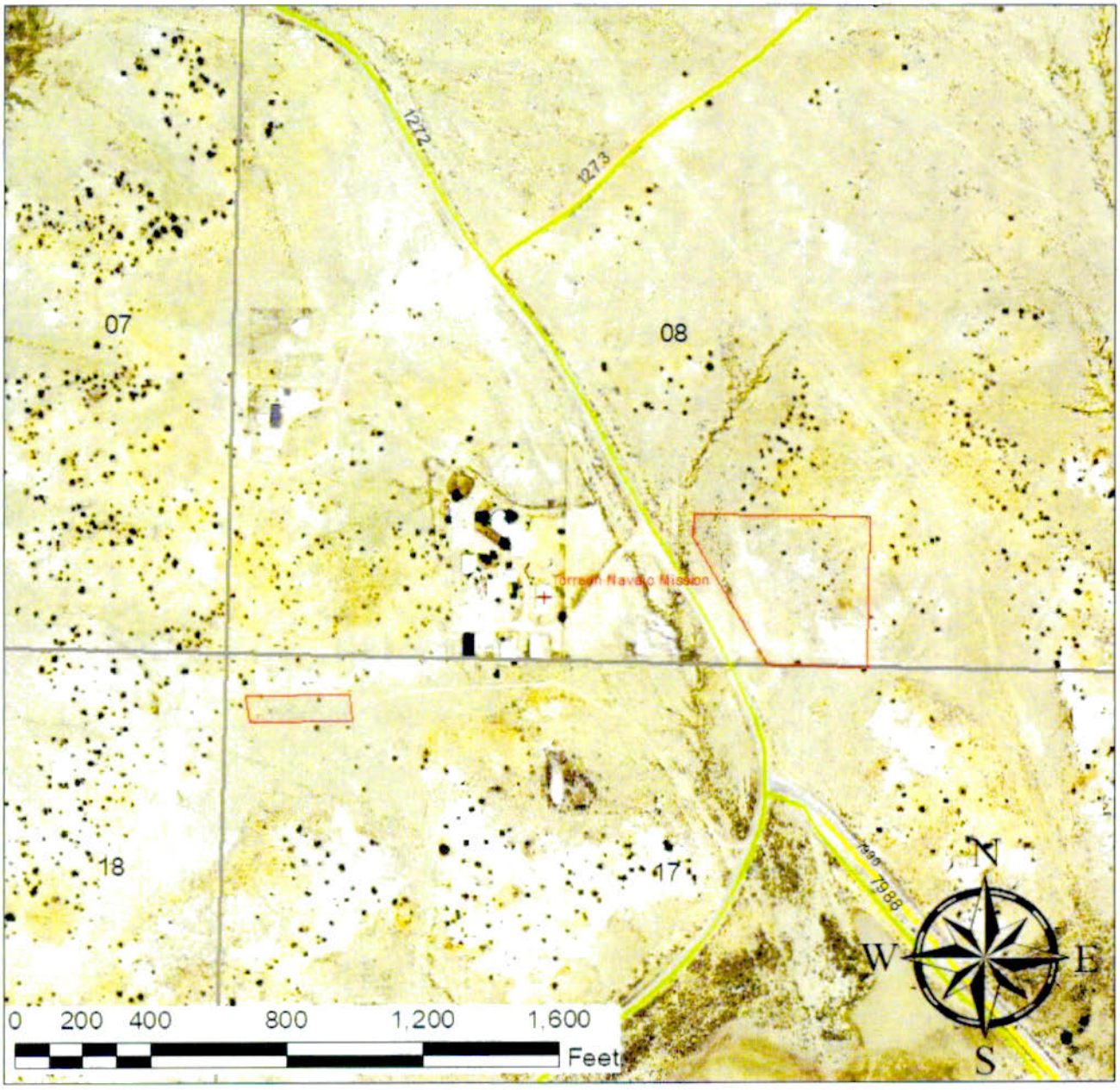


Exhibit 32:
Torreon/Star Lake Chapter
Existing Cemetery Locations



Legend

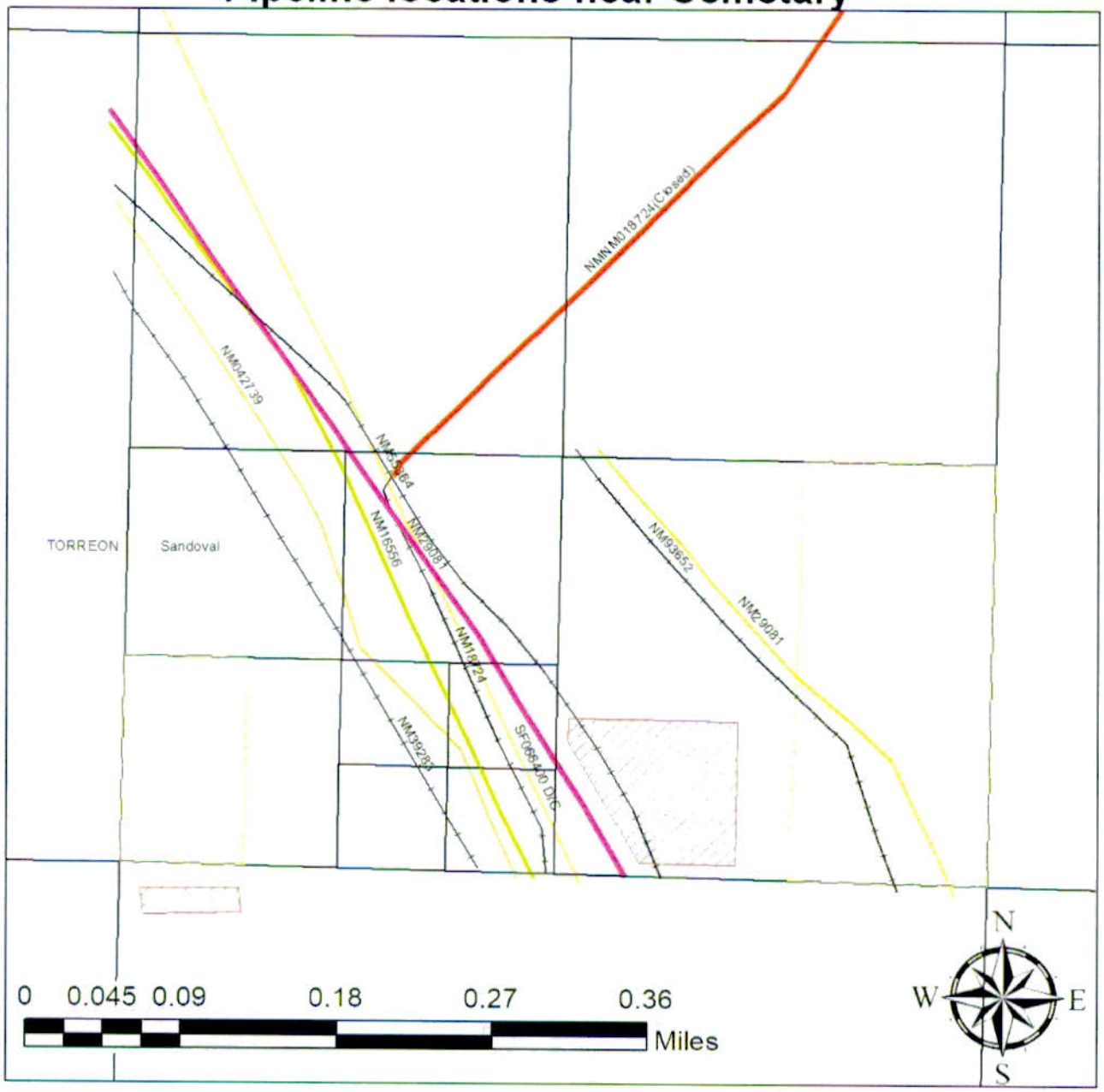
- Churches
- State Highway
- Existing Cemetary
- Inventory Routes
- County Roads
- Section
- Tribal roads
- BIA Routes

DISCLAIMER Maps are for information Proposes and May not be suitable for legal engineering or surveying purposes

THE GREAT SEAL OF TORREON/STAR LAKE CHAPTER

Exhibit 33:

Torreon/Star Lake Chapter
Pipeline locations near Cemetary



Legend

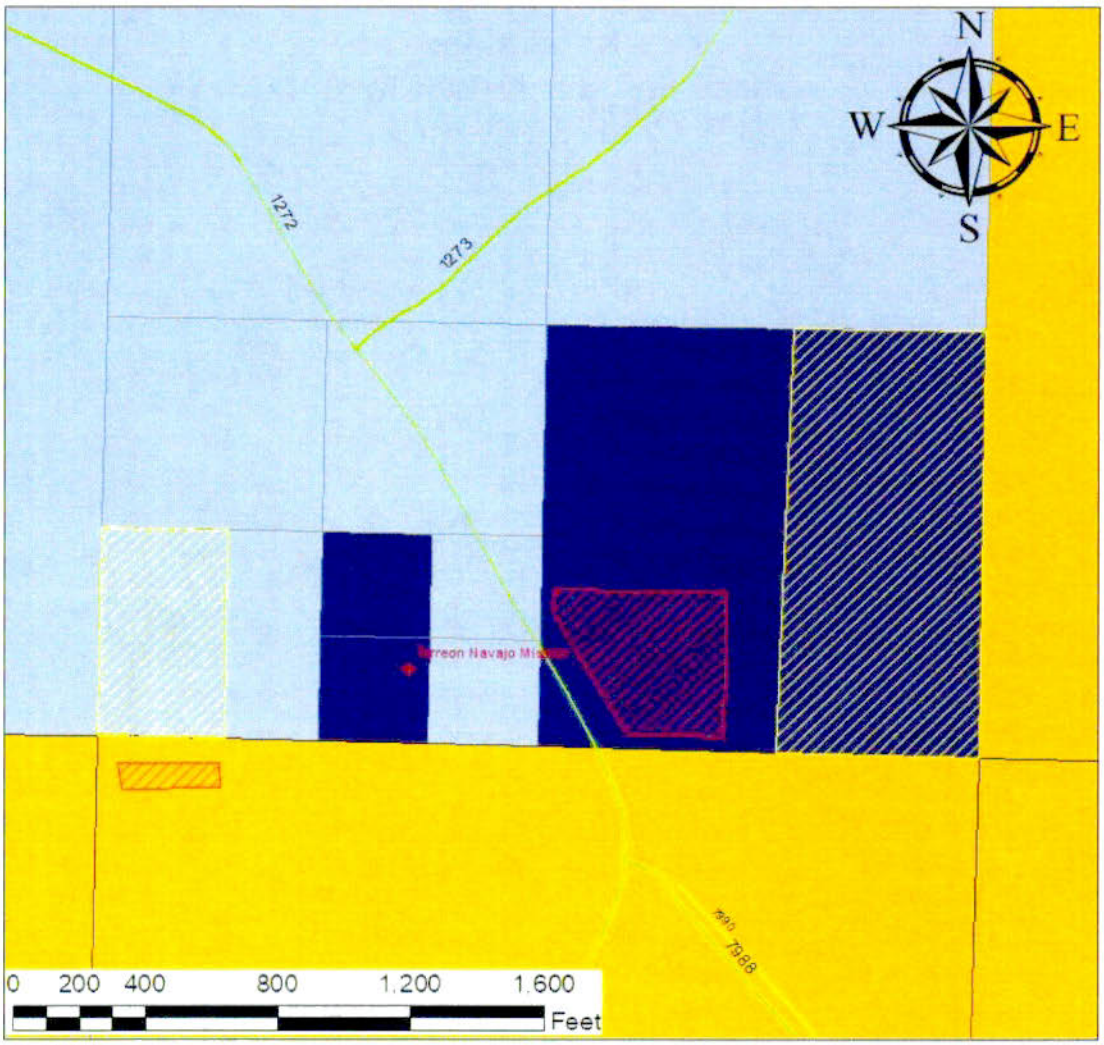
Navajo Nation
County Line
Torreon Store
Torreon Chapter
Pipe_Data
Owner
Na
Giant(Transferred to Tribe)
Kinder Morgan
MidAmerica
Navajo Nation
New Mexico Gas Company
Proposed Cemetery Sites
Existing Cemetary

DISCLAIMER: Maps are for information Proposes and May not be suitable for legal, engineering, or surveying purposes.

Proposed

With the Growing community, the newer cemetery is near capacity. We wish to plan ahead for our loved ones. With that in mind we wish to keep the cemetery next to each other.

Exhibit 34:
Torreon/Star Lake Chapter
Proposed Cemetery Locations



Legend

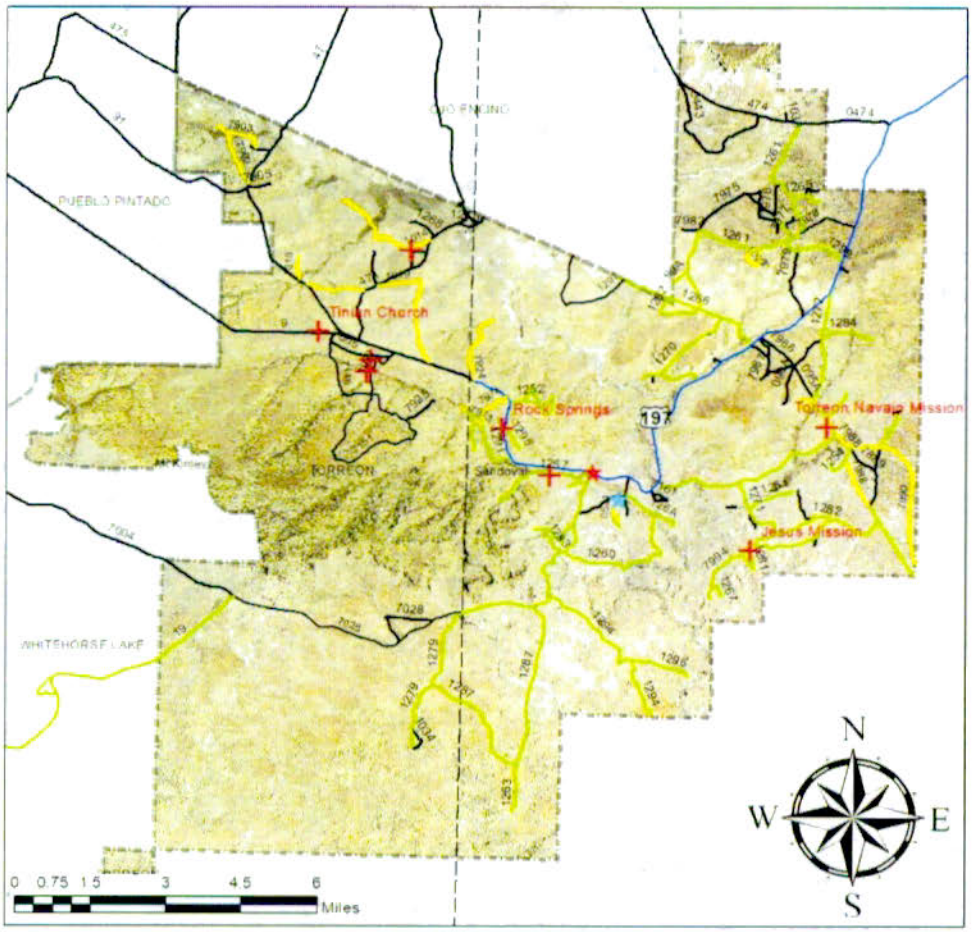
+ Churches	County Roads	**Land Status**	NAVAJO TRIBAL TRUST
Inventory Routes	BIA Routes	BLM	PLO 2196
Tribal roads	Proposed Cemetery Sites	INDIAN ALLOTMENT	PRIVATE
State Highway	Existing Cemetary	NAVAJO TRIBAL FEE	STATE

DISCLAIMER: Maps are for information Proposes and May not be suitable for legal, engineering, or surveying purposes

2.22 Churches

Existing Churches Have Been Identified in The Torreon/Star Lake Area. Some of these churches have some historical Significance within the community. The Torreon Navajo Mission by the Dunkard Brethren set up a laundromat, had a Nurse come from IHS etc. They also have a private school that teaches 1-12th. There are also other churches, such as Tinian Church, Rocksprings Church, Jesus Saves and other Small Churches Located in the Torreon/Star Lake Area. Altogether we have about seven Churches.

Exhibit 35:
Torreon/Star Lake Chapter
Church Locations



Legend

- Church Locations
- Torreon Store
- Torreon Chapter
- Inventory Routes
- Tribal roads
- State Highway
- County Roads
- BIA Routes
- County Line
- Navajo Nation

DISCLAIMER Maps are for information Proposes and May not be suitable for legal engineering, or surveying purposes.

Land Use Chart 1:

Torreon/Star Lake Housing Sites Existing and Proposed

Location	Existing Uses	Acreage	Proposed Uses
NHA Subdivision	20 housing units	10	none
Site 1: Tribal Trust NM 197 @ county line T18N, R5W, S12, NE1/4	grazing	47	housing
Site 2: Tribal Trust Mud Flats Tank Road T18N, R4W, S33, SW1/4	grazing	160	housing
Site 3: Tribal Trust Near NaNeelZhin Ji Olta NW 1/4, Sec. 27, T18N, R4W	grazing	40	housing
Site 4: Tribal Trust SW1/4, S25, T19N, R4W Robert Ortiz land for sale	grazing	160	housing
Site 5: Tribal Trust SW1/4, S21 T18N R3W	Grazing	160	Housing
Site 6 Tribal Trust NW1/4 S28 T18N R3W (feasible) Site 7: BLM (Alternate Site) **W1/4 S29 T19N R3W**	Grazing Grazing	160 320	Housing Housing (32 units

Land Use Chart 2:

Torreon Community Facilities

Location	Existing Uses	Acreage	Proposed Uses
Chapter House Compound	Chapter House Head Start I,II.III Thrift Store Furniture Annex Warehouse Bldg. Clinic Senior Program Youth Program Veterans Community Job Fund Delete Cellular Tower Ceremonial Hogan NTUA Water Station Admin Building	10	Veterans Memorial Center Day Care Center? Home Care Center Recreation Center Detox Center
Na Neelzhin Ji Olta	K-8 School	50	Computer center? High School? Trade School, ie. Culinary Institute?
Ballfield	Field	~10	Rodeo/Fair Grounds?
Senior Center Site		10	Senior Center Multi-Purpose Office Building Library Recreation Center: gym, weight room, pool
Old Boarding School Site	FACE program Old Dormitories Teacherages - 12	40	Library/Museum Charter School Job Corp Teacherages - 6
Solid Waste **T18N, R3W, SE1/4, S7**		1	Transfer Station Police/Fire Substation

Land Use Chart 3:

Torreon Businesses

Location	Existing Uses	Acreage	Proposed Uses
Torreon Trading Post State Land	Commercial	NA	None
State Land R5W, T18N, Sec. 4& 5, Southern 1/2	none	40	*Business Site:*
NE1/4 S5 T18N R5W	Commercial	80	Post Office Museum/Cultural Center Arts and Crafts Center Radio Station Gas Station Movie Theatre Restaurants Grocery Store Laundry Mat Flea Market Area
Pipeline Road	none	ND	retail commercial

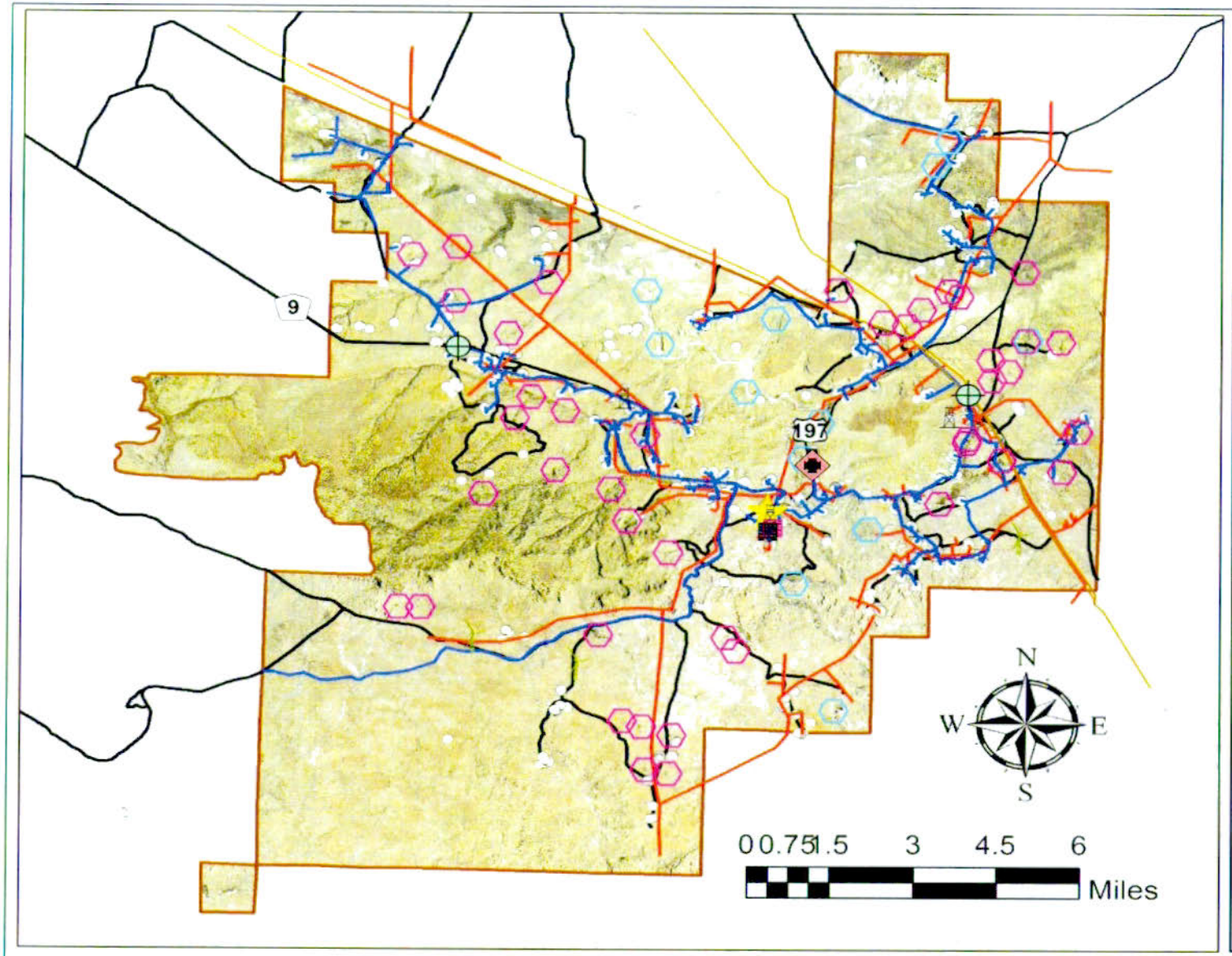


Exhibit 36: Torreon/ Star Lake Exhisting Land Use

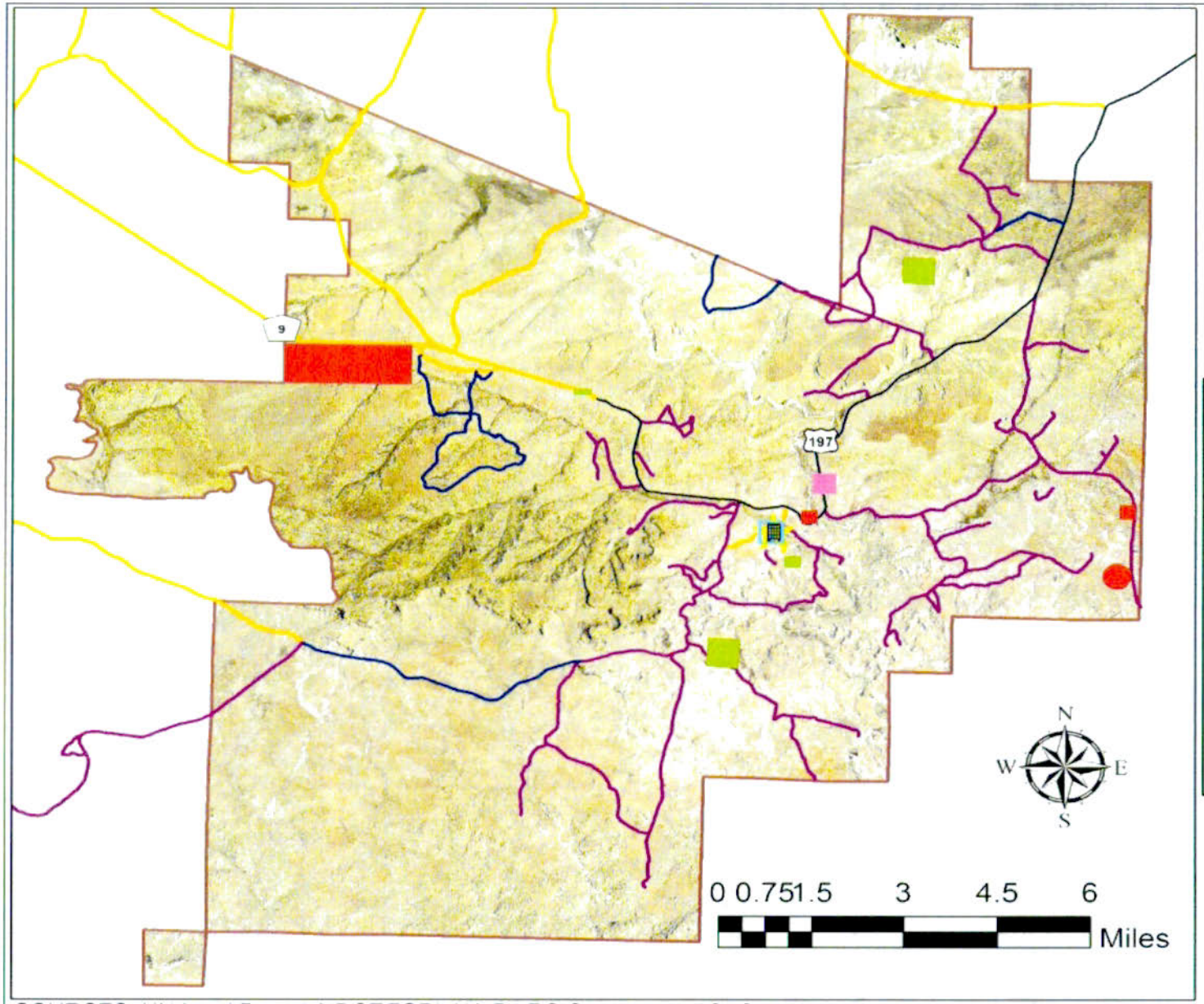
Legend

- Chapter Line
- Chapter House
- Fire Station
- Addressable Structures
- NHA Subdivision
- Na' neel zhiin ji olta
- Water Line
- Electric Line
- Gas Line
- CommTower
- Windmils
- CheckDam
- WashWells
- WaterTank
- BIARoutes
- City Route
- Tribal roads
- Inventory Routes
- State Hghway

SOURCES; NN Land Dept, NNDOT,ESRI, NAIP(2016),SSURGO,DEM-RGIS-NM,TSLC

DISCLAIMER; Maps are for information purposes and may not be suitable for legal, enginerring, or surveying purposes.

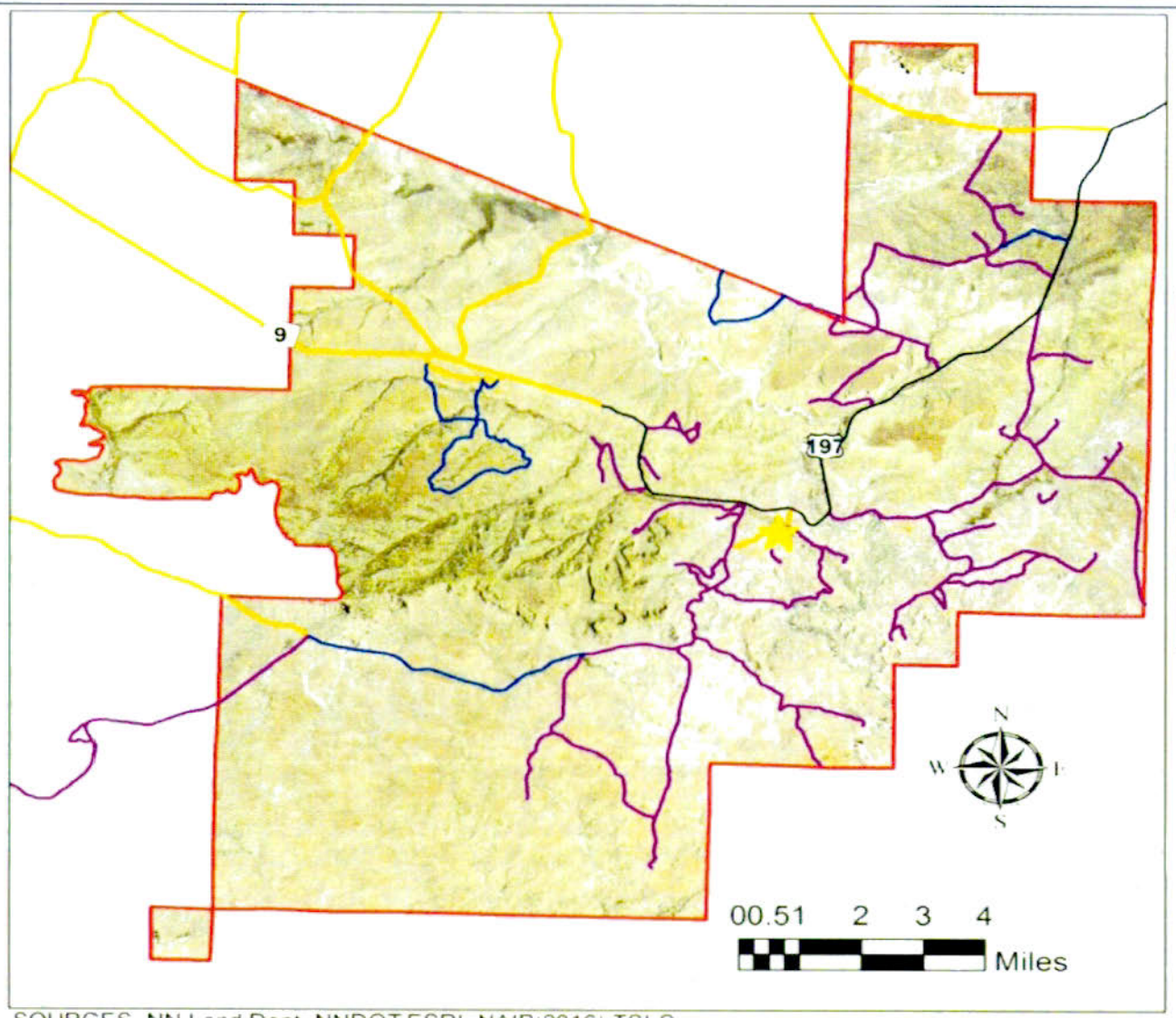
Exhibit 37:
Torreon/ Star Lake Proposed Land Use



Legend
- Chapter Line
- Chapter House
- Proposed Multi-Center
- Proposed Clinic
- Proposed Helipad
- Proposed Developement Sites
- Developement Sites
- State Hghway
- BIARoutes
- City Routes
- Inventory Routes
- Tribal roads

SOURCES; NN Land Dept, NNDOT,ESRI, NAIP,ARC Consultants,TSLC

DISCLAIMER; Maps are for information purposes and may not be suitable for legal, enginerring, or surveying purposes.



SOURCES: NN Land Dept, NNDOT,ESRI, NAIP(2016), TSLC

DISCLAIMER: Maps are for information purposes and may not be suitable for legal, engineering, or surveying purposes

Exhibit 38:

Torreon/ Star Lake, Navajo Nation

Legend

Chapter Line

Legend

- Chapter Line
- Chapter House
- State Hghway
- BIARoutes
- City Routes
- Tribal roads
- Inventory Routes

Chapter Land Use Plan

Torreon/Star Lake Chapter

Chapter 3
Land Suitability Analysis

3. *Site Analysis*

3.0 Overview of Resources

This section provides an overview of natural and cultural resources in the Torreon/ Star Lake Chapter.

3.1 Natural Resources

Geology/Soils

The Torreon/Star Lake Chapter lies within the Navajo Reservation in Sandoval and McKinley Counties in northwestern New Mexico. It is located within the western tributary system of the Rio Puerco of the East and the Rio Grande drainage system.

The geology of the general area consists of sandstone outcrops overladen by thin Lewis shale and thin bedded Pictured Cliffs sandstone, which is overladen by Fruitland formation and sometimes by Ojo Alamo sandstone. There is an igneous dike flanked by some oil-stained sand in the Menefee formation. There are outcrops of marine shale usually within the Lewis shale. The dominant land form to the southeast of the chapter area is Cabezon Peak.

Major soil types in the area include (USDA Soil Conservation Service, 1968; Natural Resource Conservation Service, 2001):

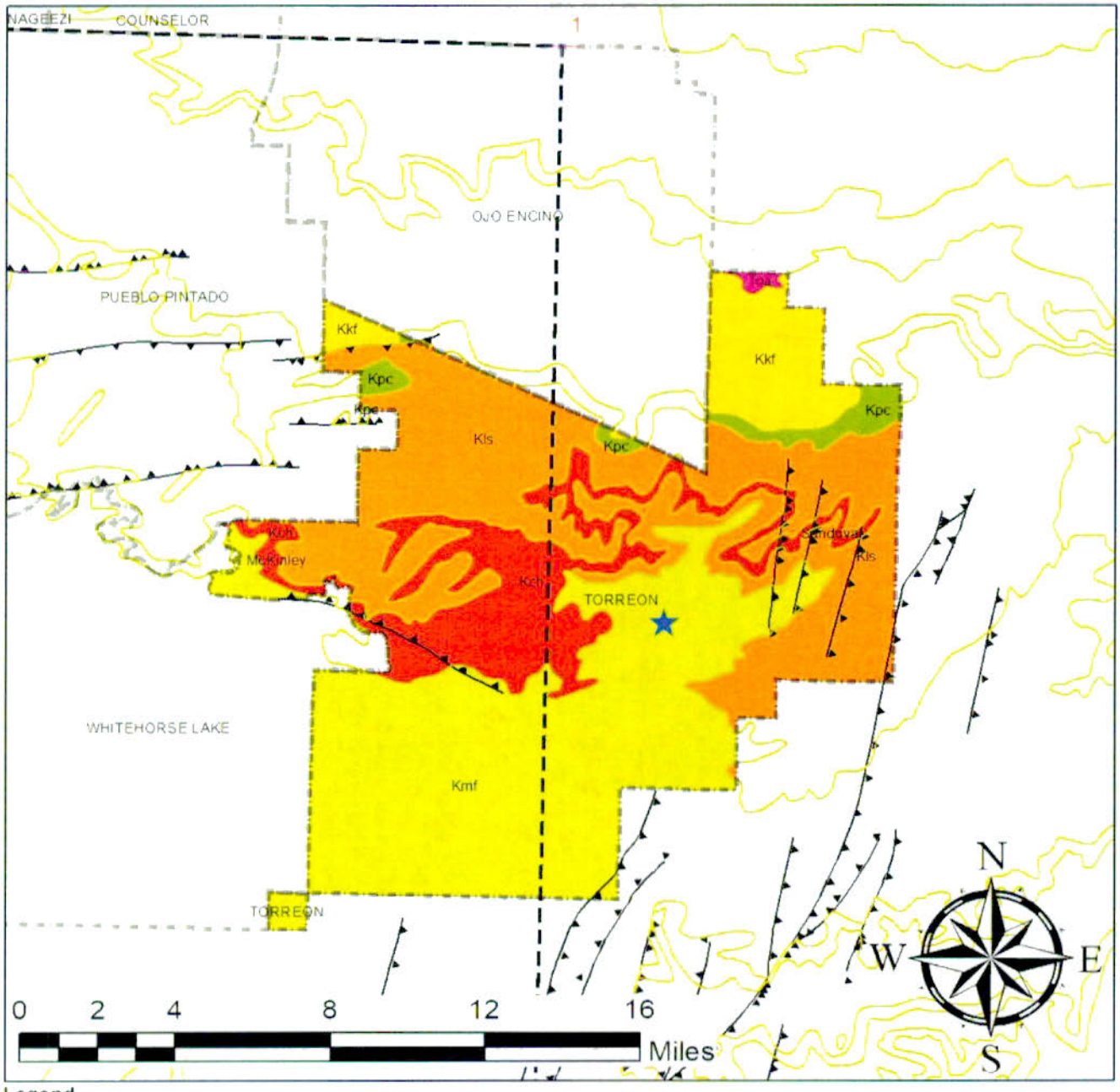
- *Hagerman-Bond Complex*
  This soil type has 1 to 8 percent slopes. It occurs on mesas, cuestas, low hills, and ridges at an elevation of 6,500 to 7,200 feet. Hagerman is a fine sandy loam and similar soils comprise 50 percent of the complex. Bond is a fine sandy loam and similar soils and comprises 30%.

  These soils are typically shallow, well drained, with moderate permeability and shrink-swell potential, and with low to medium surface runoff and moderate erosion but severe blowing.

- *Hospah-Skyvillage-Rock Outcrop Complex*
  This soil type has 2 to 35% slopes. It occurs on hills, ridges and breaks at elevations of 6,400 to 7,000 feet. Hospah has extreme cobbly clay loam soils and comprises 35% of the soil complex. Skyvillage has very channery sandy loam soils and comprises

Exhibit 39:

Torreon/Star Lake Chapter
Local Geology



Legend

- Navajo Nation
- County Line
- Torreon Chapter
- Fault Lines

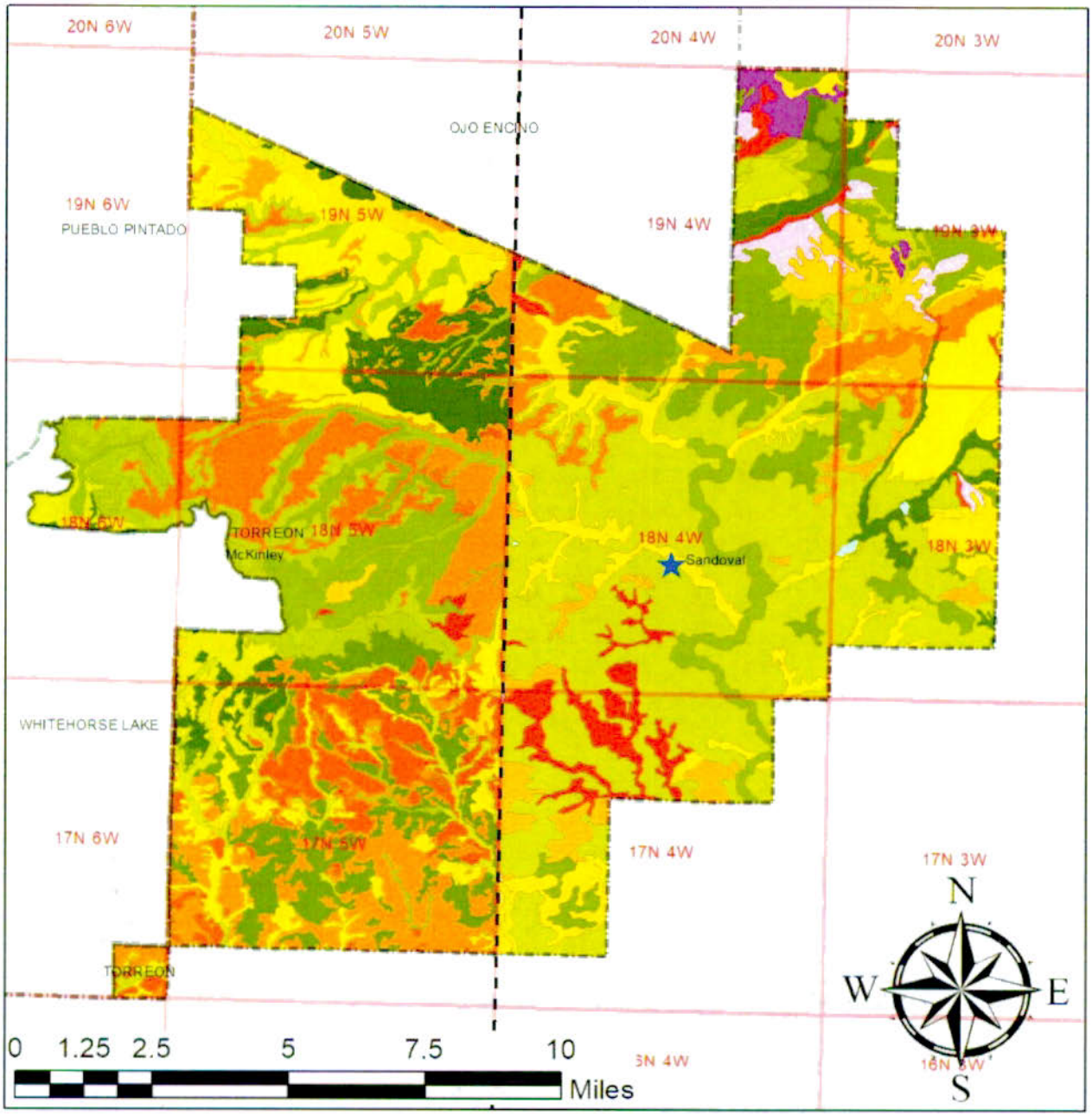
Geology

GeoID

- Cliff House Candstone
- Kirtland&Fruitland Formation (Campanian)
- Lewis Shale (Campanian)
- Menefee Formation(Campanian)
- Pictured Cliffs Sandstone
- Ojo Alamo Formation(Paleocene)

DISCLAIMER: Maps are for information Proposes and May not be suitable for legal, engineering, or surveying purposes.

Exhibit 40:
Torreon/ Star Lake Chapter
SSURGO: Soil Data(Page 1)



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Torreon/ Star Lake Chapter
SSURGO: Soil Data(Page 2)

DISCLAIMER: Maps are for information Proposes and May not be suitable for legal, engineering, or surveying purposes.

30%. The rock outcrops comprise 25% of this type and it consists mainly of exposures of sandstone and shale bedrock on escarpments and steep hill slopes.

These soils are typically very shallow and well-drained with moderate permeability and low shrink-swell potential, low to medium surface runoff, moderate erosion, but there is generally severe blowing.

- *Querencia-Lavodnas Association*
  This soil type has 2 to 15% slopes. It occurs on valley sides, hills, and ridges at elevations of 6,600 to 7,200 feet. Querencia fine sandy loam and similar soils comprise 50 percent of the soil complex. Lavodnas loam and similar soils comprise 35%.

  Soils are typically shallow, well-drained, with slow permeability, and moderate shrink-swell potential. Runoff is high to very high, with moderate erosion and severe blowing potential.

- *Billings-Persayo Association*
  These silty-clay loam soils are nearly level to steep, gullied on foothills, alluvial fans and flood plains (1 to 25% slope). Billings comprise 50%, Persayo, 30%, and the remainder Badlands, and other soils. For construction of foundations for small buildings, Billings soils have a high shrink-swell potential while Persayo soils are shallow to shale bedrock.

- *Rock Outcrop-Travesilla-Persayo Association*
  This association is severely eroded. Slopes range from 9 to 25%. Runoff is rapid to very rapid. Moderately steep to nearly vertical outcrops of sandstone and shale make up about 50% of this association.

  Shallow well-drained Travesilla soils, which are underlain by sandstone, make up about 25%; very shallow, well-drained Persayo, which are underlain by shale, make up about 20%; and nearly level to strongly sloping Billings soils, which occur along intermittent drainageways, make up about 5%.

Travesilla soils are favorable for construction of small building foundations but Persayo soils are shallow.

- *Litle-Las Lucas-Persayo Association*
  This association occurs in rolling or hilly terrain, with eroded soils on uplands and low shale hills with 1-25% slopes "Litle soils make up about 50% of the acreage. These soils are on the side slopes of shale knolls and ridges. They are moderately deep and are gently sloping or strongly sloping soils on side slopes.

  Las Lucas soils make up about 30% of the association. These are deep or moderately deep, nearly level to strongly sloping soils on side slopes. Persayo soils make up about 20% of the association. They are on shale knolls and ridges and are moderately-steep and steep." Litle and Las Lucas soils have a high shrink-swell potential.

- *Penistaja-Berent-Sandstone Outcrop Association*
  "This association occurs in nearly level to rolling terrain with slightly to moderately eroded soils on uplands and ridges. It is about 40% Penistaja soils, 25% Berent soils, and 35% Alluvial land, Badland and sandstone and shale outcrops. The soils in this association are deep and moderately-deep. The slope range is mostly less than 3%, but it is slightly more than 5% in some places.

  Erosion is a slight to moderate hazard, and controlling gully erosion and wind erosion is a problem. Berent soils have a good rate of water intake. Some areas of these soils were once dry-farmed, but they have since been abandoned..." Penistaja soils are favorable for construction of foundations for small buildings. Berent soils have moderate shrink-swell potential.

Farming

No prime farmlands or farmlands of statewide importance are found within the potential housing areas. Agricultural land is categorized as prime and unique or as of statewide and local importance.

The Natural Resource Conservation Service, which has jurisdiction over farmlands, defines prime or unique farmlands as those lands whose value is derived from their general advantage as cropland due to soil and water conditions. Farmlands deemed of statewide

importance are important to agriculture but exhibit some properties that exclude them from the prime farmland classification.

Groundwater

The Colorado Plateau is underlain by four principal aquifers. Water is pumped from three wells located within the Ojo Encino Chapter house to serve the surrounding areas; the wells are located between the Uinta-Animas aquifer and the Mesa-Verde aquifer. There is no evidence that the water from the wells does not meet current water quality standards. Throughout the Chapter, a number of wells exist that are located on individual parcels. The flow of water is from the northwest to the southeast. Groundwater near the Chapter house is expected to be encountered at a depth of approximately 185 to 595 feet.

Exhibit 41:

Torreon/Star Lake Chapter
Colorado Plateaus aquifers

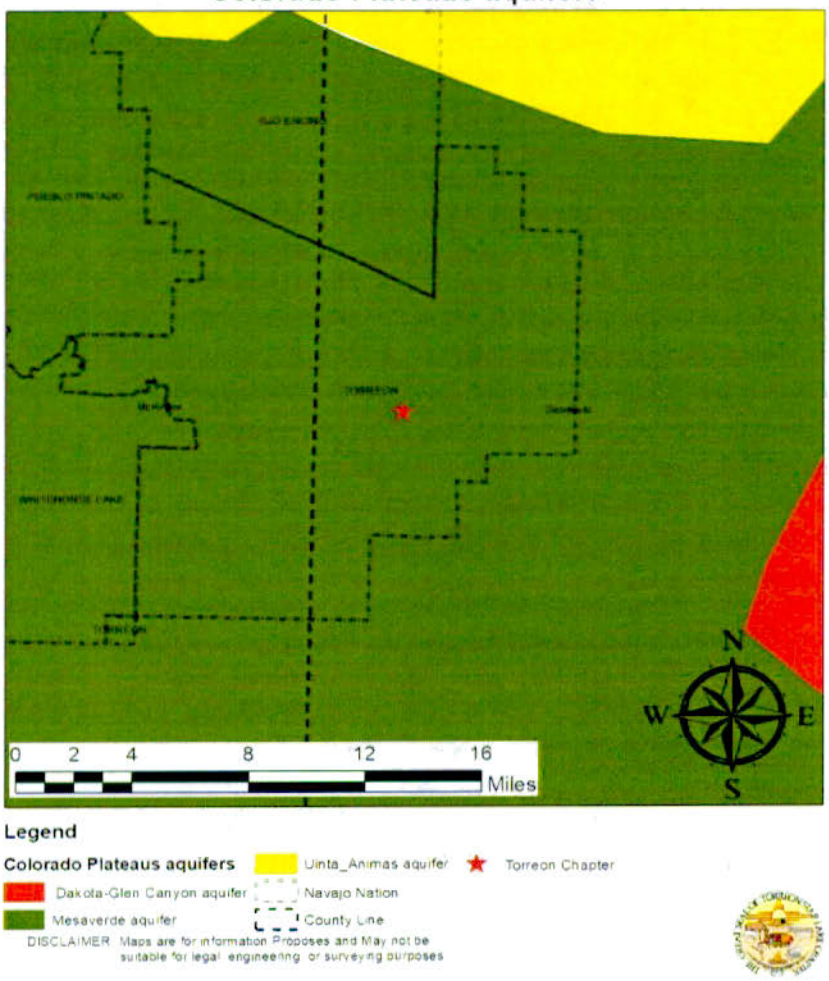
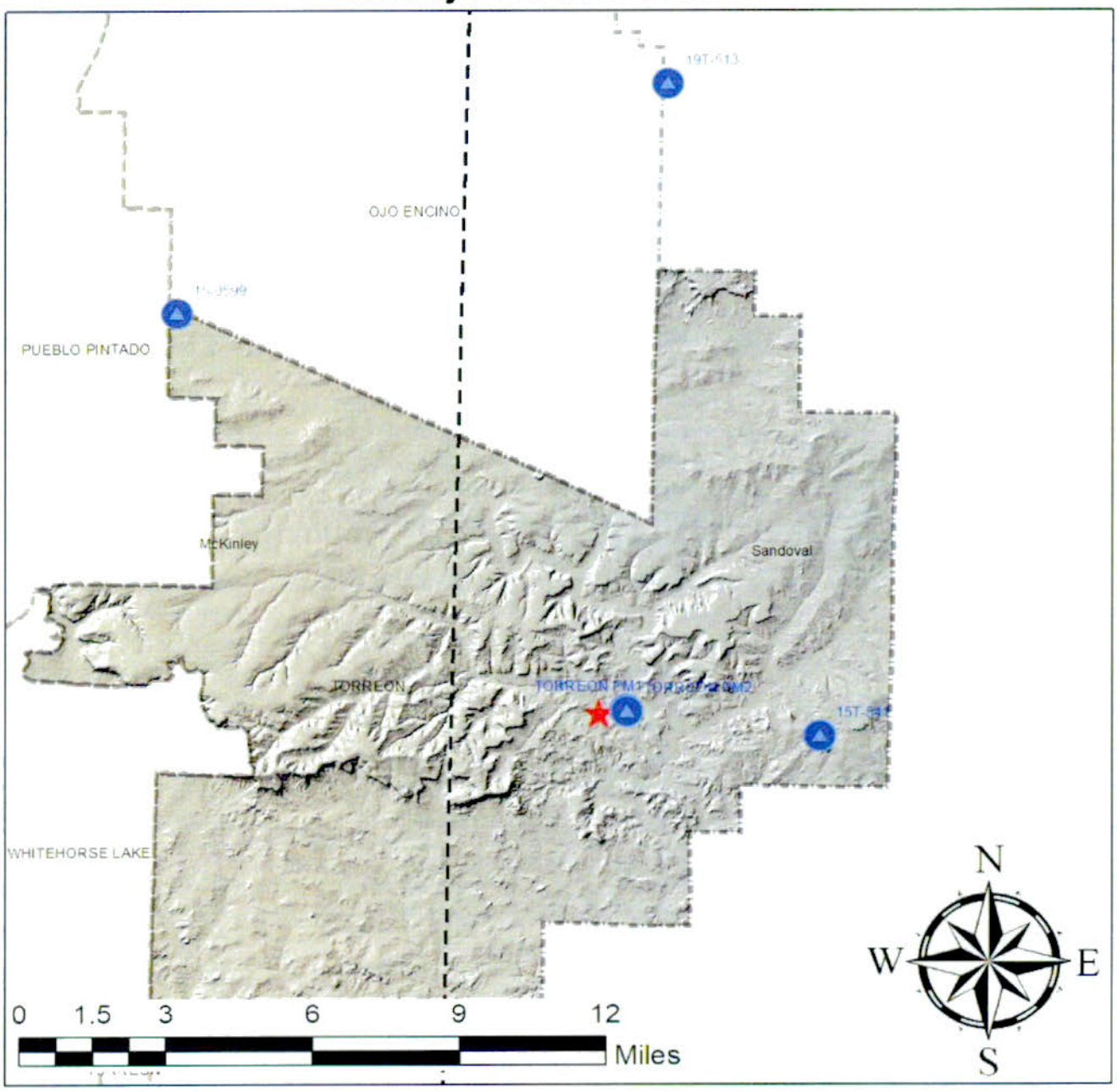


Exhibit 42:
Torreon/Star Lake Chapter
Navajo Nation Wells



Legend

Well locations ★ Torreon Chapter

Navajo Nation

County Line

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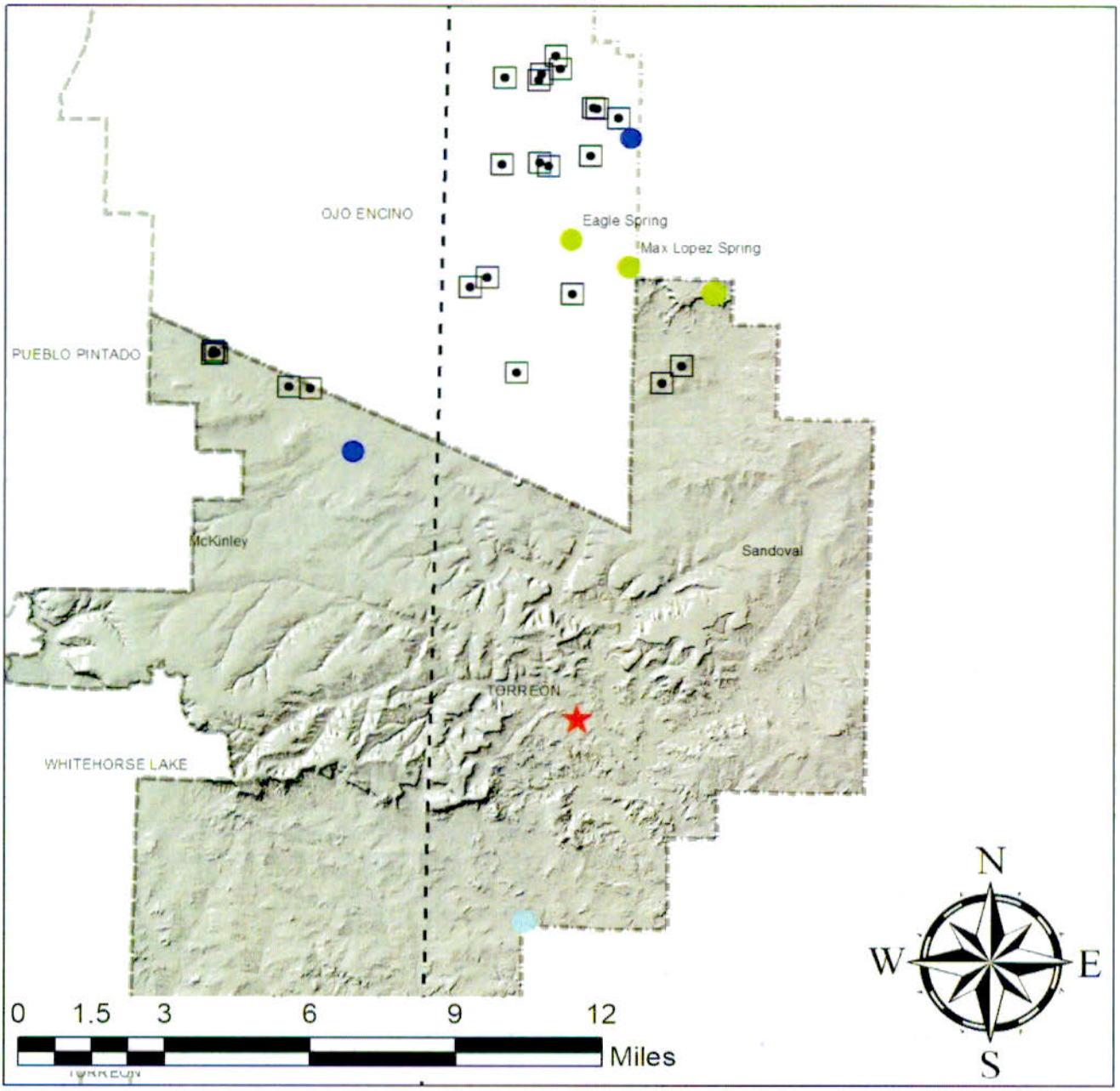
Exhibit 43:
Torreon/Star Lake Chapter
NN Hydrologic Data



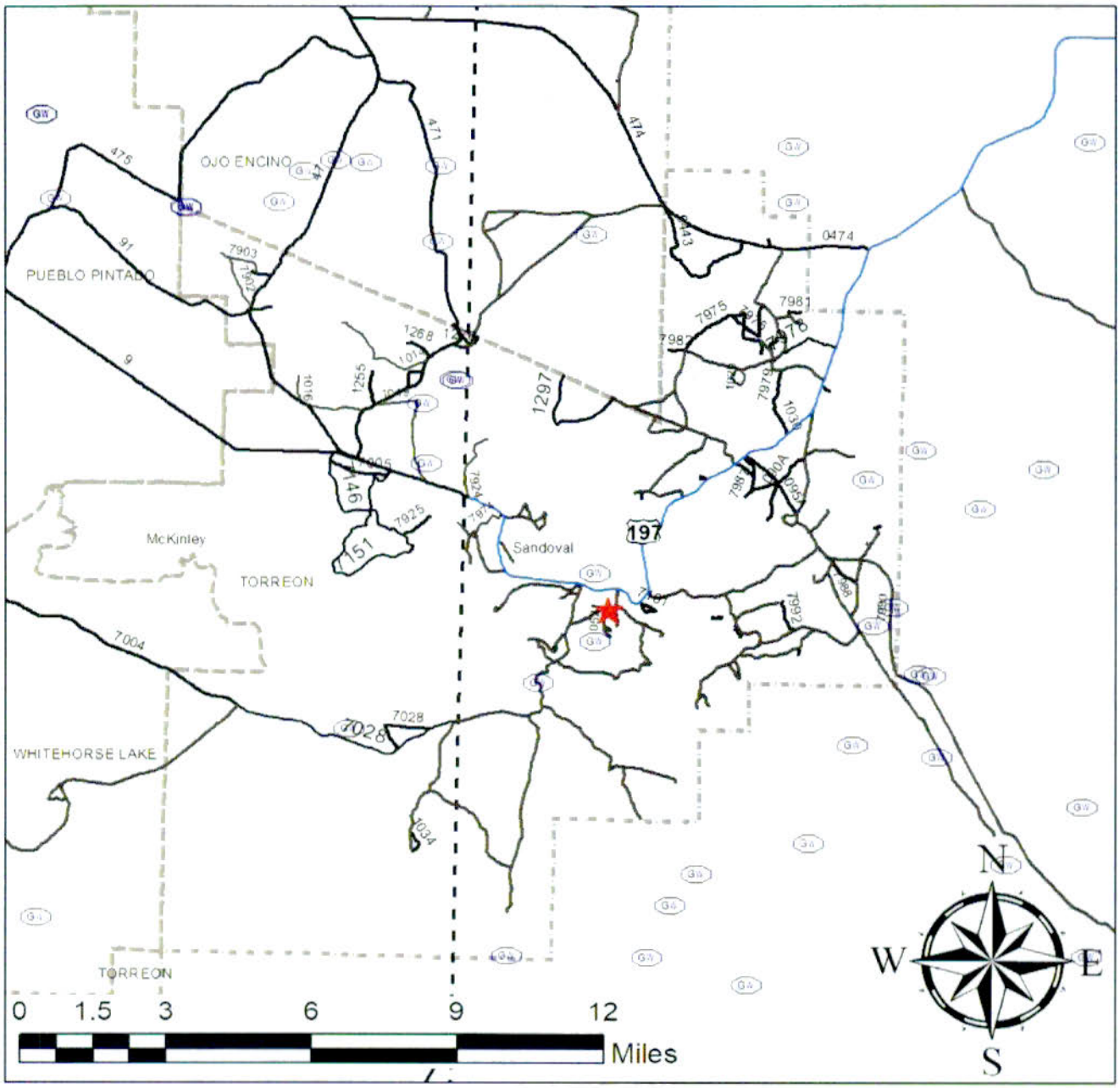
Legend

Hole Type

- DRILL HOLE
- SPRING
- WELL
- WINDMILL
- Navajo Nation
- County Line
- Torreon Chapter

DISCLAIMER: Maps are for information Proposes and May not be suitable for legal. engineering. or surveying purposes.

Exhibit 44:
Torreon/Star Lake Chapter
USGS- Groundwater



Legend

- Groundwater Locations
- Navajo Nation
- County Line
- Torreon Chapter
- Inventory Routes
- Existing-Tribal roads
- State Highway
- County Roads
- Existing-BIA Routes

DISCLAIMER: Maps are for information Proposes and May not be suitable for legal, engineering, or surveying purposes.

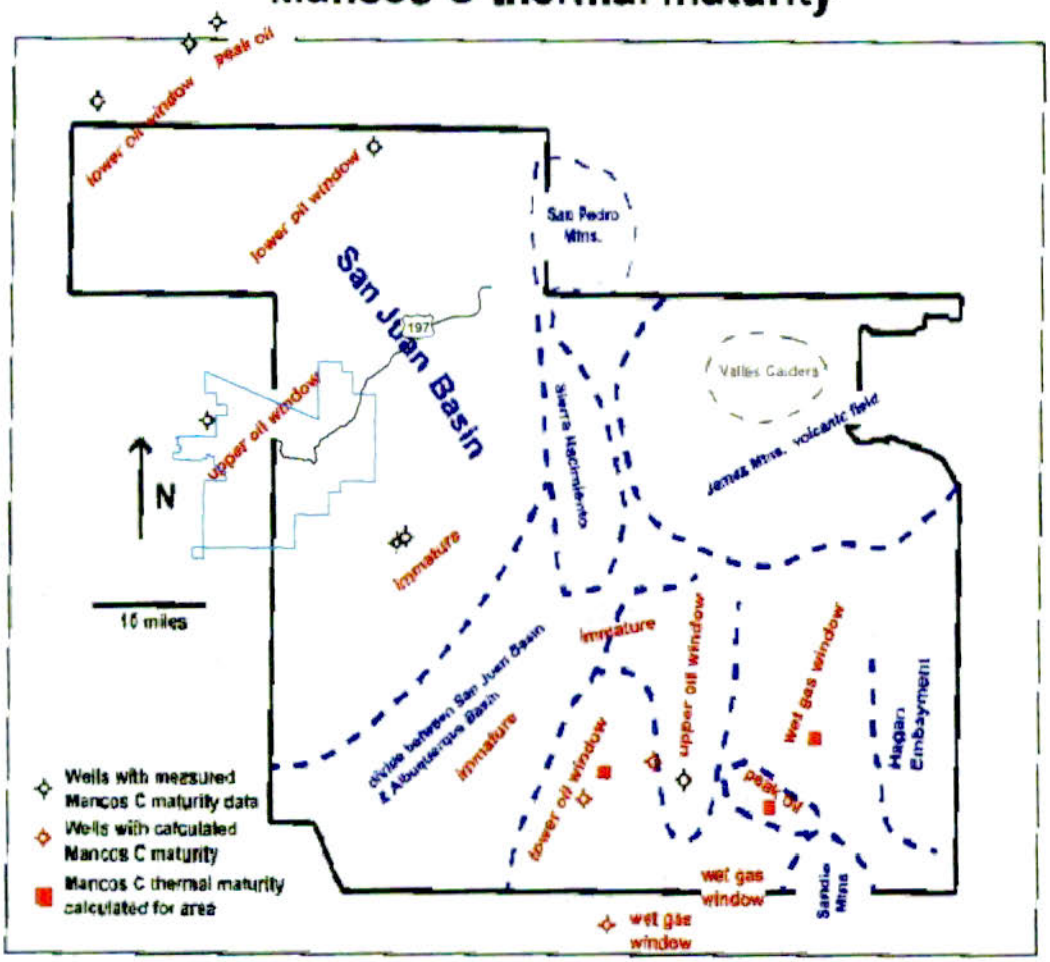
Groundwater- Susceptibility (Sandoval County)

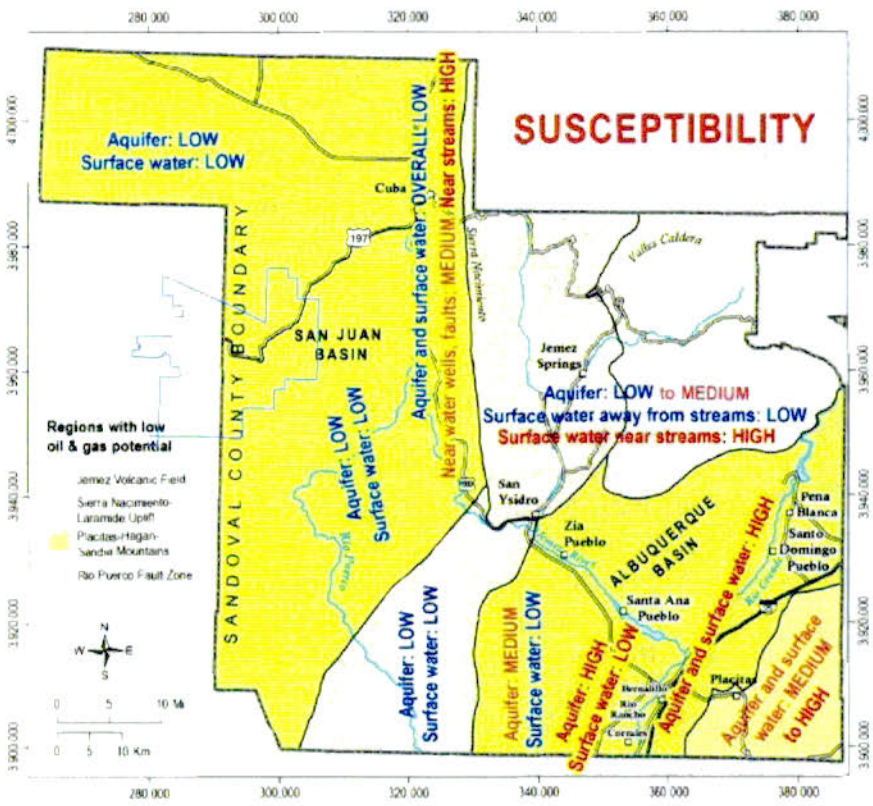
With the increase in Fracking and Oil Developments in the region. The susceptibility of Groundwater contamination is proclivity of the likelihood of a hazard occurring without consideration of the costs or frequency of the event. There are separate susceptibilities for both subsurface and aquifer contaminations.

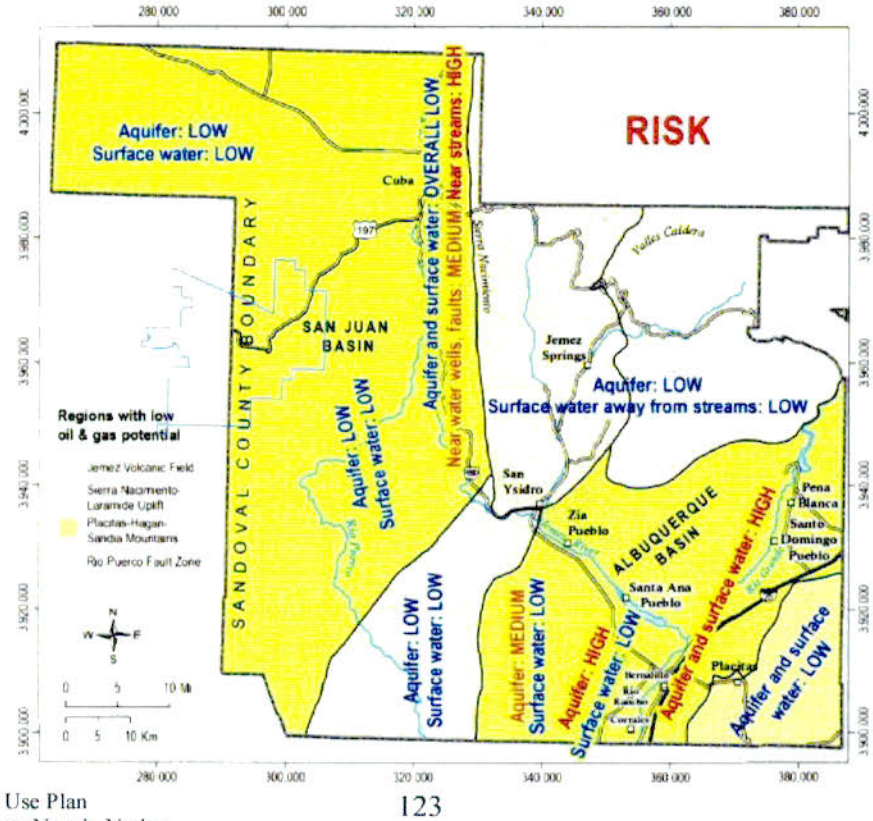
New Mexico Tech has done a Supplementary Report on Oil and Natural Gas Potential of Sandoval County, New Mexico and its Relationship to Groundwater. The Next couple of Exhibits Will Show Thermal Maturity, Contamination Susceptibility, and Risk data collected by New Mexico Tech.

For More Information: http://commongroundrising.org/wp-content/uploads/2018/10/NMTechSupplementReport-10-11-18.pdf

Exhibit 45:
Mancos C thermal maturity




SUSCEPTIBILITY
Aquifer: LOW
Surface water: LOW
Cuba
SAN JUAN BASIN
SANDOVAL COUNTY BOUNDARY
Aquifer and surface water: OVERALL LOW
Near water wells, faults: MEDIUM; Near streams: HIGH
Aquifer: LOW
Surface water: LOW
Regions with low oil & gas potential
Jemez Volcanic Field
Sierra Nacimiento-Laramide Uplift
Placitas-Hagan-Sandia Mountains
Rio Puerco Fault Zone
Jemez Springs
Aquifer: LOW to MEDIUM
Surface water away from streams: LOW
Surface water near streams: HIGH
San Ysidro
Zia Pueblo
ALBUQUERQUE BASIN
Santa Ana Pueblo
Pena Blanca
Santo Domingo Pueblo
Placitas
Aquifer: LOW
Surface water: LOW
Aquifer: MEDIUM
Surface water: LOW
Aquifer: HIGH
Surface water: LOW
Aquifer and surface water: HIGH
Aquifer and surface water: MEDIUM to HIGH
Valles Caldera
Sierra Nacimiento
Rio Puerco
Rio Grande
Bernalillo
Rio Rancho
Corrales
0 5 10 Mi
0 5 10 Km
280 000
300 000
320 000
340 000
360 000
380 000
4 000 000
3 980 000
3 960 000
3 940 000
3 920 000
3 900 000


RISK
Aquifer: LOW
Surface water: LOW
Cuba
SAN JUAN BASIN
SANDOVAL COUNTY BOUNDARY
Aquifer and surface water: OVERALL LOW
Near water wells, faults: MEDIUM; Near streams: HIGH
Aquifer: LOW
Surface water: LOW
Regions with low oil & gas potential
Jemez Volcanic Field
Sierra Nacimiento-Laramide Uplift
Placitas-Hagan-Sandia Mountains
Rio Puerco Fault Zone
Jemez Springs
Aquifer: LOW
Surface water away from streams: LOW
San Ysidro
Zia Pueblo
ALBUQUERQUE BASIN
Santa Ana Pueblo
Pena Blanca
Santo Domingo Pueblo
Placitas
Aquifer: LOW
Surface water: LOW
Aquifer: MEDIUM
Surface water: LOW
Aquifer: HIGH
Surface water: LOW
Aquifer and surface water: HIGH
Aquifer and surface water: LOW
Valles Caldera
Sierra Nacimiento
Rio Puerco
Rio Grande
Bernalillo
Rio Rancho
Corrales
0 5 10 Mi
0 5 10 Km
280 000
300 000
320 000
340 000
360 000
380 000
4 000 000
3 980 000
3 960 000
3 940 000
3 920 000
3 900 000

Surface Water

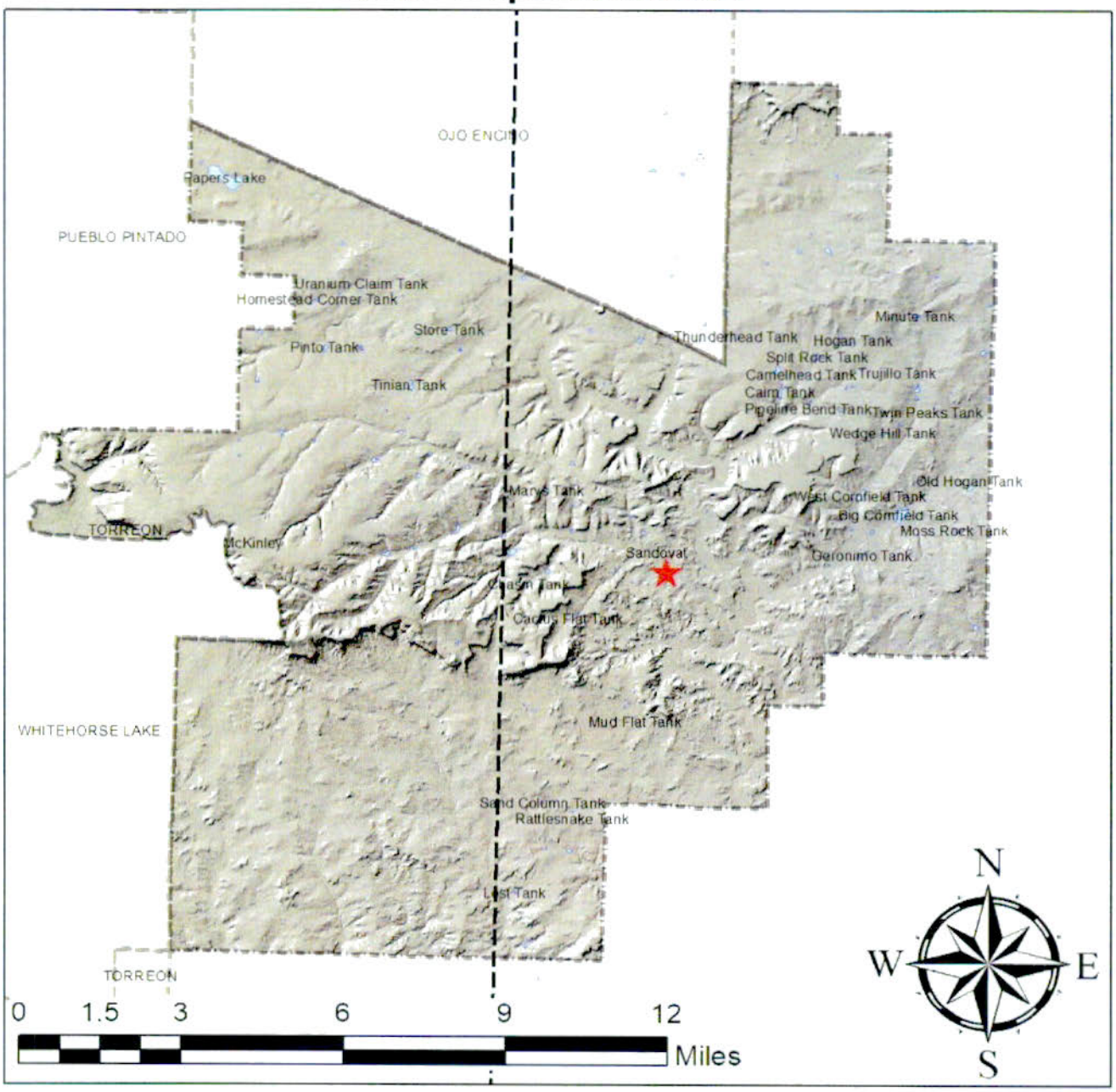
Very little surface water exists within the chapter boundaries. Surface run-off within the area is primarily ephemeral and comes as run-off from storm water, most of which is provided by summer thunderstorms. Most of the water sources are limited to small, intermittent arroyos/drainages and ephemeral erosion channels that bisect the entire Torreon/Star Lake Chapter area.

However, two main arroyos/drainages traverse the chapter boundary. These arroyos/drainages are the Vicente Arroyo and the Torreon Wash and are tributary to a main drainage basin, the Rio Puerco. These arroyos/drainages appear to convey substantial storm water flows. These arroyos and others located within the chapter are considered waters of the United States, thereby requiring a clearance and type of Clean Water Act (CWA) Section 404 permit issued by the U.S. Army Corps of Engineers (COE).

The average annual rainfall is 7 to 9 inches, and the annual frost-free days range from 100 to 150 days.

- *Floodplain/Flood Hazard/Drainage/NPDES*
  Executive Order 11988, Floodplain Management, requires that any potential impacts to floodplain areas be studied, assessed, and identified to reduce the risk of flood loss; to minimize the impact of floods on human safety, health, and welfare; and to restore and preserve the natural and beneficial values served by floodplains.

Exhibit 46:
Torreon/Star Lake Chapter
Water Impoundments



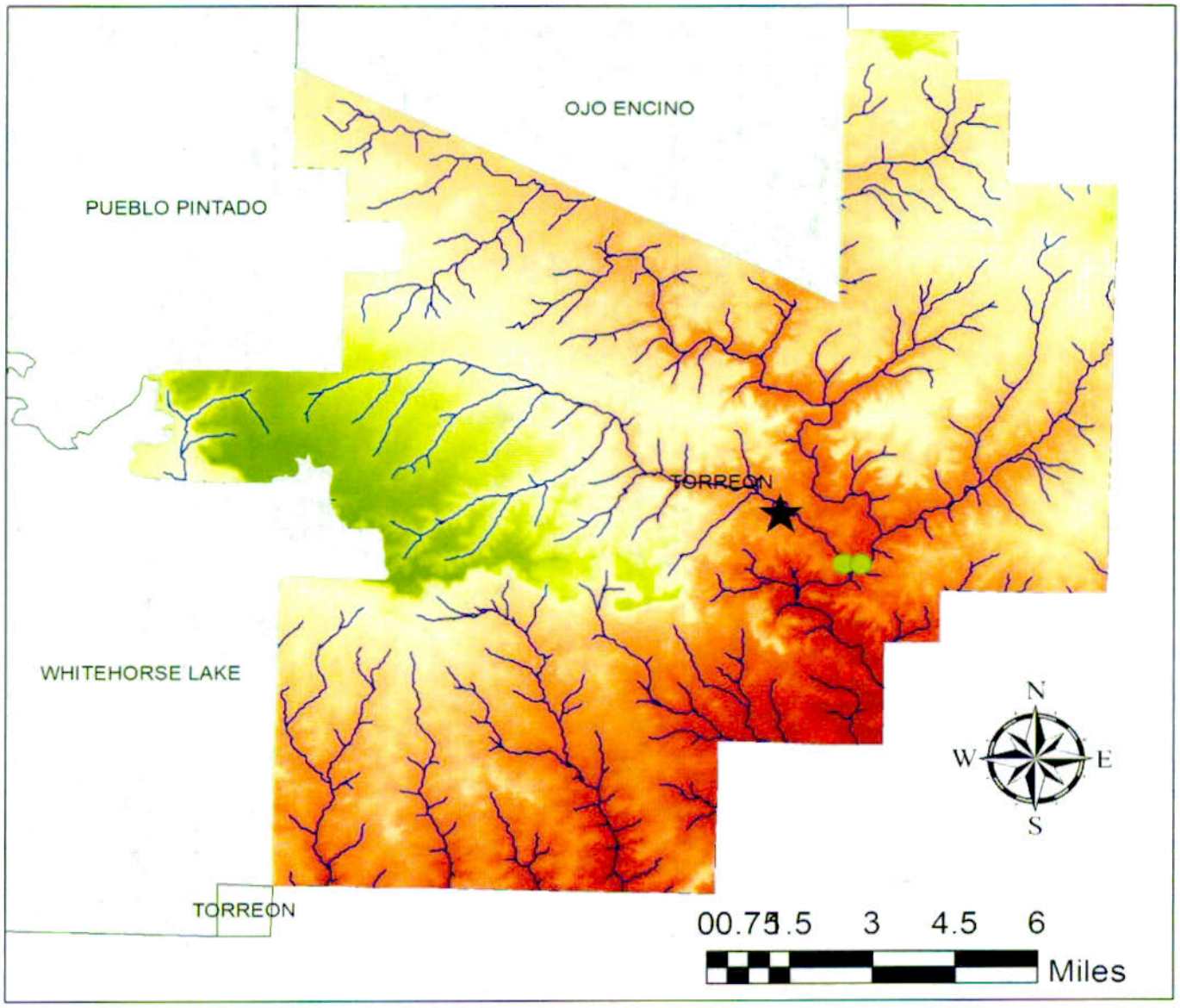
Legend

- Impoundments
- Torreon Chapter
- Navajo Nation
- County Line

DISCLAIMER: Maps are for information Proposes and May not be suitable for legal, engineering, or surveying purposes.

Exhibit 47:

Torreon/ Star Lake Wash and Watershed



Legend

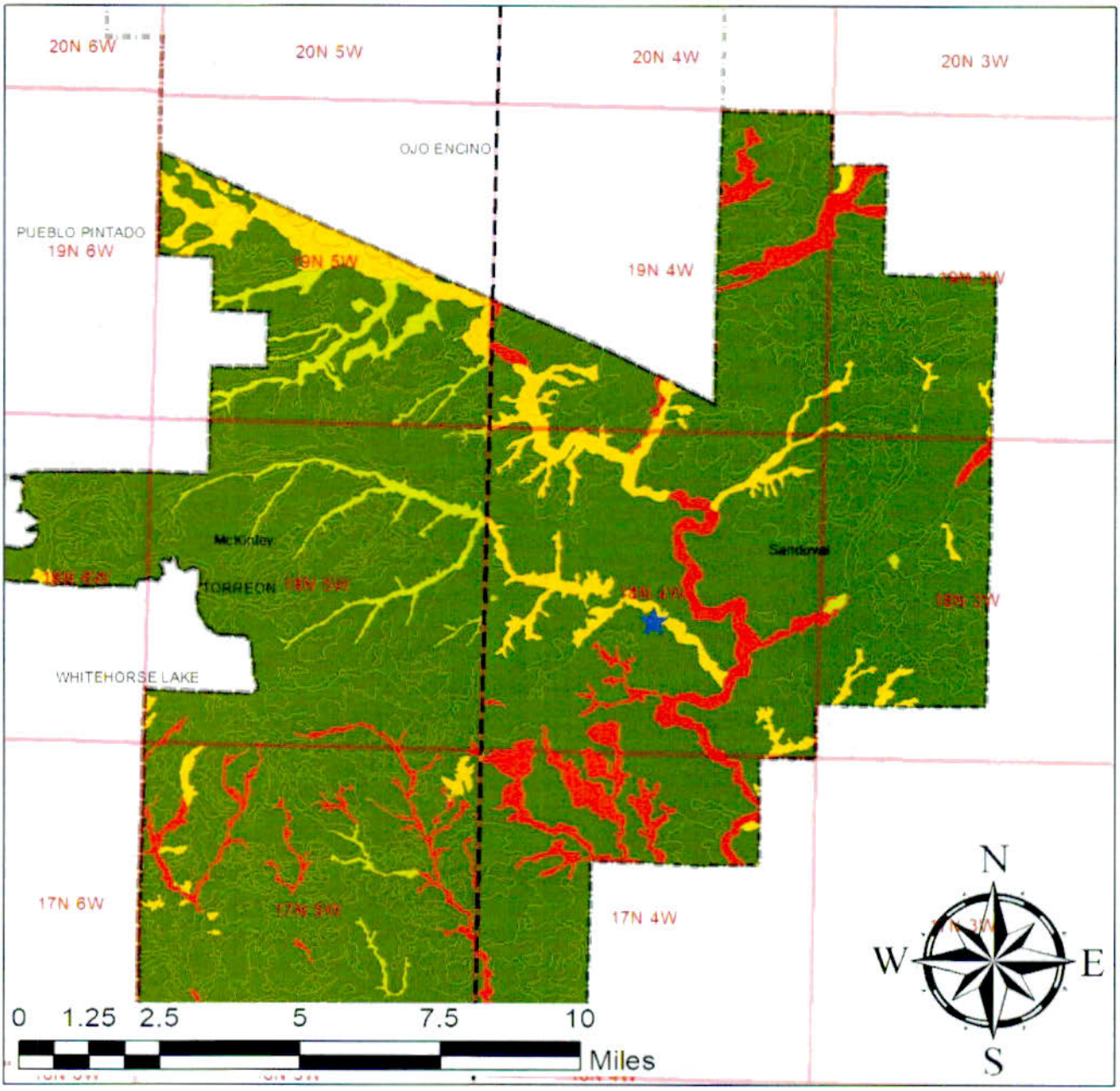
- Chapter House
- Stream
- Hydro DEM Value
- Low : 1878.41
- High : 2261.63
- Navajo Nation
- Pour Points

SOURCES; NN Land Dept, NNDOT,ESRI,DEM-RGIS-NM,TSLC

DISCLAIMER; Maps are for information purposes and may not be suitable for legal, enginerring, or surveying purposes.

THE GREAT SEAL OF TORREON/STAR LAKE CHAPTER

Exhibit 48:
Torreon/ Star Lake Chapter
SSURGO: Flood Data



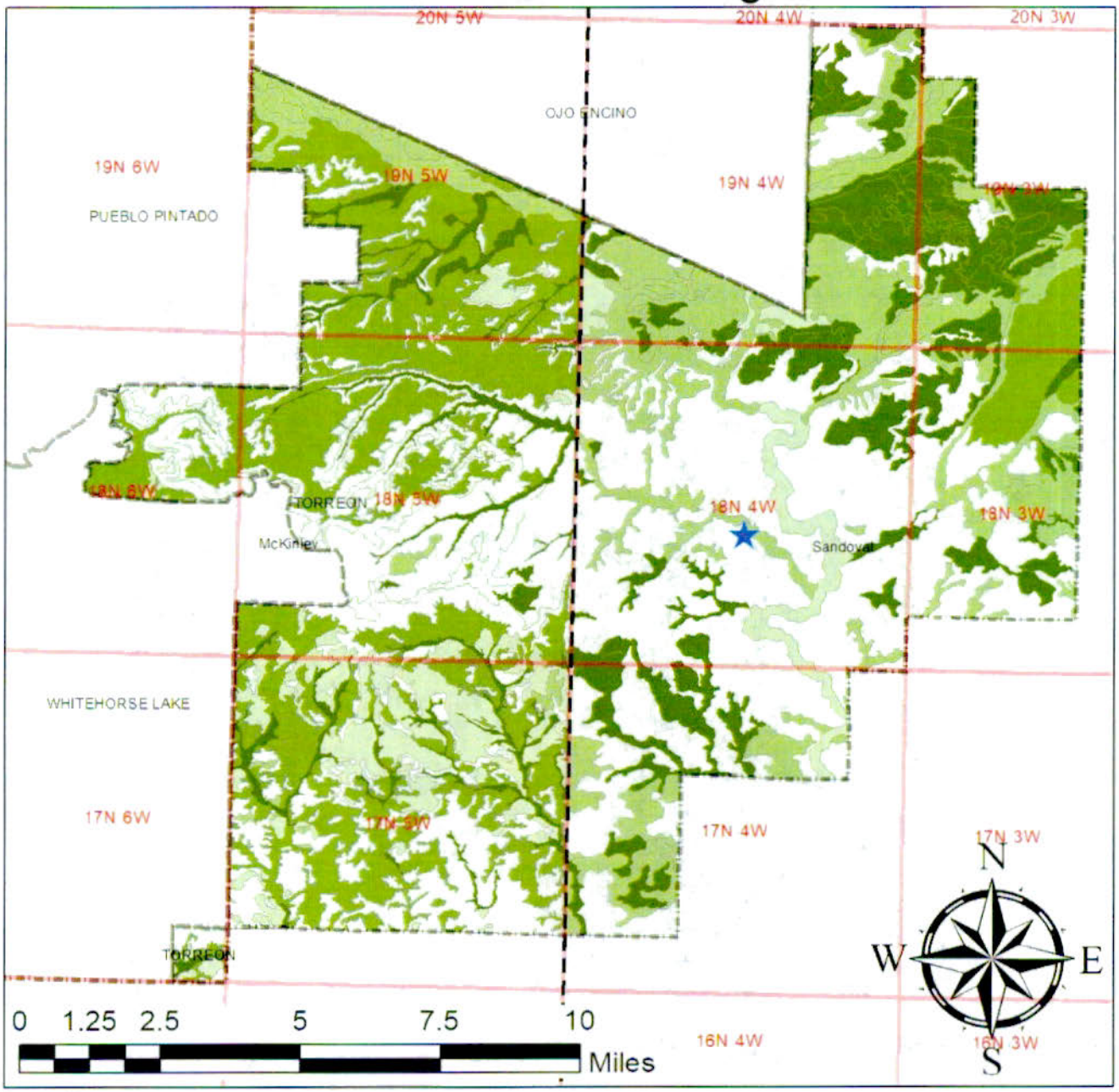
Legend

- Navajo Nation
- County Line
- Torreon Chapter
- Township
- **TSLC**
- **Flooding Frequency - Maximum**
- Frequent
- None
- Occasional
- Rare

DISCLAIMER: Maps are for information Proposes and May not be suitable for legal, engineering, or surveying purposes.

Exhibit 49:

Torreon/ Star Lake Chapter
SSURGO: Water Storage



Legend

- Navajo Nation
- County Line
- Torreon Chapter
- Township

TSLC

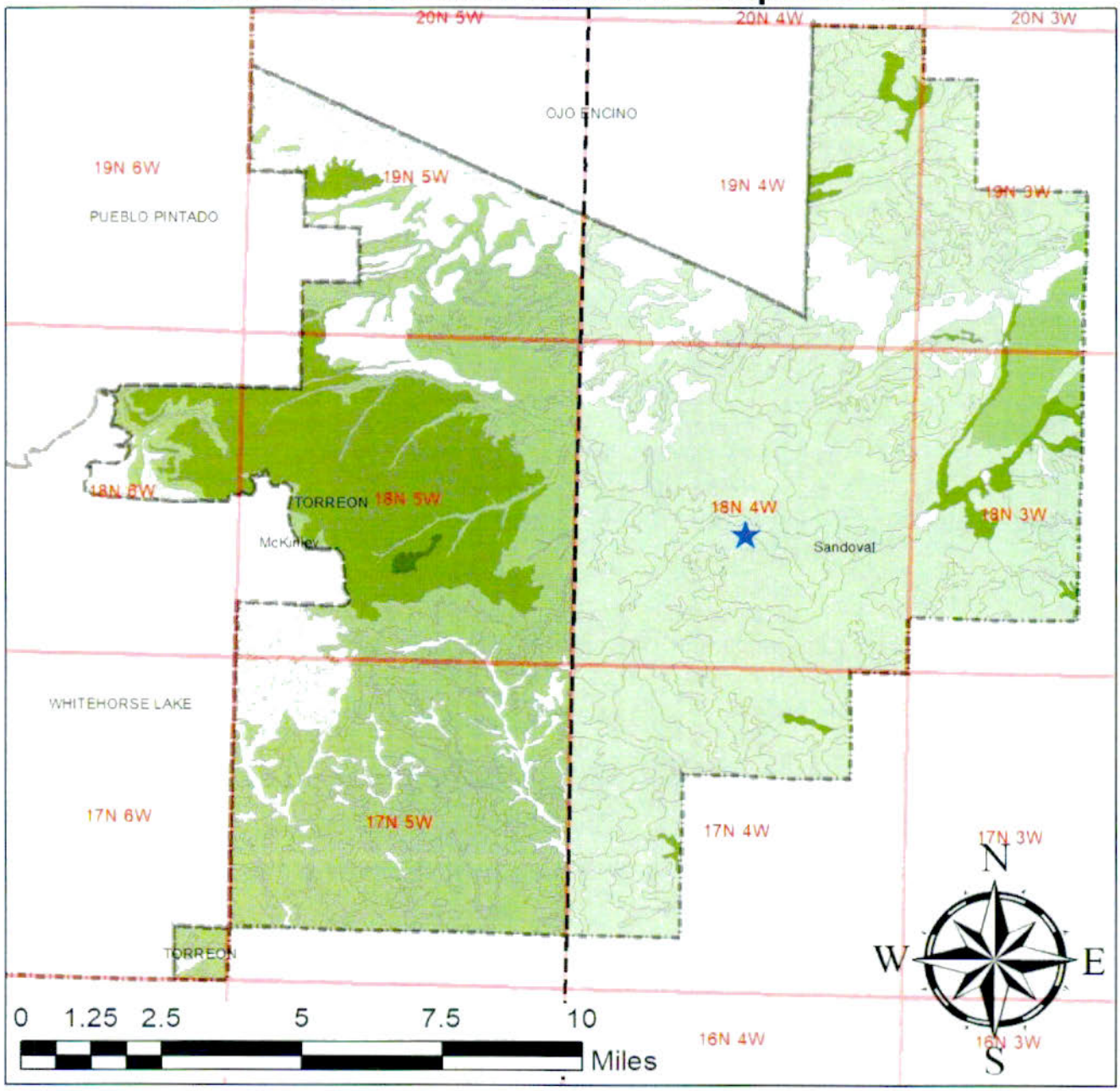
Available Water Storage 0-150 cm - Weighted Average

- 2.080000 - 5.800000
- 5.800001 - 8.670000
- 8.670001 - 15.400000
- 15.400001 - 21.160000
- 21.160001 - 29.040001

DISCLAIMER: Maps are for information Proposes and May not be suitable for legal, engineering, or surveying purposes.

Exhibit 50:

Torreon/ Star Lake Chapter
SSURGO: Mean Annual Precipitation



Legend

- Navajo Nation
- County Line
- Torreon Chapter
- Township
- TSLC
- Mean Annual Precipitation - Representative Value
- 200 - 240
- 241 - 293
- 294 - 307
- 308 - 345
- 346 - 356

DISCLAIMER: Maps are for information Proposes and May not be suitable for legal, engineering, or surveying purposes.

Therefore, project planning must ensure that any proposed new construction will be compatible with the designated floodplain areas by identifying potential impacts and ways to mitigate them. The U.S. Department of Housing and Urban Development (HUD) has mapped some unincorporated areas of Sandoval County on Flood Hazard Boundary Maps. Community Panel Numbers 35043C0350 C includes the potential housing area.

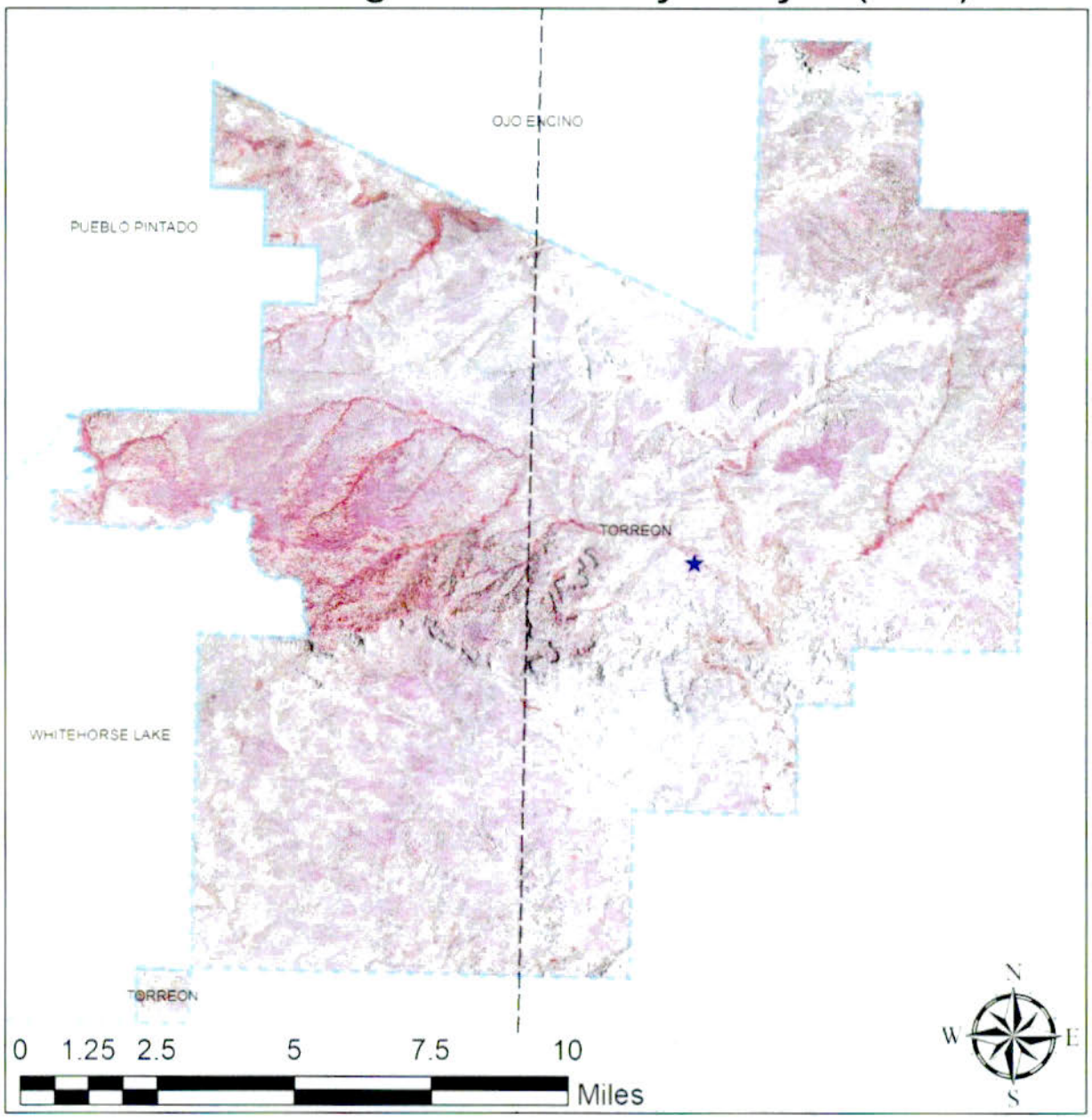
Vicente Arroyo, which is south of the Chapter House, a Special Flood Hazard Area and the Torreon Wash, which is north of the Chapter House are both considered a zone A area.

- *Wetlands*
  Wetland systems and classes are based on criteria set forth in the Clean Water Act (CWA) of 1977, Executive Order 11990, and other regulatory materials. The only known potential wetlands exist around and near the sewer lagoons area.

Vegetation

The soils in the area support a fair to good cover of native grass and shrubs, including Pinyon pine and juniper trees. A few ponderosa pines also grow on the north and east slopes at higher elevations. Blue grama, sideoats grama, galleta, sand dropseed, and three-awns are some of the more common grasses. Shrubs include oak brush, mountain mahogany, bitterbush, four-winged saltbush, serviceberry, snakeweed, and rabbitbrush. Also found are various scattered cacti species. The vegetative biome is classified as Great Basin Desert Scrub, located on the edge of the Great Basin Conifer Woodlands.

Exhibit 51:
Torreon/Star Lake Chapter
Inferred Vegetation Density Analysis(2016)



Legend

★ Torreon Chapter

County Line

Navajo Nation

Barren soil

Slight Vegetation

High Vegetation

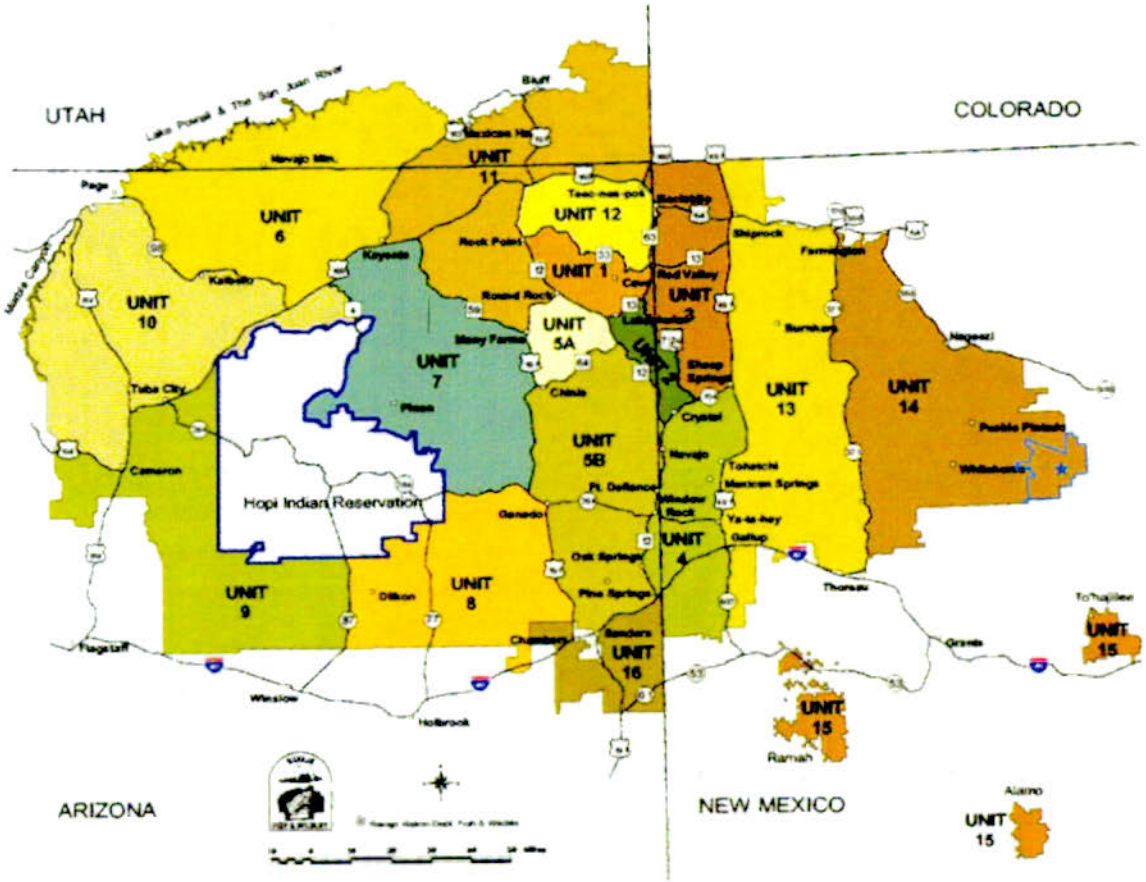
DISCLAIMER Maps are for information Proposes and May not be suitable for legal engineering, or surveying purposes

Wildlife

The area provides habitat to an abundance of wildlife including elk, mountain lion, Merriam's turkey, bobcat, mule deer, black bear, coyotes, rabbits, prairie dogs, porcupines, collared lizards, snakes, and small rodents. Birds of prey include golden eagle, prairie falcon, great horned owl, red tail hawk, vulture, and raven. We are Located in Unit 14 of Navajo Nation Department of Fish and Wildlife.

Exhibit 52:

The Navajo Nation's Big Game Hunting Units



Threatened and Endangered Species

Threatened and Endangered Species/Species of Concern, Federal and Navajo threatened or endangered species are protected by law. Species from those currently listed as proposed, threatened, and endangered by the U.S. Fish and Wildlife Service (USFWS) and by the Navajo Fish and Wildlife Department (NF&WD) were reviewed during this planning study.
No federal or Navajo listed plant, animal or bird species were seen during a general reconnaissance of the potential housing sites, and few are likely to occur within the project limits. However, due to the presence of suitable habitat and/or foraging area within the general area, some federal species of concern and Navajo candidate and threatened species could potentially occur on or near the project site. (See Threatened and Endangered Species list on pages 135 and 136).

An **endangered** species is one that is in danger of extinction throughout all or a significant portion of its range. A **threatened** species is one that is likely to become endangered in the foreseeable future. A proposed or **candidate** species is one being considered for listing as threatened or endangered. An **extirpated** species is one that has been eliminated from its range, usually in a specific geographic area.

For More Information Visit: https://www.nndfw.org/
For More Information Visit: https://www.fws.gov/

3.2 Cultural Resources

Cultural resources are defined as objects, structures, locations, or natural features that reflect the culture of a human group. Protection of cultural resources is granted under several management procedures, laws, statutes, and amendments, including the National Historic Preservation Act of 1966, as amended; the Archaeological and Historic Preservation Act of 1974; the Archaeological Resources Protection Act of 1979; the American Indian Freedom of Religion Act; and the Native American Graves Protection and Repatriation Act. Cultural resources are evaluated by professionals for their potential of inclusion on the National Register of Historic Places. The criteria used to evaluate these resources are as follows:

"The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and that (a) are associated with events that have made a significant contribution to the broad patterns of our history; or (b) are associated with the lives of persons significant in our past; or (c) embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or possess high artistic values, or represent a significant distinguishable entity whose components may lack individual distinction; or (d) have yielded or may be likely to yield information important in history or prehistory."

A cultural resources inventory, including previous research and a site files check, was completed for the potential housing areas. No archaeological, architectural, or ethnographic resources were identified for sites. However, for all sites, when a particular site is chosen, a Class III intensive pedestrian survey and ethnographic research must be completed.

Rare, Threatened, Endangered, Review or Sensitive Species of Animals Potentially within the Torreon Chapter Lands

Species	Common Name	Navajo Name	Federal	State	Navajo
Accipiter gentilis	Northern Goshawk		MBTA*	Threatened	None
Aquila chrysaetos	Golden eagle	Atsà	MBTA	Protected	Group 3
Athene cunicularia hypugea	Burrowing owl		SOC*, MBTA	Protected	None
Antilocapra americana	Pronghorn antelope	Jàdi	None	Game	Group 3
Bubo virginianus	Great horned owl		M BTA	Protected	None
Buteo jarnaicensis	Red-tailed hawk		M BTA	Protected	None
Buteo regalis	Ferruginous hawk	Gini	SOC, MBTA	Protected	Group 3
Buteo swainsonii	Swainson's hawk		M BTA	Protected	None
Cathartes aura	Turkey vulture		M BTA	Protected	None
Charadrius montanus	Mountain Plover	Tàbaasdisi	Threatened	Protected	Group 4
Circus cyaneous	Northern harrier		MBTA	Protected	None
Falco colurnbarius	Merlin		M BTA	Protected	None
Falco sparverius	American kestrel		MBTA	Protected	None
Lanius ludovicianus	Loggerhead shrike		SOC, MBTA	None	None
Mustela nigripes	Black-footed ferret	Dio'ii Lizhinii	Endangered		Group 2
Phrynosoma cornuturn	Texas horned lizard		SOC	None	None

* MBTA = Migratory Bird Treat V Act, Soc = Species of Concern

Rare, Threatened, Endangered, Review or Sensitive Species of Plants Potentially within the Torreon Chapter Lands

Species	Common Name	Federal	State	Navajo
Aletes macdougalii ssp. breviradiatus	Macdougal's false carrot	None	Sensitive	None
Aletes sessiliflorus	False carrot	None	Sensitive	None
Astragalus knightii	Knight's milkvetch	USFWS-SOC*	Sensitive	None
Astragalus micromerius	Chaco milkvetch	None	Sensitive	None
Erigeron bistiensis	Bisti fleabane	USFWS-SOC	Sensitive	None
Escobaria missouriensis	Plains pincushion	None	Review	Non
Pucinellia pairshii	Parish's alkali grass	US FWS -SOC	Endangered	None
Sclerocactus cloveriae ssp. brackii	Brack's hardwall cactus	SOC	Endangered	None

*Species of Concern

3.3 Analysis of Individual Sites

There were no Rare, Threatened, Endangered, Review or Sensitive Species of Plants or Animals identified in the proposed development sites for housing in the Torreon/Star Lake Chapter area.

3.3.1 Site 1:

Geology/Soils

The proposed housing site lies at approximately 6780 feet above sea level.

Soil types (refer to soils map in Exhibit 40) in the area are classified as being Hagerman-Bond Fine sandy Loam, Hospah-Skyvillage-Rock Outcrop Complex and Querencia-Lavodnas Association. Hagerman soils are shallow and have moderate shrink-swell characteristics. Problem slope areas exist along NR9 but the remainder of the site is flat.

Surface Water/Drainage

No wetlands were noted during the site visit. There are many washes and the area is well drained.

Vegetation

The vegetation types likely to occur within the proposed site are Juniper Savanna and Great Basin Desert Scrub.

Wildlife

Wildlife that occupies the study area is expected to be typical of that found in a high desert habitat. Although no animals were noted during the site visit, it can be expected that coyotes, rabbits, prairie dogs, lizards, snakes, small rodents, ravens arid birds of prey could be common residents in the study area.

Environmentally Sensitive Areas

Environmentally sensitive areas can include such areas as designated habitat for threatened and endangered species, important wildlife areas or corridors, riparian areas, and protected plant populations. The Navajo National Heritage Program maintains records of this information.

The following is a list of species that could potentially be affected by the proposed undertaking:

- Northern goshawk
- Ferruginous hawk

No vegetation of concern was identified.

The data request and assessment of species of concern is intended to provide a summary of the current information that is on file with the Navajo Nation Natural Heritage Program. The report is not intended to represent an intensive survey of threatened or endangered species within the study area.

Culturally Significant Areas/Traditionally Sensitive Areas

A Class I records check was conducted and found that there are no culturally significantly areas present.

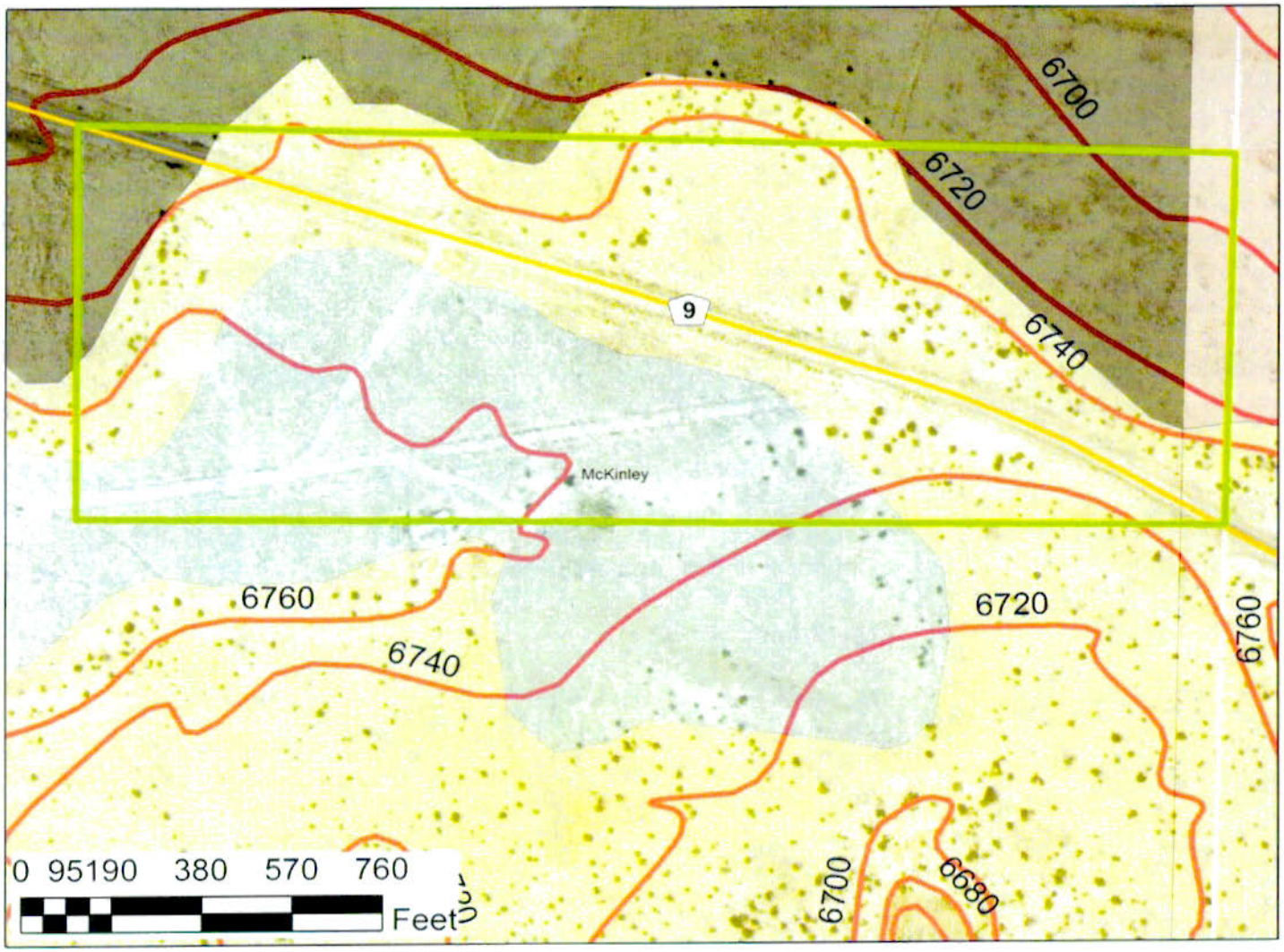
No traditional cultural properties were identified within the site.

Recommendations

Based on the initial inspection of existing environmental data and the site visit, this site is highly suitable for development. There are a few housing units currently located on the site and there may be some grazing issues. No other issues are present at this time.

Exhibit 53:

Developement Site 1 - 40 Ac.



Legend

- BIARoutes
- Developement Sites

Bedrock Depth Meters

- <Null>
- 0
- 15
- 28
- 33
- 36
- 38
- 43
- 61
- 97

Elevation

- 6180.000000 - 6440.000000
- 6440.000001 - 6620.000000
- 6620.000001 - 6800.000000
- 6800.000001 - 7020.000000
- 7020.000001 - 7380.000000

N W E S

SOURCES; NN Land Dept, NNDOT,ESRI, NAIP(2016),SSURGO,DEM-RGIS-NM,TSLC

DISCLAIMER; Maps are for information purposes and may not be suitable for legal, enginerring, or surveying purposes.

3.3.2 Site 2:

Geology/Soils

The proposed housing site lies at approximately 6400 feet above sea level.

Soil types (refer to soils map in Exhibit 40) in the area are classified as being Billings Silty Clay Loam-Alkali-Gullied and Rock Outcrop— Travesilla-Persayo Association. Billings soils are shallow and have high shrink-swell characteristics. Travesilla soils are favorable for construction of small building foundations, but Persayo soils are shallow.

Surface Water/Drainage

A small wash is located on the southeast corner of the site and should be avoided. Run-off in the area is rapid.

Vegetation

The vegetation types likely to occur within the proposed site are Juniper Savanna and Great Basin Desert Scrub.

Wildlife

Wildlife that occupies the study area is expected to be typical of that found in a high desert habitat. Although no animals were noted during the site visit, it can be expected that coyotes, rabbits, prairie dogs, lizards, snakes, small rodents, ravens, and birds of prey could he common residents in the study area.

Environmentally Sensitive Areas

Environmentally sensitive areas can include such areas as designated habitat for threatened and endangered species, important wildlife areas or corridors, riparian areas, and protected plant populations. The Navajo National Heritage Program maintains records of this information.

The following is a list of species that could potentially be affected by the proposed undertaking:

- Northern goshawk
- Ferruginous hawk

No vegetation of concern was identified.

The data request and assessment of species of concern is intended to provide a summary of the current information that is on file with the Navajo Nation Natural Heritage Program.

The report is not intended to represent an intensive survey of threatened or endangered species within the study area.

Culturally Significant Areas/Traditionally Sensitive Areas

A Class I records check was conducted and found that there are no culturally significantly areas present.

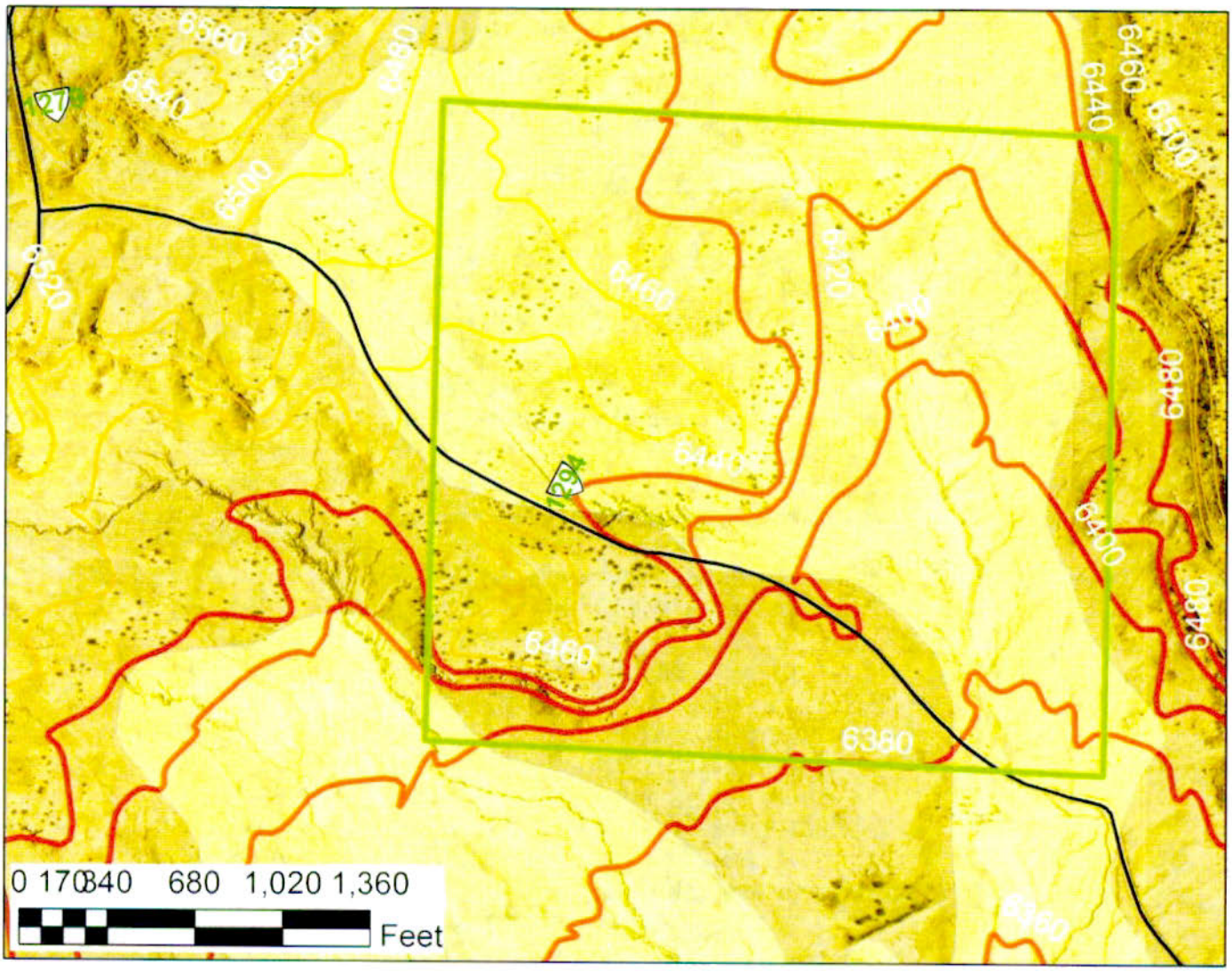
No traditional cultural properties were identified in the site.

Recommendations

Based on the initial inspection of existing environmental data and the site visit, this site is not well suited for development. This site has very poor drainage. The cost of infrastructure development will be high.

Exhibit 54:

Developement Site 2 - 160 Ac.



Legend

- City Route
- Developement Site

Bedrock Depth Meters

- 0
- 15
- 28
- 33
- 36
- 38
- 43
- 61
- 97

Elevation

- 6180.000000 - 6440.000000
- 6440.000001 - 6620.000000
- 6620.000001 - 6800.000000
- 6800.000001 - 7020.000000
- 7020.000001 - 7380.000000

N W E S

SOURCES; NN Land Dept, NNDOT,ESRI, NAIP(2016),SSURGO,DEM-RGIS-NM,TSLC

DISCLAIMER; Maps are for information purposes and may not be suitable for legal, enginerring, or surveying purposes.

3.3.3 Site 3:

Geology/Soils

The proposed housing site lies at approximately 6400 feet above sea level.

Soil types (refer to soils map in Exhibit 40) in the area are classified as being Rock Outcrop-Travesilla-Persayo Association. Travesilla soils are favorable for construction of small building foundations but Persayo soils are shallow.

Surface Water/Drainage

A small wash is located in the southeast portion of the site. Sheet flooding will be present in low areas and rapid run-off is evident.

Vegetation

The vegetation types likely to occur within the proposed site are Juniper Savanna and Great Basin Desert Scrub.

Wildlife

Wildlife that occupies the study area is typical of that found in a high desert habitat. Although no animals were noted during the site visit, it can be expected that coyotes, rabbits, prairie dogs, lizards, snakes, small rodents, ravens, and birds of prey could be common residents in the study area.

Environmentally Sensitive Areas

Environmentally sensitive areas can include such areas as designated habitat for threatened and endangered species, important wildlife areas or corridors, riparian areas, and protected plant populations. The Navajo National Heritage Program maintains records of this information.

The following is a list of species that could potentially be affected by the proposed undertaking:

- Northern goshawk
- Loggerhead shrike
- Ferruginous hawk

The following is a list of vegetation that could potentially be affected by the proposed undertaking:

- Plains pincushion cactus
- Bisti fleabane

The data request and assessment of species of concern is intended to provide a summary of the current information that is on file with the Navajo Nation Natural Heritage Program. The report is not intended to represent an intensive survey of threatened or endangered species within the study area.

Culturally Significant Areas/Traditionally Sensitive Areas

A Class I records check was conducted and found that there are no culturally significantly areas present.

No traditional cultural properties were identified within the site.

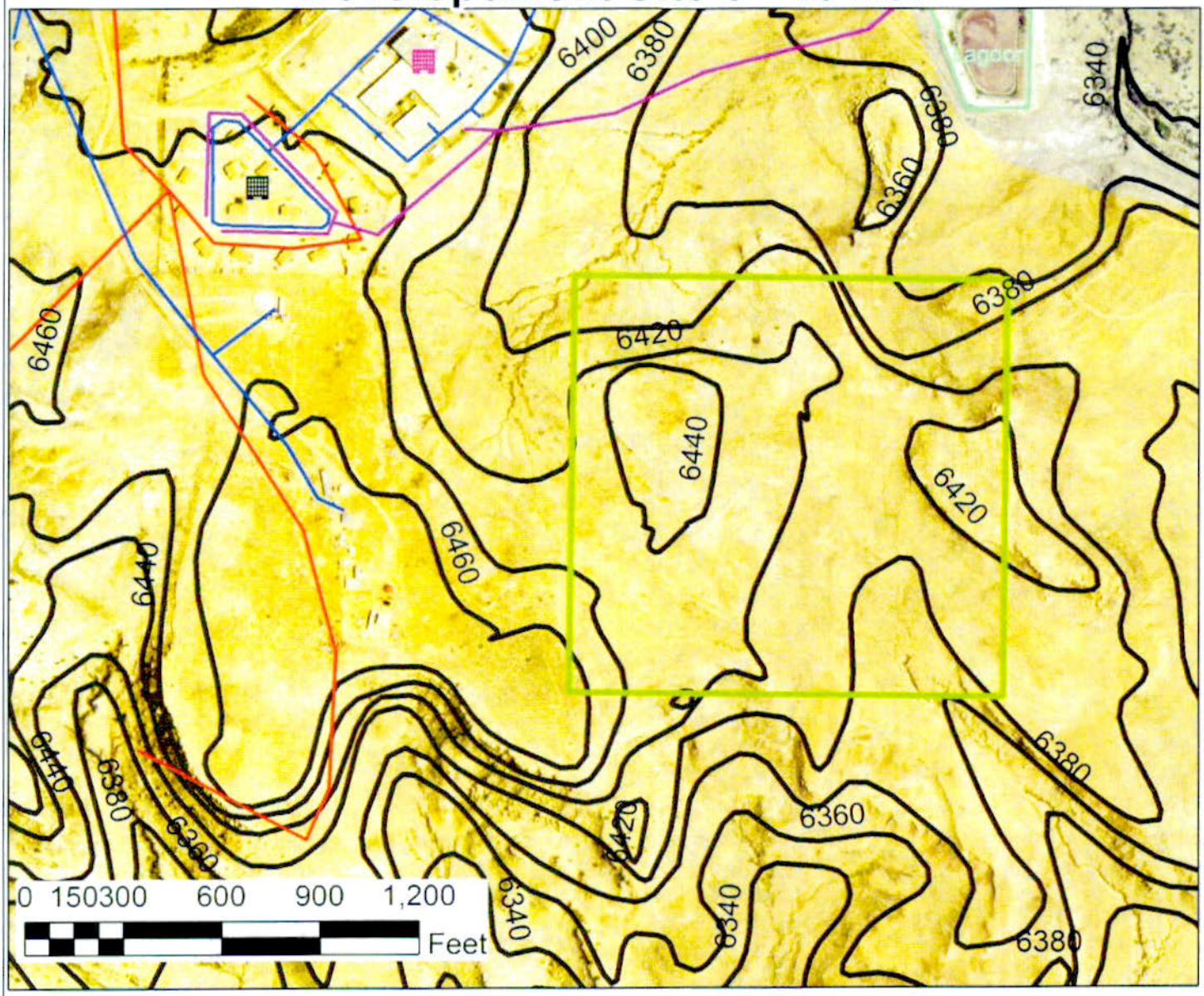
Recommendations

Based on the initial inspection of existing environmental data and the site visit, this site is marginally suited for development.

Rapid run-off occurs in the area. Major drainage engineering will be needed and extreme costs will be associated with that engineering. Roadway costs will also be high.

Exhibit 55:

Developement Site 3 - 40 Ac.



Legend

- NHA Subdivision
- Na' neel zhiin ji olta
- Sewer Line
- lagoon
- Water Line
- Electric Line
- 6180.000000 - 7380.000000

Bedrock Depth - Minimum

- 0
- 1 - 15
- 16 - 43
- 44 - 61
- 62 - 97

N W E S

SOURCES; NN Land Dept, NNDOT,ESRI, NAIP(2016),SSURGO,DEM-RGIS-NM,TSLC

DISCLAIMER; Maps are for information purposes and may not be suitable for legal, enginerring, or surveying purposes.

3.3.4 Site 4:

Geology/Soils

The proposed housing site lies at approximately 6600 feet above sea level.

Soil types (refer to soils map in Exhibit 40) in the area are classified as being Rock Outcrop-Travesilla-Persayo Association and Litle-Persayo Association. Travesilla soils are favorable for construction of small building foundations but Persayo soils are shallow. Litle soils have a high shrink-swell potential.

Surface Water/Drainage

Small washes exist in the northwest/southeast portion of the site and should be avoided. Run-off in the area is rapid but the site is well drained.

Vegetation

The vegetation types likely to occur within the proposed site are Juniper Savanna and Great Basin Desert Scrub.

Wildlife

Wildlife that occupies the study area is expected to be typical of that found in a high desert habitat. Although no animals were noted during the site visit, it can be expected that coyotes, rabbits, prairie dogs, lizards, snakes, small rodents, ravens, and birds of prey could be common residents in the study area.

Environmentally Sensitive Areas

Environmentally sensitive areas can include areas such as designated habitat for threatened and endangered species, important wildlife areas or corridors, riparian areas, and protected plant populations. The Navajo National Heritage Program maintains records of this information.

The following is a list of species that could potentially be affected by the proposed undertaking:

- Northern goshawk
- Red-tailed hawk

No vegetation of concern was identified.

The data request and assessment of species of concern is intended to provide a summary of the current information that is on file with the Navajo Nation Natural Heritage Program. The report is not intended to represent an intensive survey of threatened or endangered species within the study area.

Culturally Significant Areas/Traditionally Sensitive Areas

A Class I records check was conducted and found that there are no culturally significantly areas present.

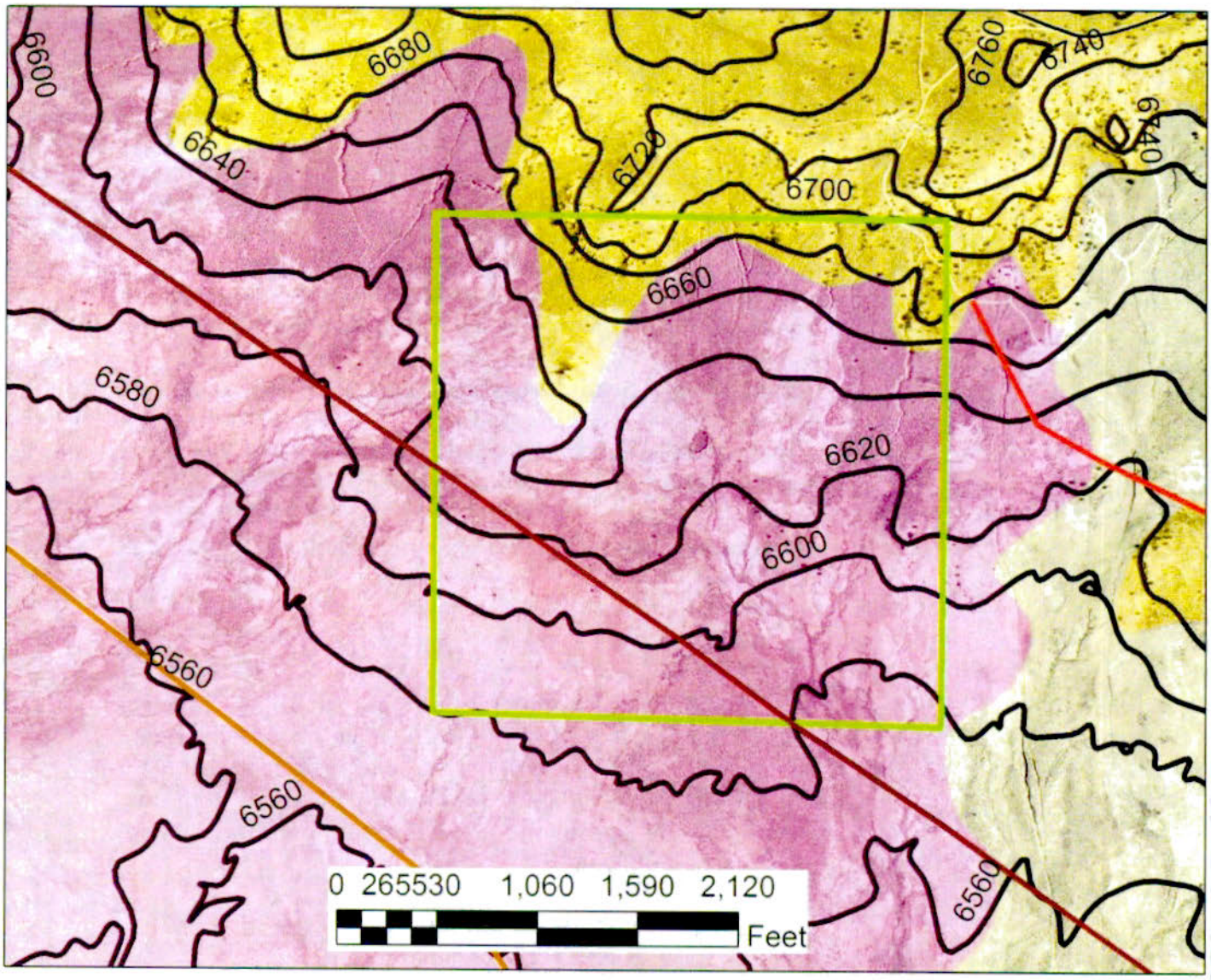
No traditional cultural properties were identified within the site.

Recommendations

Based on the initial inspection of existing environmental data and the site visit, this site is not well suited for development. Transmission line present in the site will restrict the amount of building land available. Problems will arise from the washes and drainage in the area. The cost of infrastructure development will be high.

Exhibit 56:

Developement Site 4 - 160 Ac.
Bedrock Depth/Elevation Data



Legend

- Developement Site
- Gas Line
- 3 Phase Powerline
- Electric Line

6180.000000 - 7380.000000

Bedrock Depth - Minimum

- 0
- 1 - 15
- 16 - 43
- 44 - 61
- 62 - 97

N W E S

SOURCES: NN Land Dept, NNDOT,ESRI, NAIP(2016),SSURGO,DEM-RGIS-NM,TSLC

DISCLAIMER; Maps are for information purposes and may not be suitable for legal, enginerring, or surveying purposes.

Chapter Land Use Plan

Torreon/Star Lake Chapter

Chapter 4
Infrastructure Analysis

4. Infrastructure Analysis

4.0 Existing and Needed Infrastructure

This section describes the existing and needed infrastructure, such as roads and utilities, in the community. It also assesses the proposed housing sites in terms of their need for additional infrastructure.

Average daily traffic (ADT) is a measure of the average number of vehicles that pass through a location along a road in a day.

4.1 Transportation and Roads

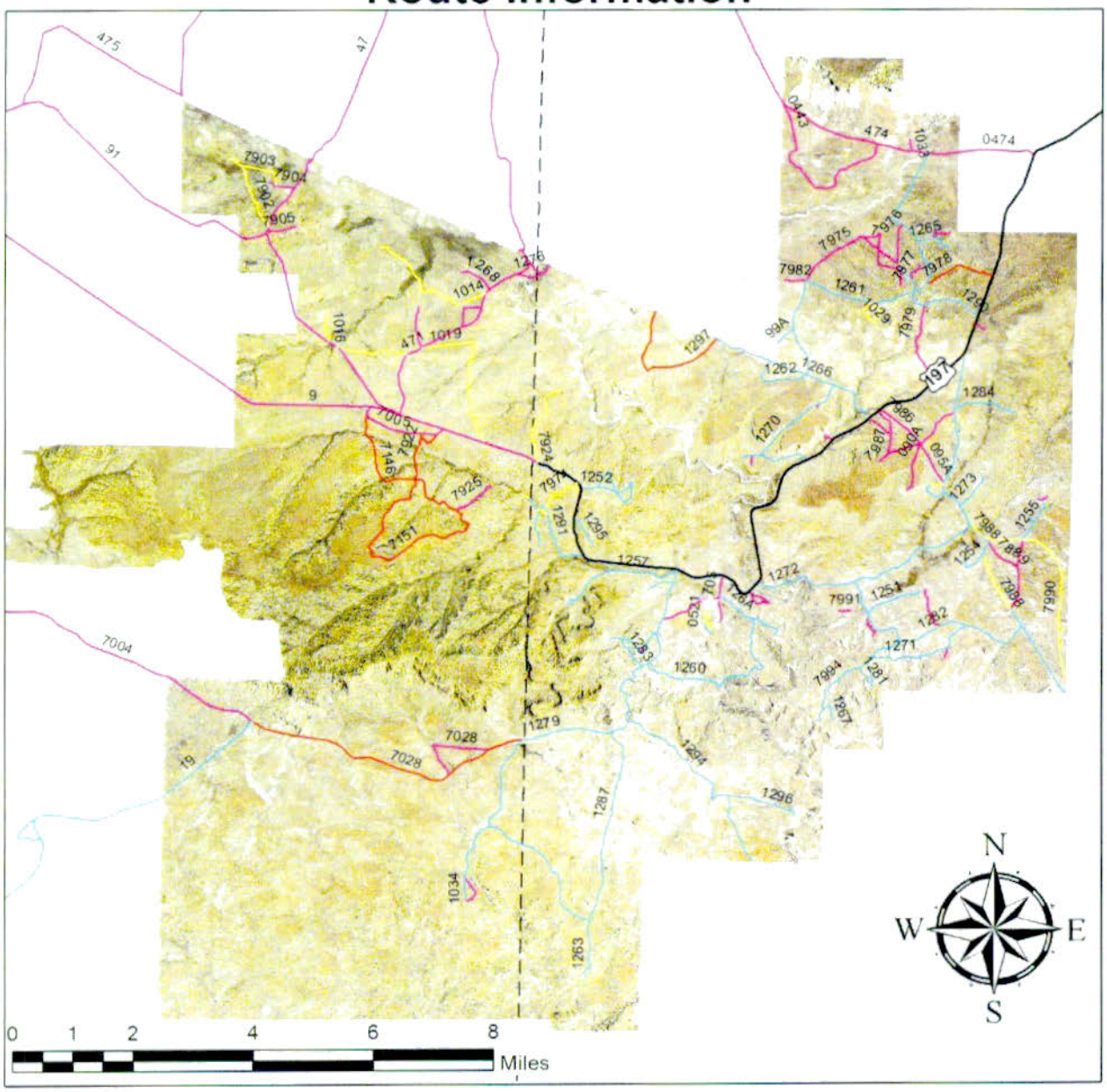
Existing

The major roads in the community include:

- NM 197 (paved)
- N9 (paved)
- N91 Star Lake Road (dirt, graded by BIA)
- N7028 Rincon Marquez Road (paved to McKinley County line), 57 average daily traffic (ADTs), 20 year projected: 70 ADTs. McKinley County is planning to pave its portion of the road within the next few years.
- N7004 (dirt, graded by BIA & NDOT), 60 ADTs,
- N1272 Torreon Mission Road (paved)
- N1266 Pipeline Road (dirt, graded by Sandoval County)
- N471 Tinian Mission Road (dirt, graded by BIA & NDOT)(2002 ADT "172")
- N474 Ojo Encino Road (paved)(In need of repair)
- N47 to Ojo Encino (Pipeline)

Exhibit 57:

Torreon/Star Lake Chapter
Route Information



Legend

City Roads — Tribal roads — BIA Routes

Inventory Routes — State Highway — County Line

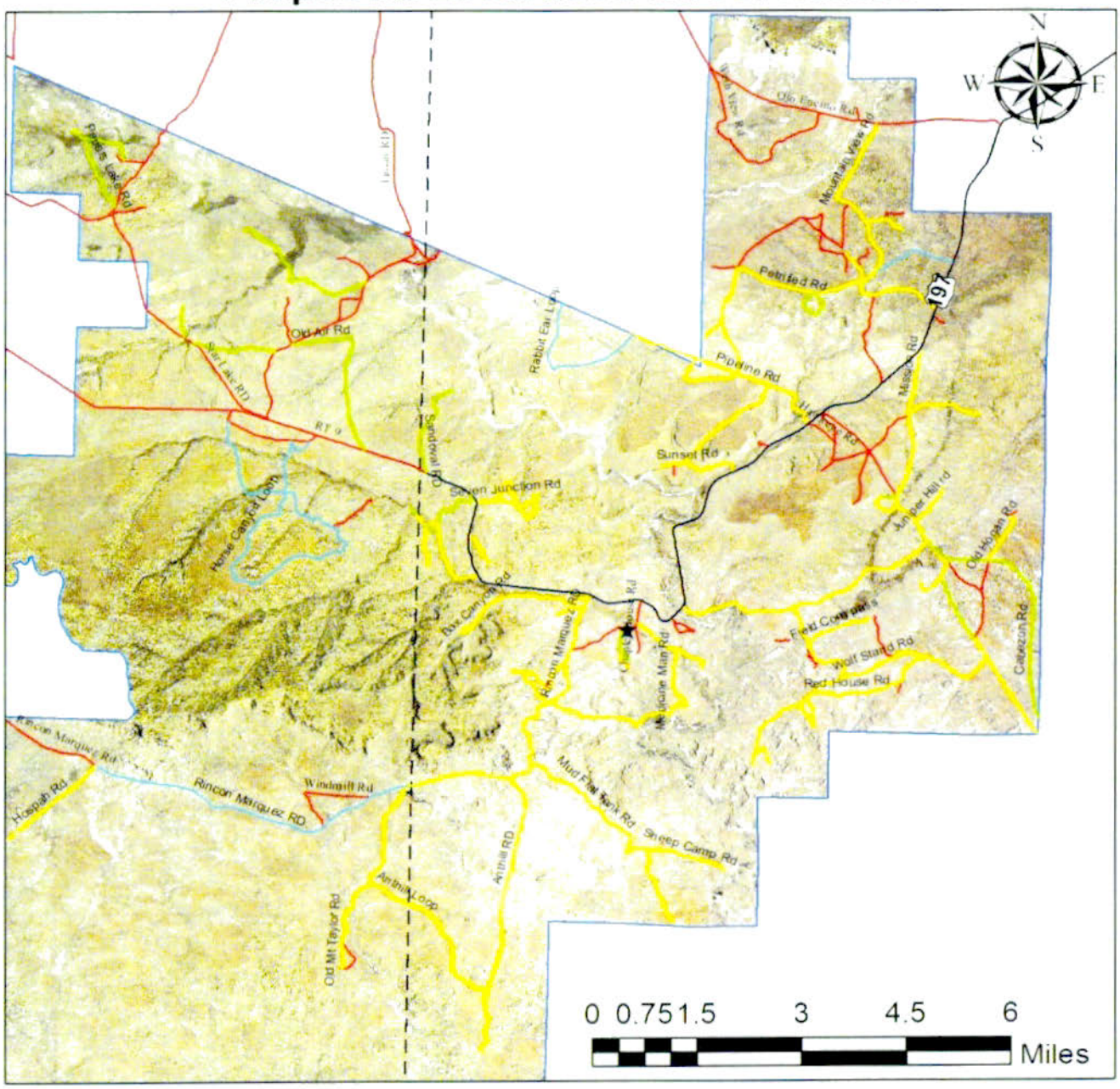
DISCLAIMER: Maps are for information Proposes and May not be suitable for legal, engineering, or surveying purposes.

Our Proposed and Established Road Names include:

Street Name	Route #'s	Street Name	Route #'s
Sandoval Road	N7924	Lower Mission Road	N7994
Seven Junction Road	N1252	Old Hogan Road	N1255
Cactus Flat Road	N1283	Rock Springs Road	N1295
Medicine Man Road	N1260	Juniper Hill Road	N1273
Mud Flat Tank Road	N1294	Hawkeye Road	N092A
Ant Hill Road	N1287	Sage Hill Mesa Road	N1270
Mountain View Road	N1290,N1261	Petrified Road	N1261
Horse Canyon Loop	N7151	Old Mount Taylor Road	N1279
Lookout Mesa	N126A	Papers Lake Road	N7902
Upper Horse Canyon Road	N7922,N7146	Lower Horse Canyon Road	N1291
Wolf Stand Road	N1282	Red House Road	N1271
Cornfield Road	N1254	Mission Road	N1272
Pipeline Road	N1266	Anthill Loop	N1287
Windmill Road	N7028	Box Canyon Road	N1257
Thunderhead Tank Road	N99A	Rincon Marquez Road	N7028,N1279,N7004
Sheep Camp Road	N1296	Wash View Road	N443
Eagle Eye Road	N4909	Fossil Loop	N1029
Wedge Hill Road	N1284	Tinian Road	N471
Star Lake Road	N91	Old Air Road	N1019
Cabezon Road	N7990	Sunset Drive	N1275
Rabbit Ear Loop	N1297	Hospah Road	N19
Field Corn Pass	N1251	Chapter House Road	N705
Point Road	N1281	Ojo Encino Road	N474
State Highway 197	197	Route 9	N9

Exhibit 58:

Torreon/Star Lake Chapter
Proposed/Establised Street Names

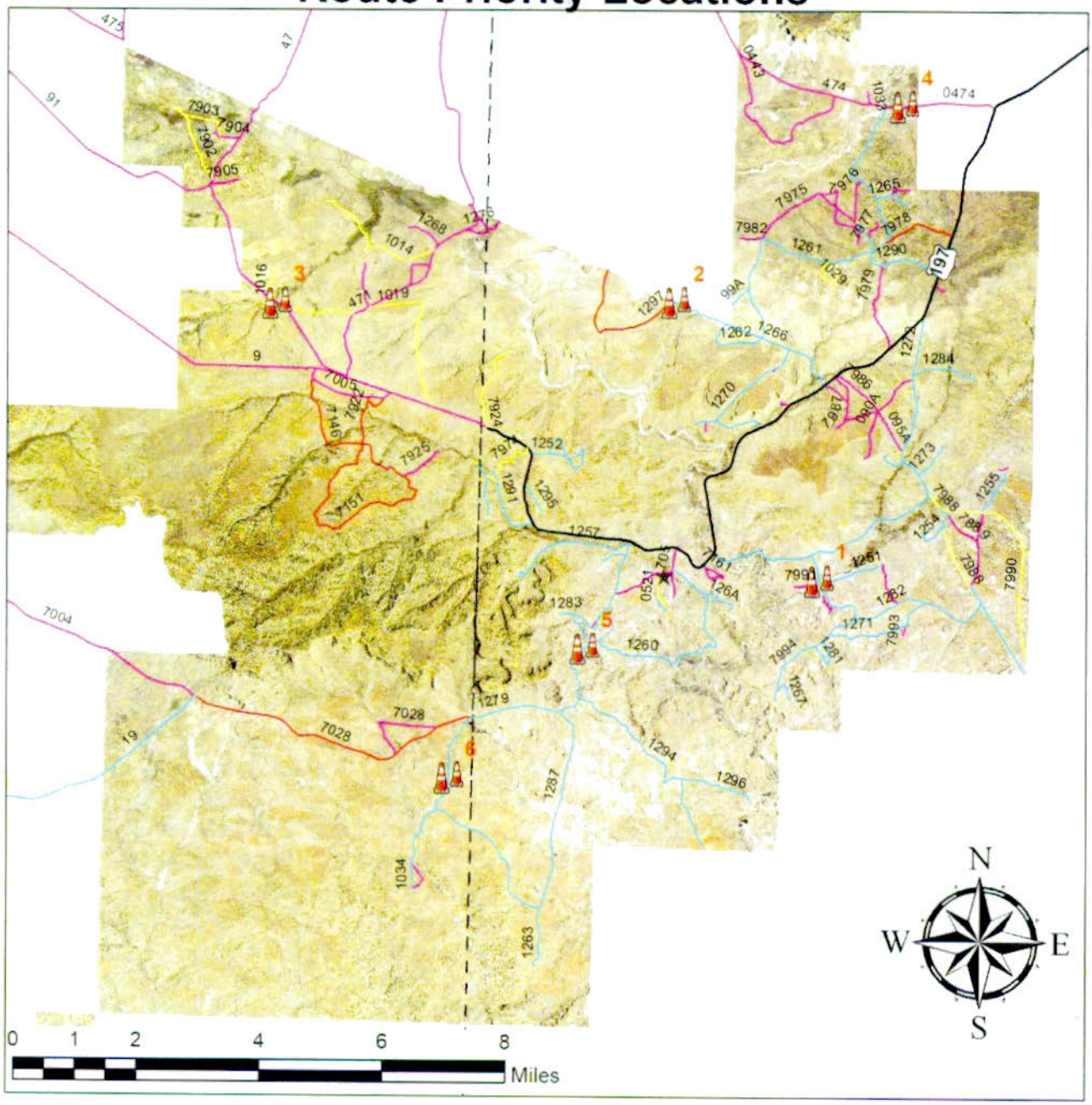


Legend

- ★ Torreon Chapter
- County Line
- Torreon/Star Lake
- Inventory Routes
- Tribal roads
- State Highway
- City Roads
- BIA Routes

DISCLAIMER: Maps are for information Proposes and May not be suitable for legal, engineering, or surveying purposes

Exhibit 59:
Torreon/Star Lake Chapter
Route Priority Locations



Legend

- ★ Torreon Chapter
- Priority Locations
- City Roads
- Inventory Routes
- Tribal roads
- State Highway
- BIA Routes
- County Line

DISCLAIMER: Maps are for information Proposes and May not be suitable for legal, engineering, or surveying purposes.

Torreon/Star Lake CLUPC ADT Road Priorities List

Road Number	Longitude, and Latitude	Area Of Concern	Description	Bus Route :Y/N	ADT
1271	35.775795, -107.209649	Old Military Bridge	Unknown Weight Limit(Concerned by Fire Dept. and EMS)	Yes	222
1266	35.841102, -107.252997	Old Military Bridge	Unknown Weight Limit(Concerned by Fire Dept. and EMS)	Yes	
0091	35.838364, -107.368772	Exposed Culvert	Rapid erosion exposing culvert	Yes	
0474		The Section With in the Torreon Boundary	Road Is Full of potholes, making driving conditions hazardous during inclement conditions.	Yes	
1279		Most of the Route	Road has been Left in Poor Condition After No Maintenance for so many years.	Yes	
1279		McKinley County Section of Road	Road Is In Poorest of conditions Due To No Blading	Yes	

Proposed

Planned road improvements include:

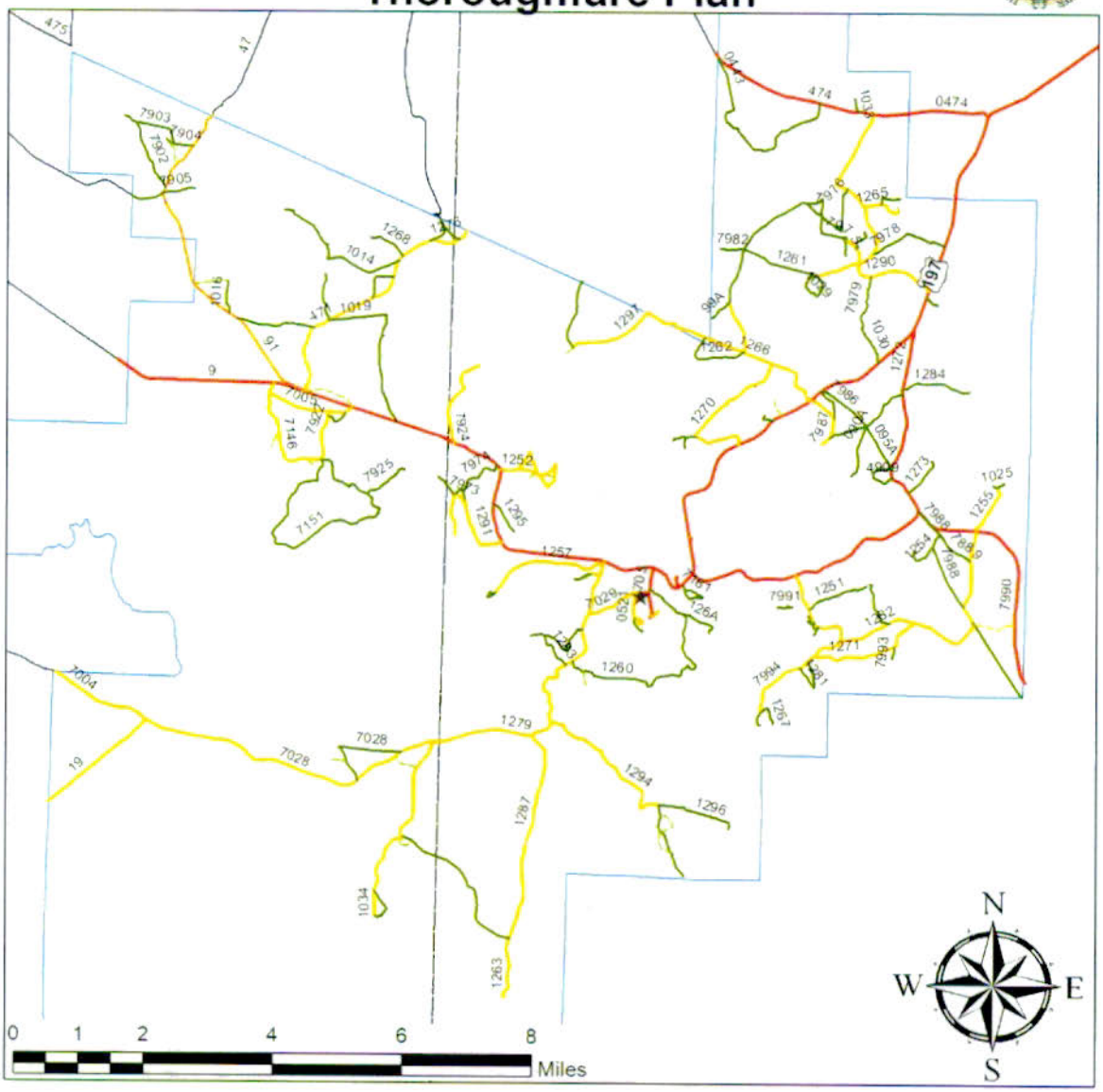
- Old Military Bridge on Road number 1271(2018ADT, 222)(not scheduled)
- Old Military Bridge on Road Number 1266, also known as Pipeline road (not scheduled)
- Route number 0474, also known as Ojo Encino Road (not scheduled)
- Road number 0091 needs Erosion Control (not scheduled)

Torreon/Star Lake Chapter CLUPC Road Priorities List

Road Number	Longitude, and Latitude	Area Of Concern	Description	Bus Route:Y/N
799C	35.775795, -107.209649	Old Military Bridge	Unknown Weight Limit(Concerned by Fire Dept. and EMS)	Yes
1266	35.841102, -107.252997	Old Military Bridge	Unknown Weight Limit(Concerned by Fire Dept. and EMS)	Yes
0091	35.838364, -107.368772	Exposed Culvert	Rapid erosion exposing culvert	Yes
0474		The Section With in the Torreon Boundary	Road Is Full of potholes, making driving conditions hazardous during inclement conditions.	Yes

Exhibit 60:

Torreon/Star Lake Chapter Thoroughfare Plan



Legend

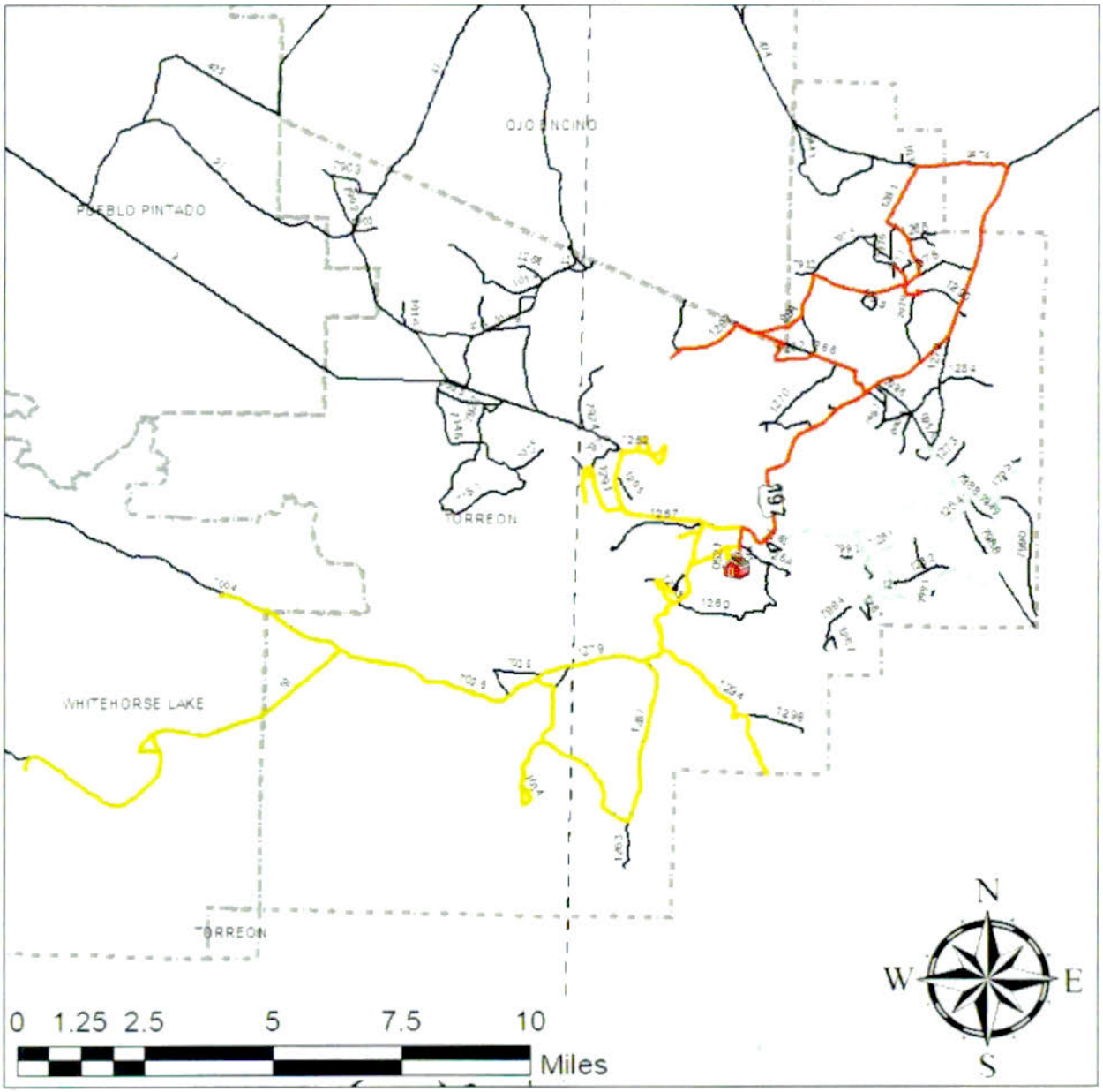
★ Torreon Chapter | County Line **Exisiting** | Major Route **Proposed** | Major Route

Torreon | Main Highway | Minor Route | Main Highway | Minor Route

DISCLAIMER: Maps are for information Proposes and May not be suitable for legal, engineering, or surveying purposes.

Exhibit 61:

Torreon/Star Lake
NJO Bus Routes(2018-2019)



Legend

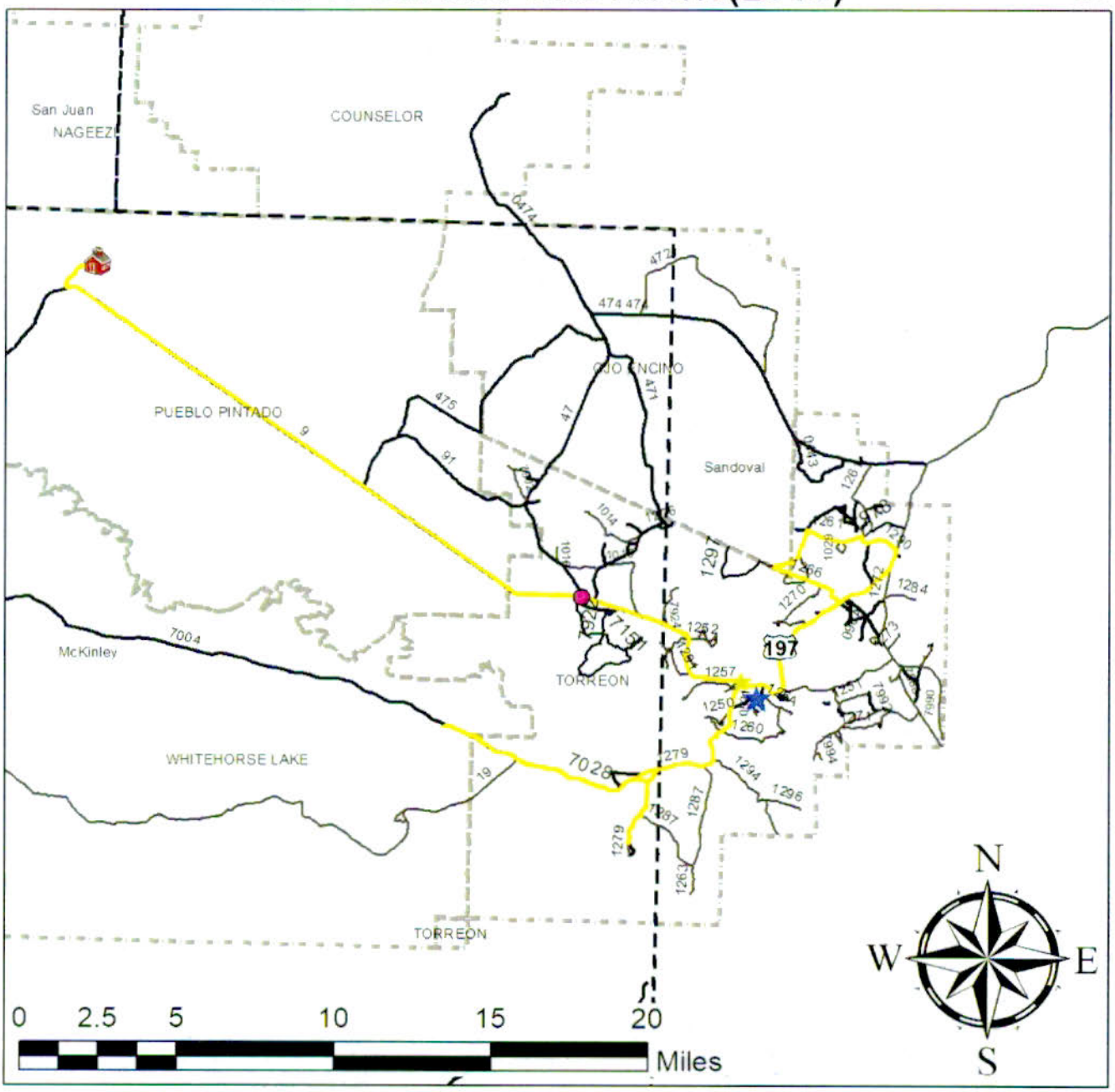
- Navajo Nation
- County Line
- Na'neel'zhiin ji' olta'

Route:Name/Miles

- Anthill/Rincon Marquez-60miles
- Lower_Mission-23 miles
- RabbitEar_MtnViw_Ojo-33 miles
- Sandoval_Central_7J-32 miles

DISCLAIMER Maps are for information Proposes and May not be suitable for legal engineering or surveying purposes

Exhibit 62:
Torreon/ Star Lake Chapter
Tse'Yi'Gai #88 Bus Route(2018)

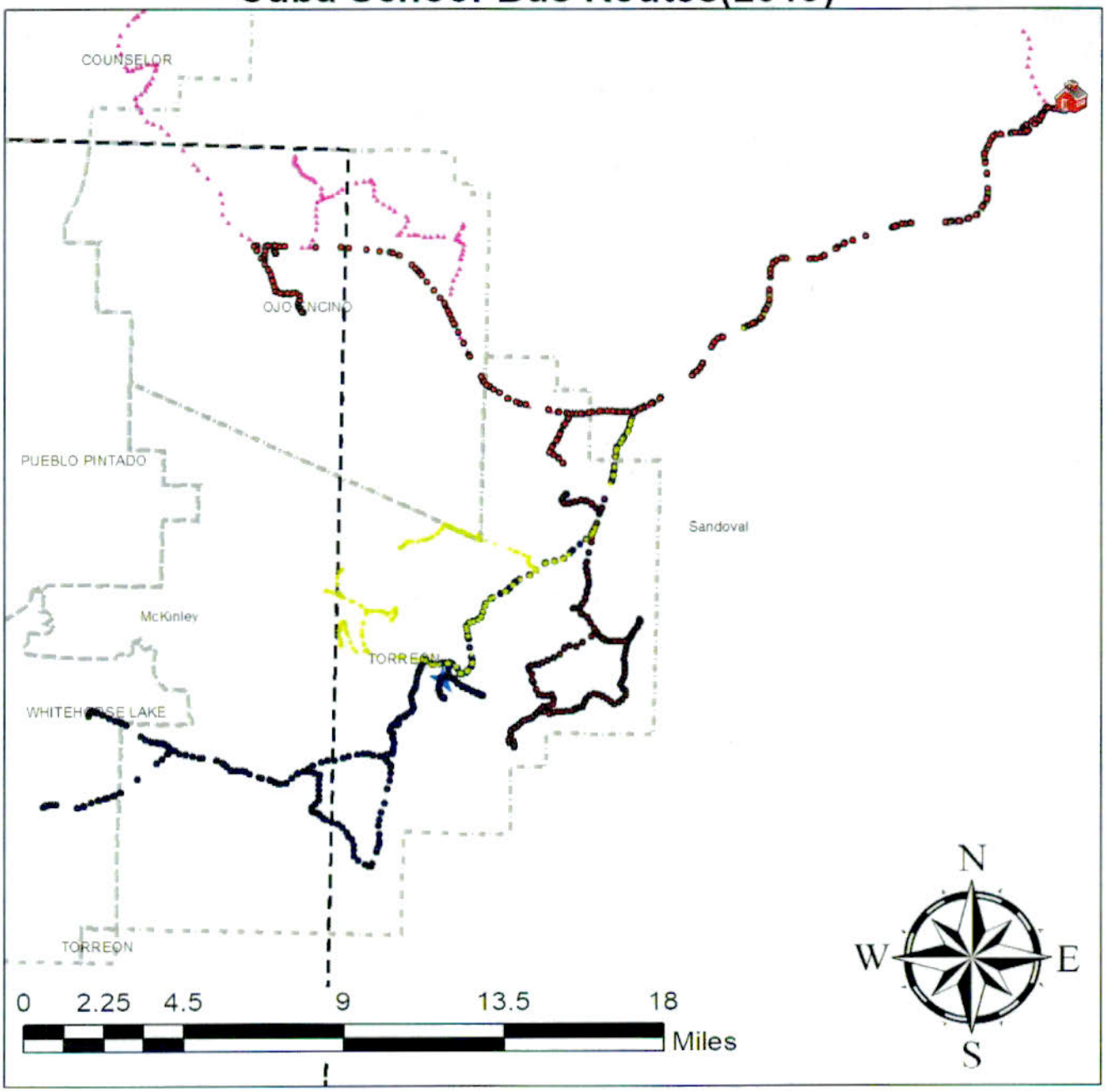


Legend

- Navajo Nation
- County Line
- Tse'Yi'Gai High School
- Pink Barrel
- Torreon Store
- Torreon Chapter
- #88 (Torreon Route)107.4Miles
- Inventory Routes
- Tribal roads
- State Highway
- County Roads
- BIA Routes

DISCLAIMER: Maps are for information Proposes and May not be suitable for legal, engineering, or surveying purposes.

Torreon/Star Lake Chapter
Cuba School-Bus Routes(2019)



Legend

- Navajo Nation
- County Line
- CHS_School
- Bus 12- Kelly Maestas(102Miles)
- Bus1- Wally Toledo(70Miles)
- Bus 8-Tommy Pinto(100Miles)
- Bus 7-Arlinda Sandoval(74Miles)
- Bus 23- David Antone(89Miles)
- Torreon Chapter

DISCLAIMER: Maps are for information Proposes and May not be suitable for legal, engineering, or surveying purposes.

Transit and Rail

Existing

There is only one bus service; called Rio Metro that currently exists in the Cuba area that few locals utilize, It travels to Bernalillo Wal Mart Etc.. There are no railroad services is available in the vicinity.

Proposed

Chapter officials have met with Navajo Transit Company to establish a bus route from Crownpoint to Pueblo Pintado to Torreon and then possibly continuing to Cuba and Albuquerque.

A study has been prepared by the San Juan Basin Transportation Development Committee on the feasibility of a freight rail line between Prewitt (Baca Chapter) and Star Lake, just west of the Torreon/Star Lake chapter.

An extension to Bloomfield has also been studied as a shorter alternative to a proposed Pueblo Pintado-Bloomfield rail line. It would also be an alternative to constructing a rail line between Gallup and the Shiprock area. The estimated cost of the Star Lake line is $61 to $69 million. The feasibility of the rail line is dependent on an increase in the cost of coal.

Airport

Existing

An old runway, now eroded, exists along the Torreon Wash.

Proposed

The Torreon/Star Lake Chapter plans to work with NNDOT and DCD to build a new runway or rebuild the landing strip existing in the chapter vicinity.

Exhibit 63:

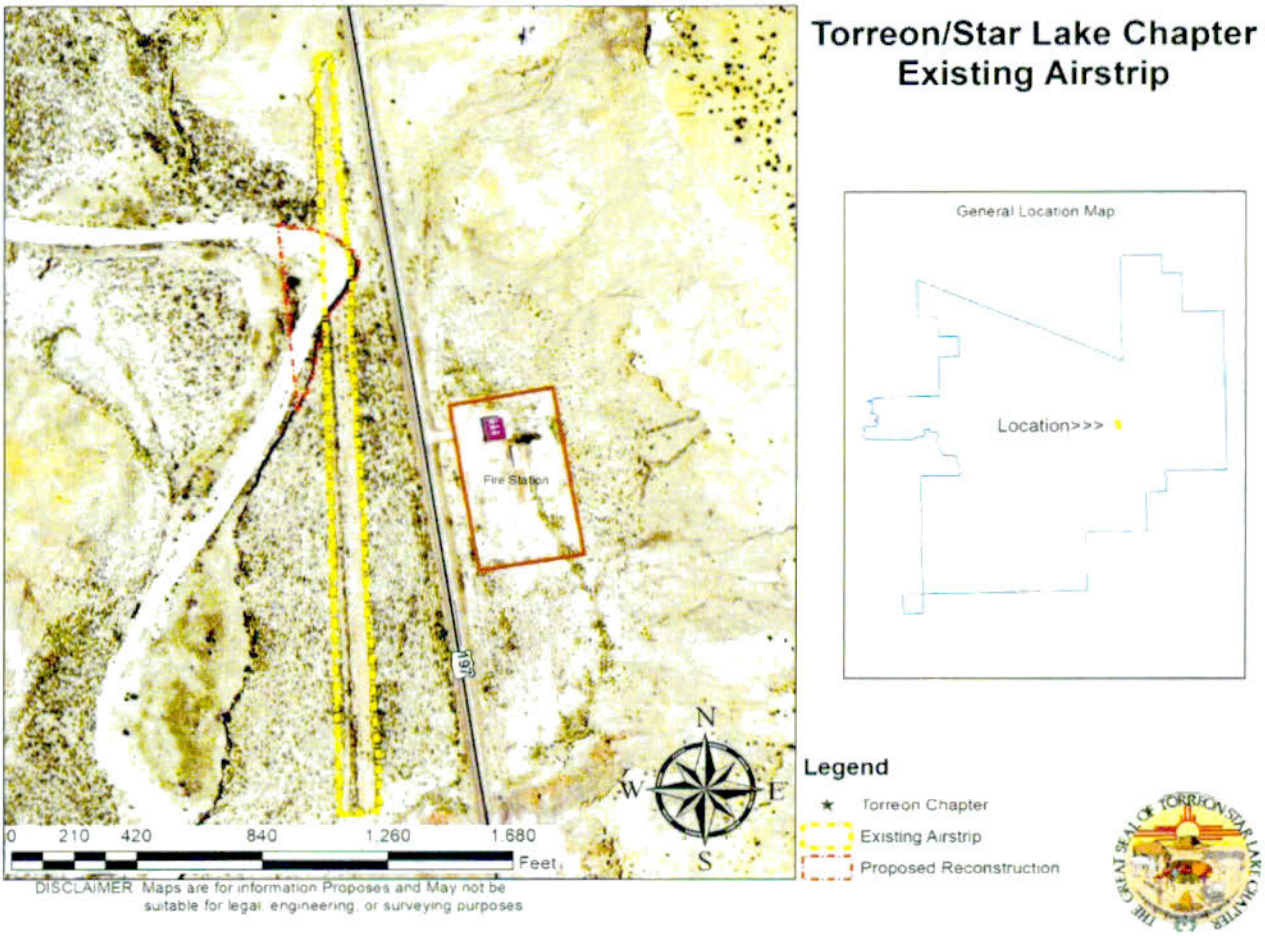
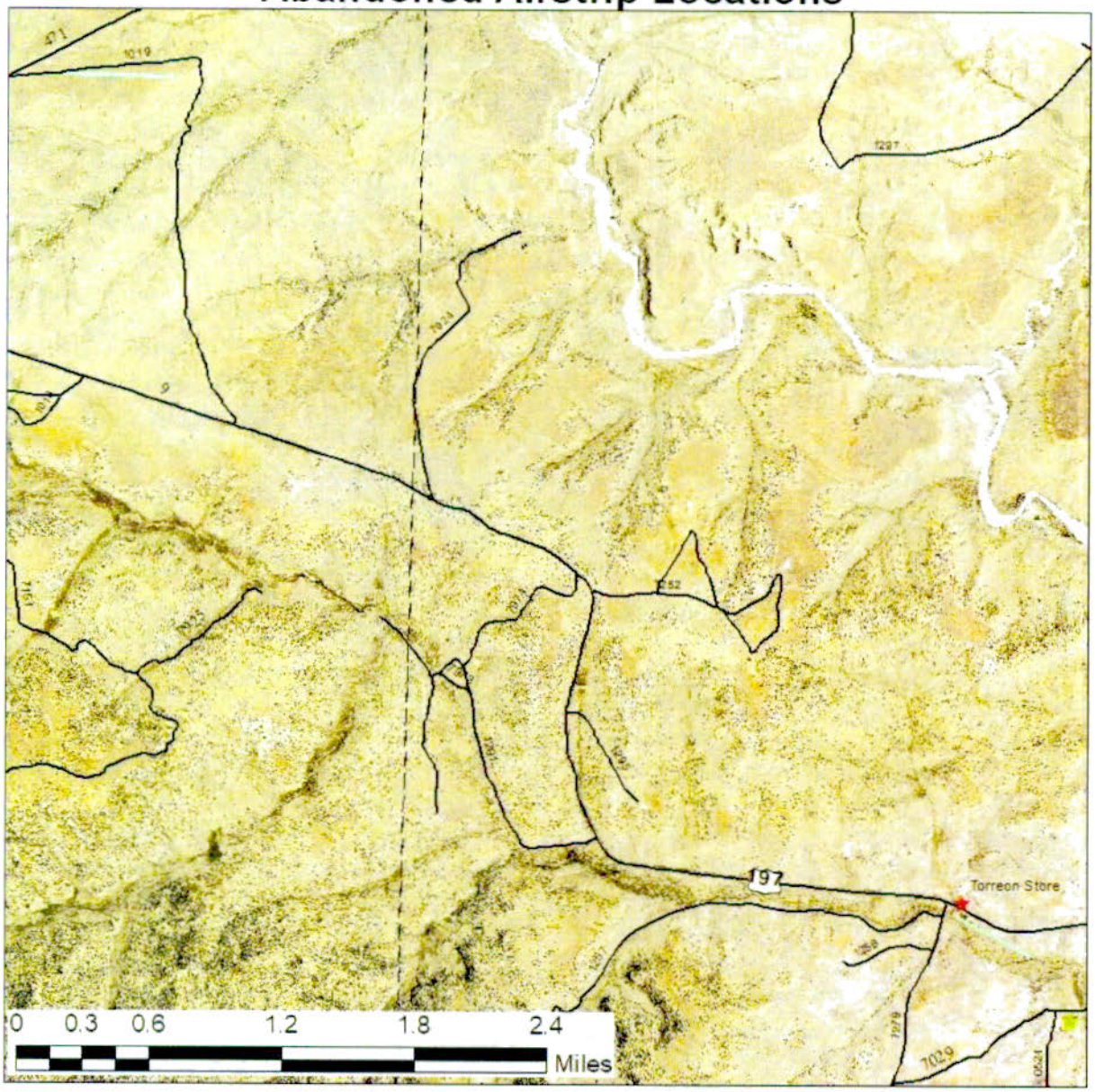


Exhibit 64:

Torreon/Star Lake
Abandoned Airstrip Locations



Legend

County Line

Torreon Chapter

Abandoned Airstrips

N

W E

S

DISCLAIMER Maps are for information Proposes and May not be suitable for legal engineering or surveying purposes

4.2 Utilities

Gas

Existing

El Paso Natural Gas pipelines traverse the area but only the Mission area and a few homes are served by natural gas. Many homes have propane tanks.

Proposed

No natural gas service is proposed.

Electric/Solar Power

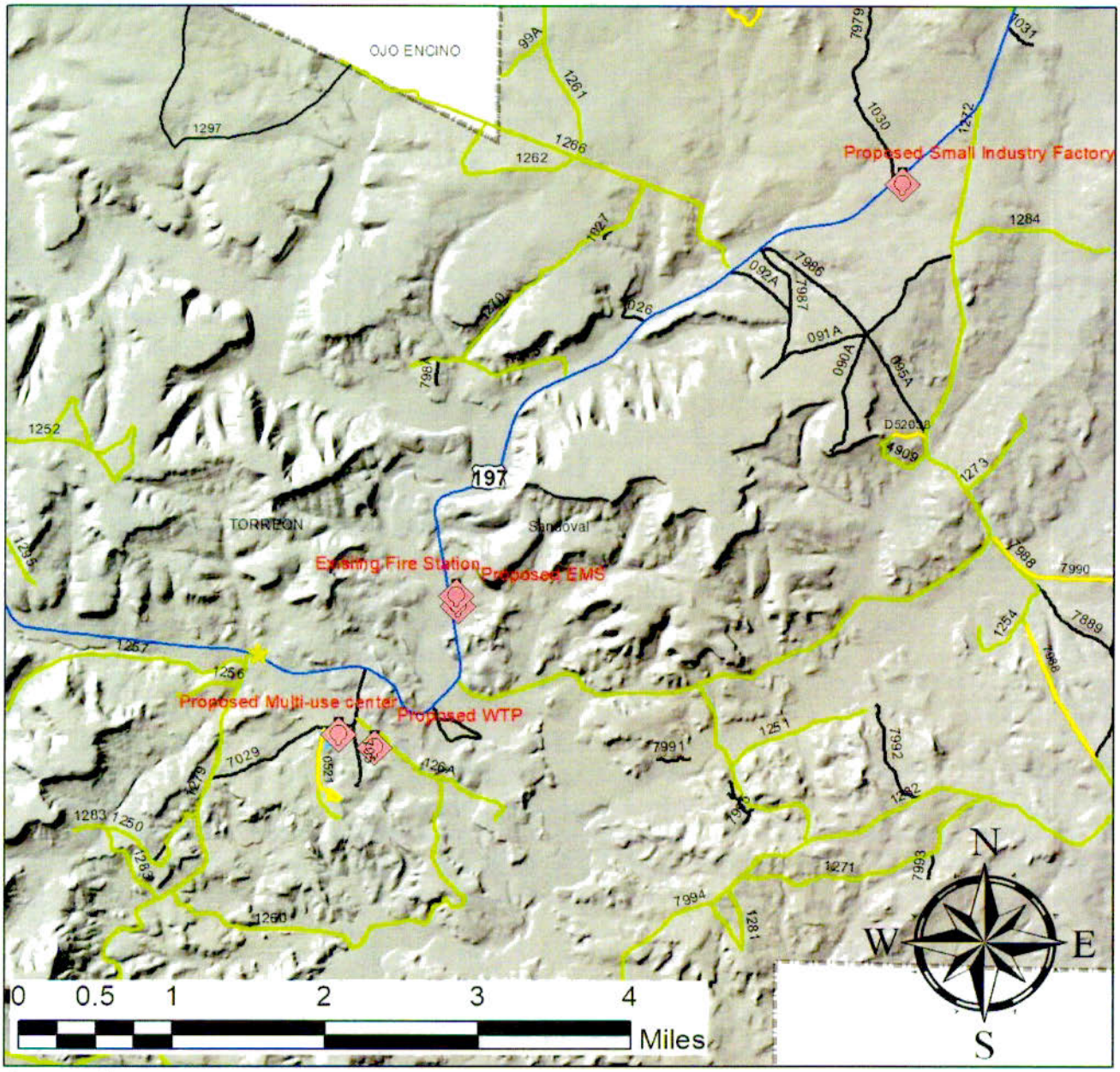
Existing

The Jemez Mountain Cooperative serves 250 to 450 homes in Torreon/Star Lake community areas. Houses along NM197/N9 are served by electric power, as well as the chapter house, clinic, day school, and NHA subdivision. Two 345 KV transmission lines cross the chapter area. Houses in the Ant Hill area are served by solar power units installed in the late 1970s.

Proposed

3 Phase Power line will be extended to The New EMS Building for future needs of developing Infrastructure Using Already Existing ROW's. The process would be merely a Line Upgrade. More power will be needed to Power our future Multi-propose Building, and improved library Infrastructure. We also wish to add a Solar Farm Begin our next step into renewable Energy.

Exhibit 65:
Torreon/ Star Lake Chapter
Three Phase Needs

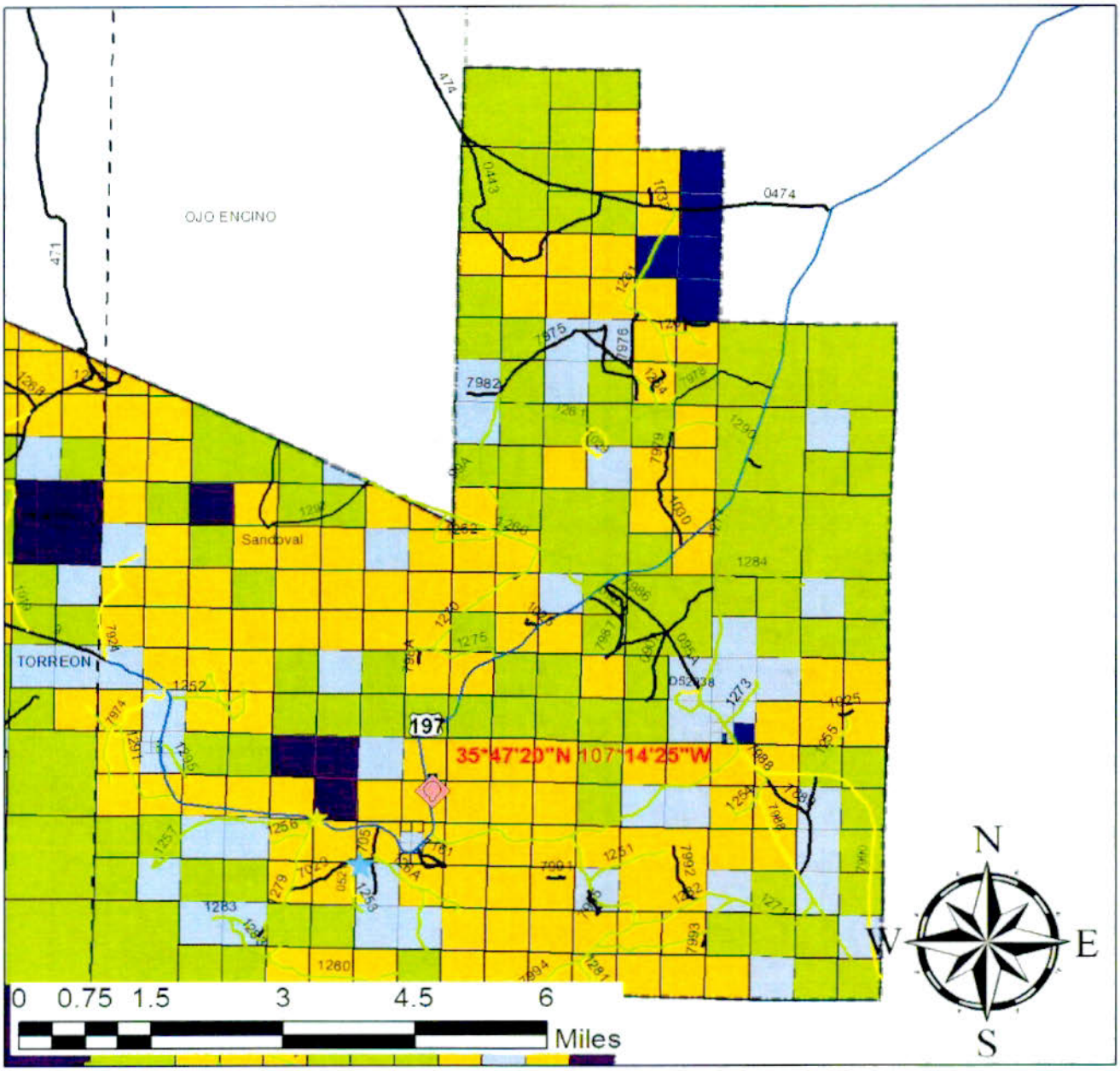


Legend

- Locations In Need of Three Phase
- Torreon Store
- Torreon Chapter
- Inventory Routes
- Tribal roads
- State Highway
- County Roads
- BIA Routes
- County Line
- Navajo Nation

DISCLAIMER: Maps are for information Proposes and May not be suitable for legal, engineering, or surveying purposes.

Exhibit 66:
Torreon/ Star Lake Chapter
Proposed Three Phase Site



Legend

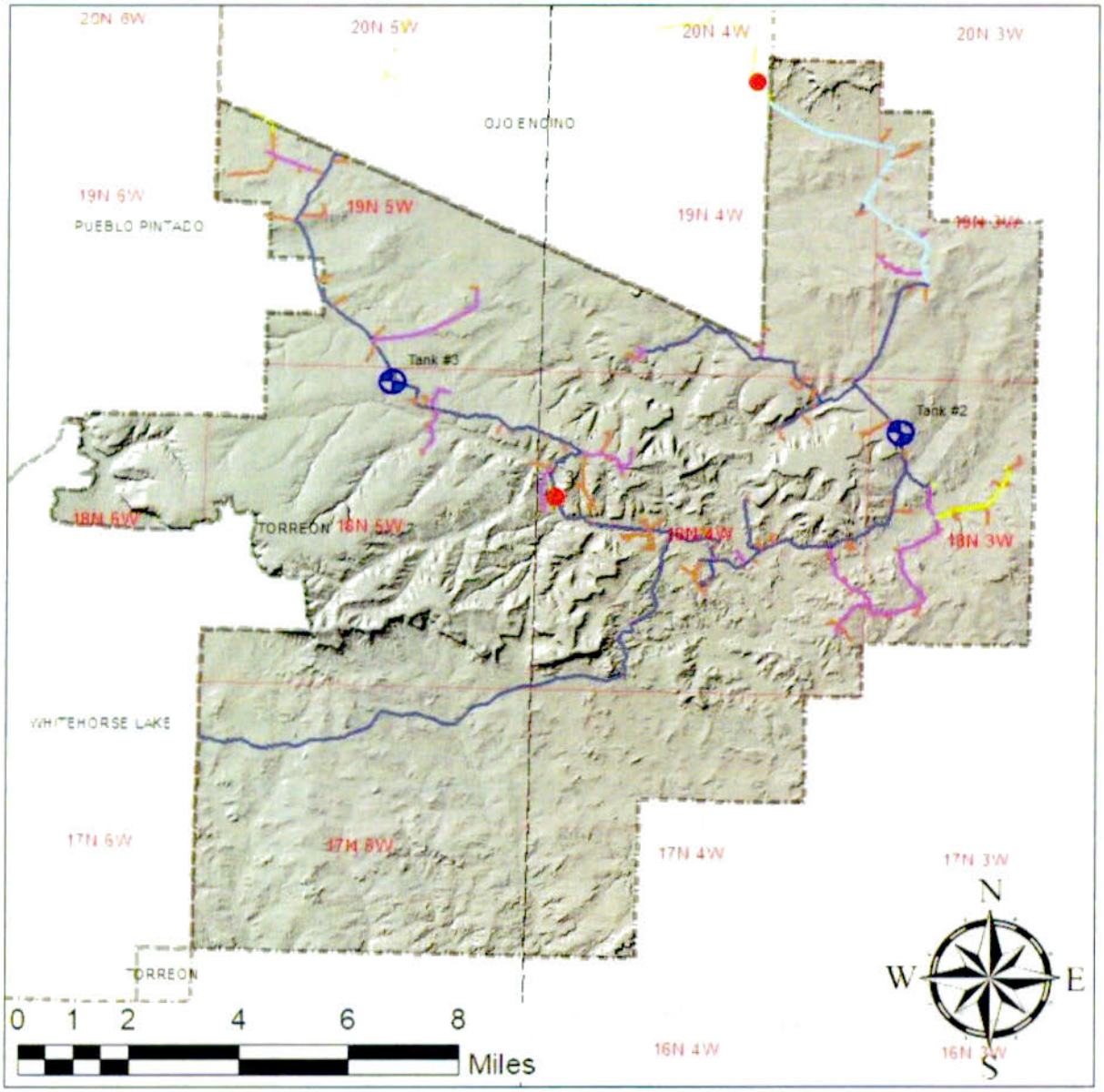
- Proposed Three Phase End Point
- Torreon Store
- Torreon Chapter
- Inventory Routes
- Tribal roads
- State Highway
- County Roads
- BIA Routes
- County Line
- Navajo Nation

Land Status

- BLM
- INDIAN ALLOTMENT
- NAVAJO TRIBAL FEE
- NAVAJO TRIBAL TRUST
- PLO 2198
- PRIVATE
- STATE

DISCLAIMER: Maps are for information Proposes and May not be suitable for legal, engineering, or surveying purposes.

Exhibit 67:
Torreon/Star Lake
Existing Waterline Infrastructure



Legend

- Water Tank
- Pressure Relief Valve
- Ojo Existing Waterline

TSLC-Pipe Diameter

- 2"
- 3"
- 4"
- 6"
- 8"

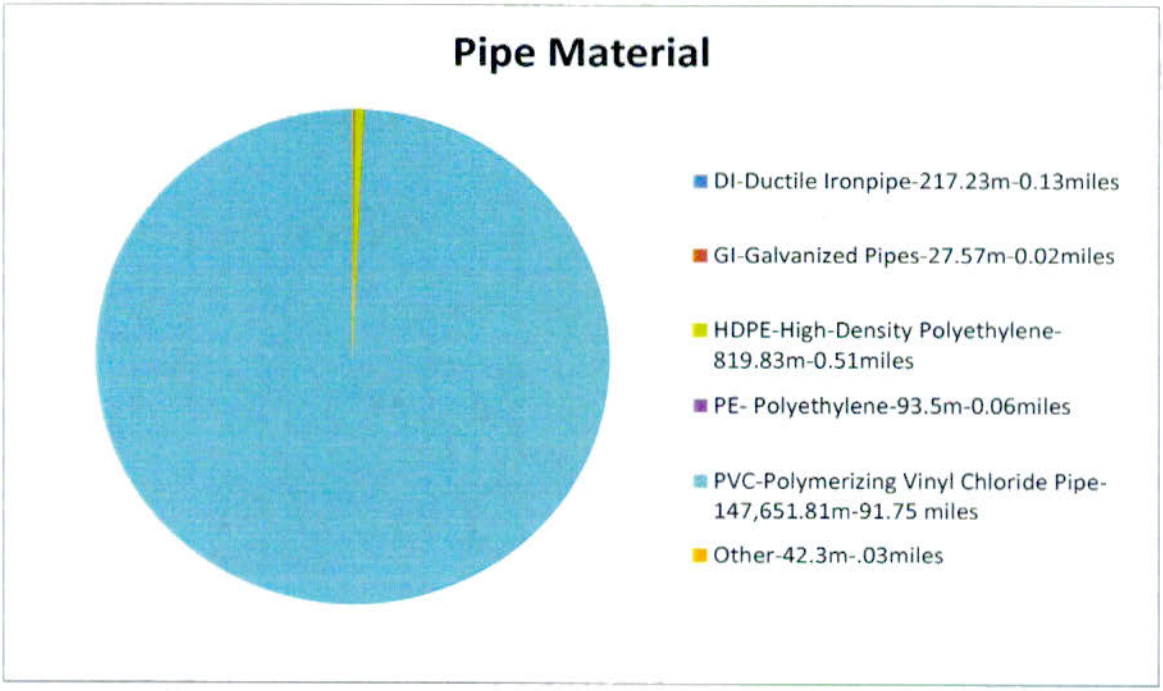
- County Line
- Navajo Nation
- Township

DISCLAIMER Maps are for information Proposes and May not be suitable for legal engineering or surveying purposes

Existing

Limited areas of the chapter are served by water lines. They include areas along NM197/N9; NHA subdivision, day school, chapter house, fire department, and clinic. A total of 253 homes are served by NTUA in Torreon.

Two water storage tanks are located in the chapter, both hold 250,000 gallons. In addition, two storage tanks are located north of the chapter as part of the chapter water system. One holds 150,000 gallons and the other 100,000 gallons. Three wells, all located north of the chapter, feed the chapter's water system.



Proposed

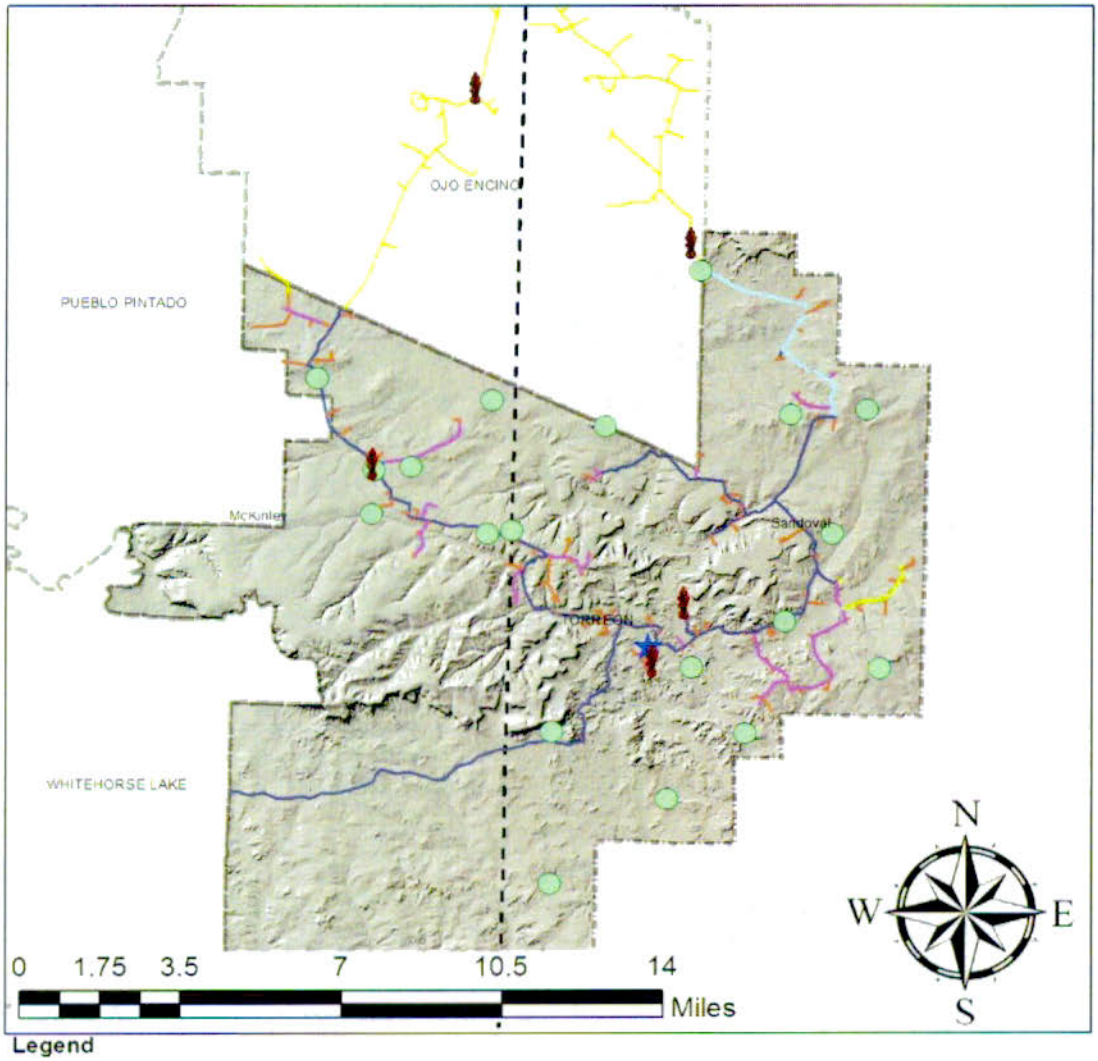
Waterline extensions for the Torreon South project are proposed to serve approximately 90 homes and build a number of bathroom additions. Torreon Central (Chavez Camp) Waterline Extension Project is proposed to serve 103 homes and build 25 bathroom additions. A household survey conducted for Torreon found additional housing needs.

The Navajo-Gallup Water Supply Project branch line is proposed to be extended to Torreon from the White Rock area. Currently, the chapter

is working with the BLM on building a reservoir on the Rio Puerco. Water would be diverted to Torreon for livestock and irrigation.

Fire hydrants (or another water source) should be installed in any new housing development.

Exhibit 68:
Torreon/ Star Lake Chapter
Proposed Water Demand Locations



DISCLAIMER: Maps are for information Proposes and May not be suitable for legal, engineering, or surveying purposes.

Torreon/Star Lake Water Supply Improvements

The Torreon-Ojo Encino water system was constructed in 1972, with four deep wells supplying the entire system. Presently the system serves approximately 470 families (plus 265 non-residential EDU's, including schools, senior centers and churches), with an additional 259 families (who currently water) waiting for hookup.

However, during the past Couple years, the supply wells have dropped severely due to drought and overdraft. Moreover, as the available water supply has dropped, the demand for water has increased.

Thus, the 911 families of Torreon and Ojo Encino are facing a crisis; an emergency situation exists due to the deteriorating water supply.

There are serious health problems stemming from the lack of potable water and modern sanitation. The New Mexico Environment Division has issued an Emergency Certificate for the two communities. The regional water system is operated by the NTUA.

The Torreon/Star Lake Chapter is participating in the development of a new waterline project in the Ojo Encino area and the Cutter Lateral Project that is being funded by the USDA. This project includes the drilling of a new water well, a new pump house, water transmission line and power line extension to support the new well.

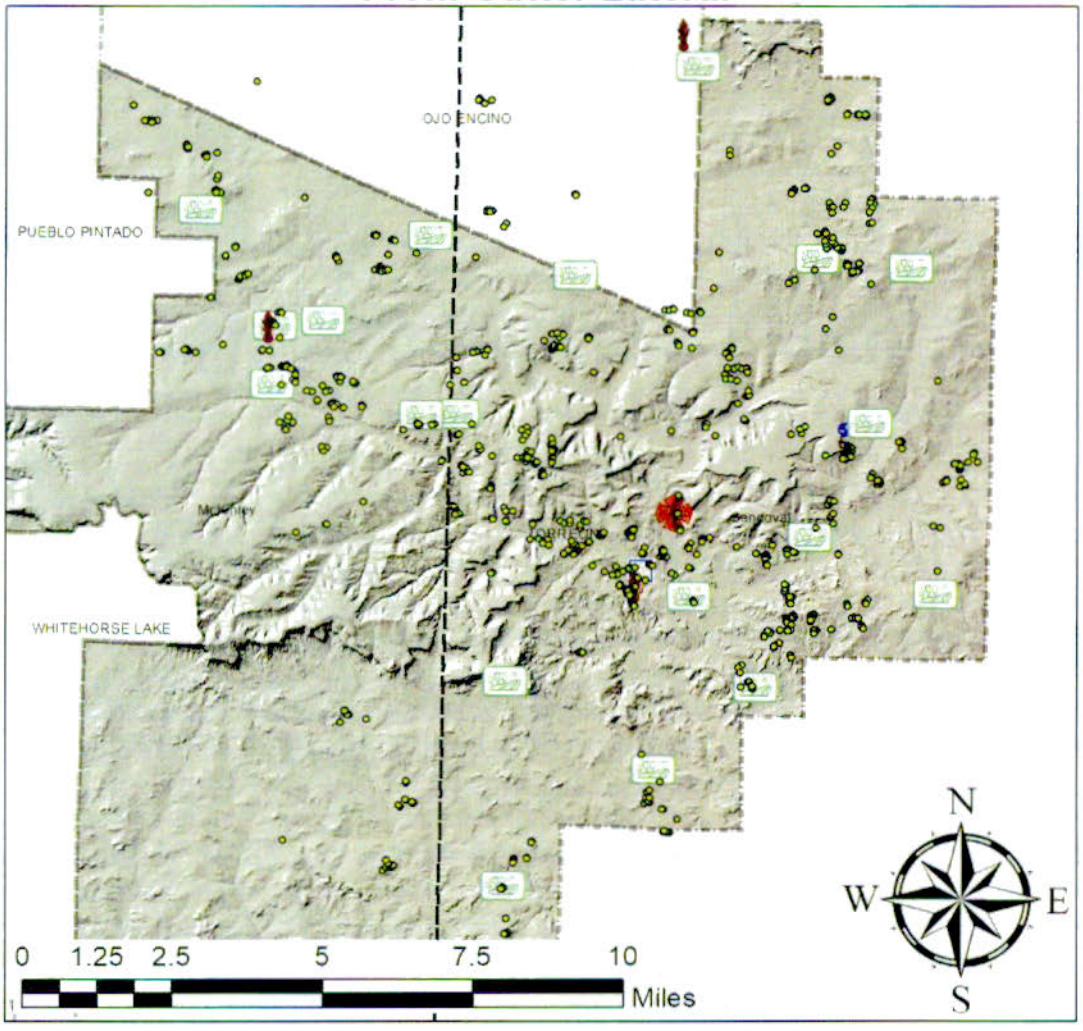
Another project that is under development is the Anthill/Rincon Marquez Waterline Project of which Phase 1 has been completed.

Update(2018)

The Cutter Lateral Pipeline as of April of 2018 has made its way to Nageezi Chapter from the Cutter Reservoir in Northern NM. The Pipeline is going to be connected to the already existing NTUA system that continues into the Torreon/ Star Lake Community giving us better water pressure. The Pipeline stretches 26.3 miles from the Nageezi Chapter. The Torreon/ Star Lake Chapter has planned to upgrade its Water System with multiple Buildings, Fire Hydrants, Agriculture, and also the Torreon South Addition. The water system also goes more south to Rincon Marquez into the Whitehorse Chapter Service Area. The Cutter Lateral Will Serve Over 850 Structures in the Torreon/Starlake Community this does not include the need for the EMS Building, And Multiuse complex in the near future. We also

have a strong Farming and Agriculture culture within the community. We wish to utilize this This New Resource the best we can with a new Water Treatment Plant to help Torreon/Star Lake Make Reusable potable water for agriculture. We are also planning extra water storage tanks in the west, east, and south (Locations TBA).

Exhibit 69: Infrastructure Benefitting From Cutter Lateral



Legend

- Navajo Nation
- County Line
- Proposed Fire Hydrants
- Structures(Homes Etc.)
- Proposed Agriculture Locations
- Water Tank
- Proposed Water Treatment Plant
- Torreon Chapter
- Na'neel'zhiin ji' olta'
- Fire Station

DISCLAIMER: Maps are for information Proposes and May not be suitable for legal, engineering, or surveying purposes.

With the New Water, and Growing Communities, We wish to form a Water Association to make more in depth strategic planning to go into detail of water use. The Torreon/Star Lake Chapter has requested for waterline breakage Data from NTUA, so we can plan accordingly what Waterlines need to be replaced for either bad pipes, or incorrect engineering causing a waste of our precious resource.

Exhibit 70:
Torreon/Star Lake Chapter
Cutter Lateral Infrastructure

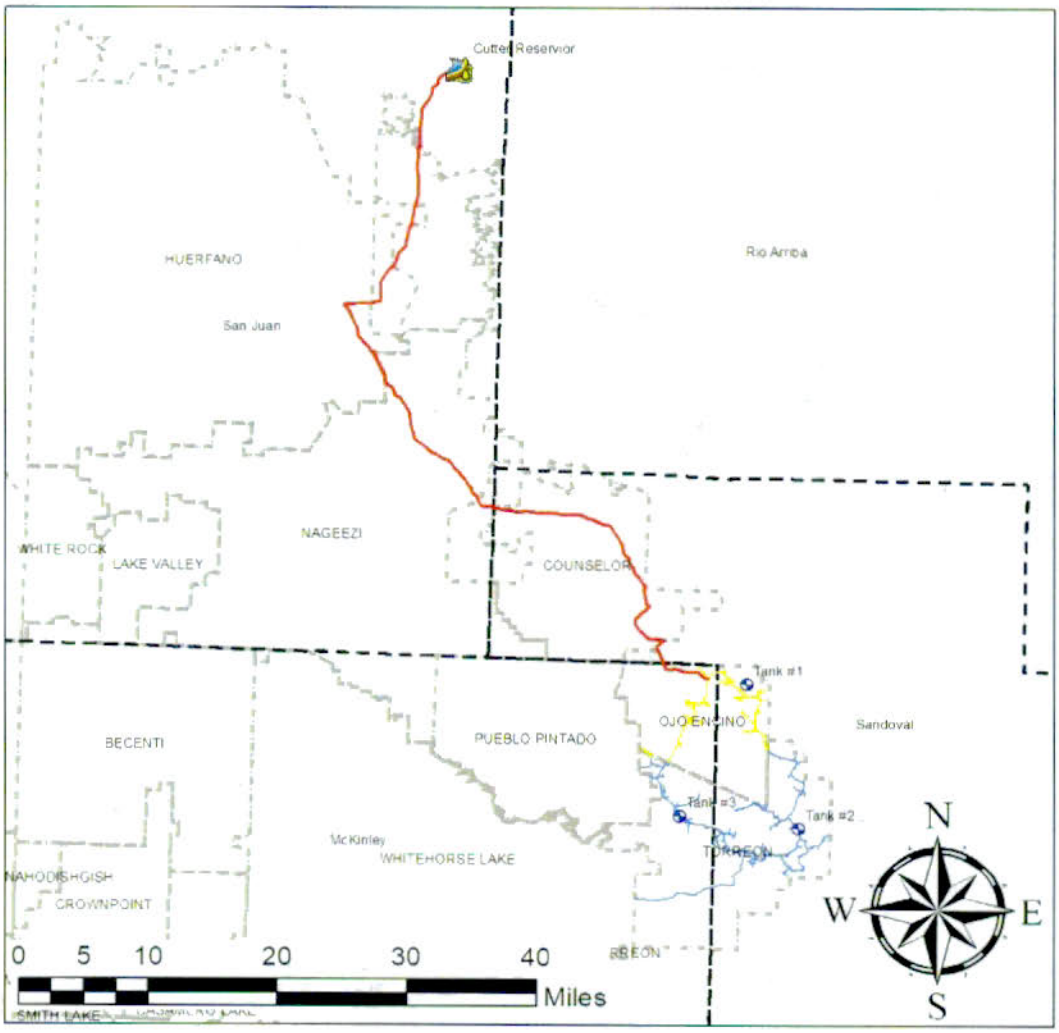
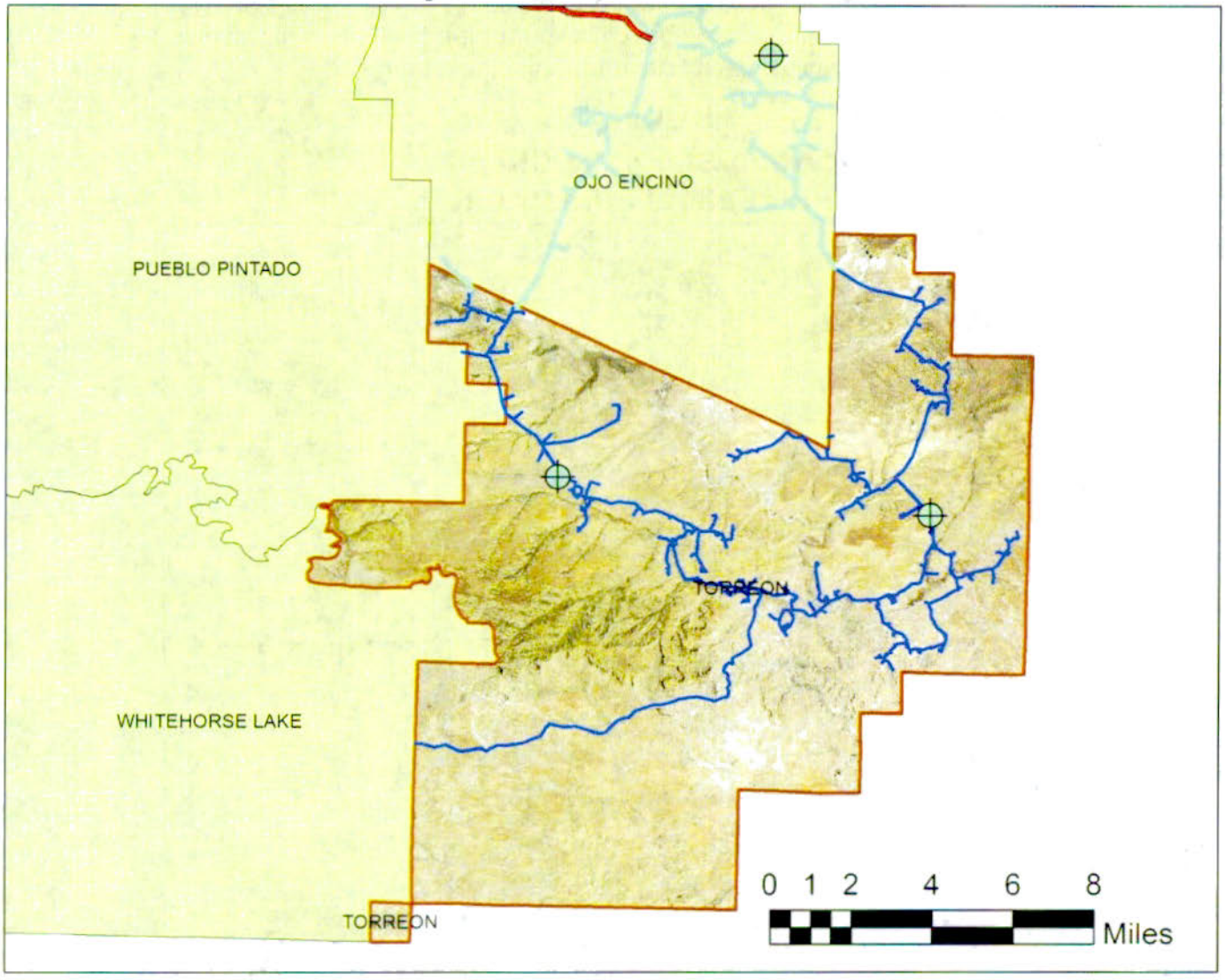


Exhibit 71:

Update: Cutter Lateral Pipeline Infastructure



Legend

- Chapter Line
- Existing Water Tank
- Cutter Lateral
- Ojo Encino Existing Water Line
- TSLC Existing Water Line
- Navajo Nation

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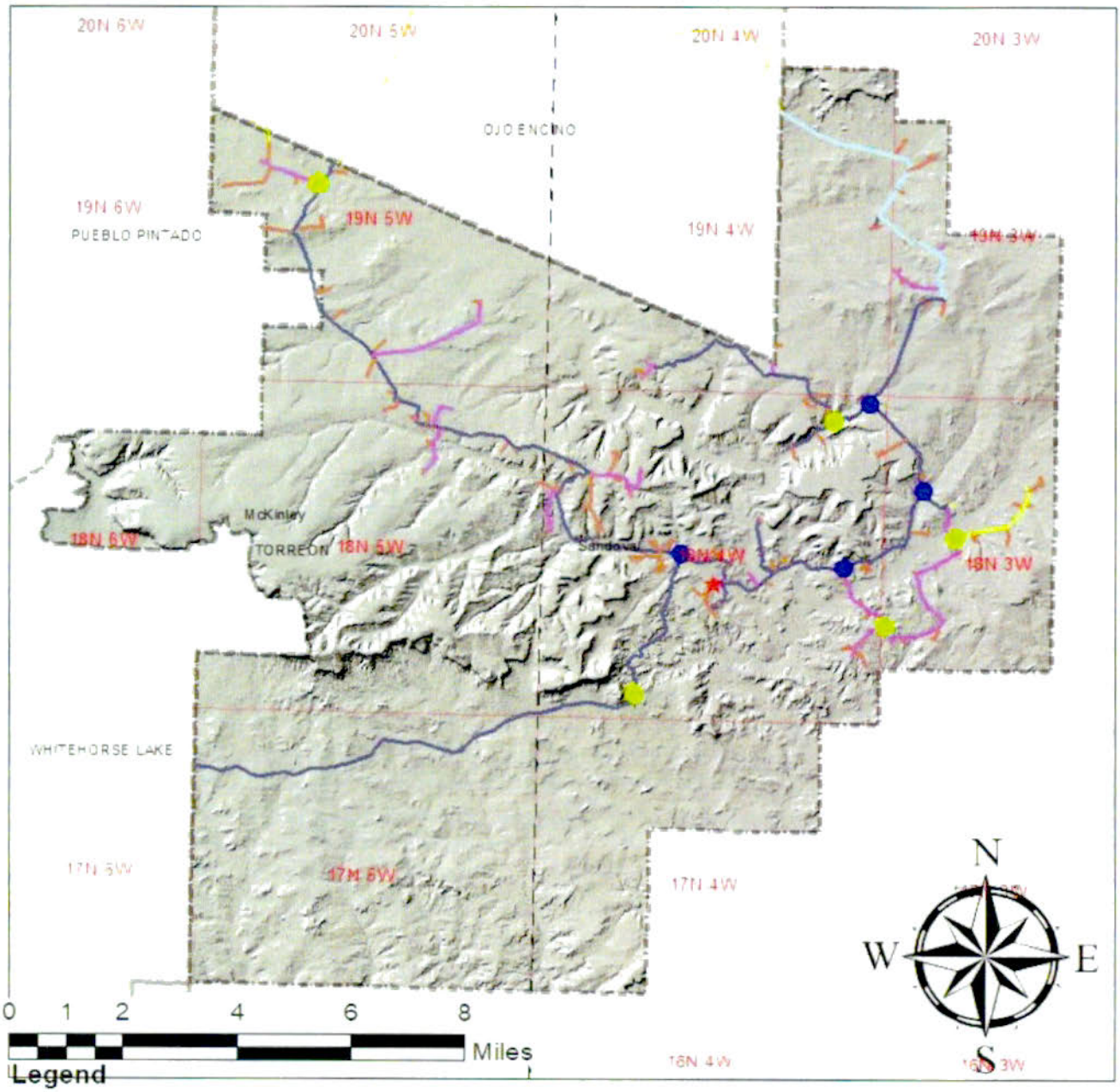
SOURCES; NN Land Dept, NNDOT,ESRI, NAIP(2016),SSURGO,DEM-RGIS-NM,TSLC

DISCLAIMER; Maps are for information purposes and may not be suitable for legal, enginerring, or surveying purposes.

Exhibit 72:
Torreon/Star Lake Chapter
Proposed Waterline Upgrades



Sewer

Existing

The NHA subdivision and day school are served by a community sewer lagoon operated by the BIA. The five-acre, two-cell lagoon is located along the Vicente Wash. The chapter house, preschool and clinic are served by a lagoon located at the old warehouse site. This lagoon is undersized to serve the existing community facilities and has failed on a occasion, causing the chapter house, clinic and preschool to be temporarily closed.

A program to replace failed septic tanks is currently operating in the community. A sewer and one-cell lagoon serves the old Torreon Boarding School site and teacher housing. All other houses in the community are served by septic systems.

Proposed

The chapter is in discussion with OEH to construct additional lagoons under the failed septic tanks and drainfields project that would serve clusters of homes or individual homes per EPA and NTUA requirements. Cells should be added to the current community lagoon to accommodate new housing and community facilities as well as provide a place to haul and dump waste from individual septic systems. Package treatment systems are also an alternative to serve new development in the community.

Telephone

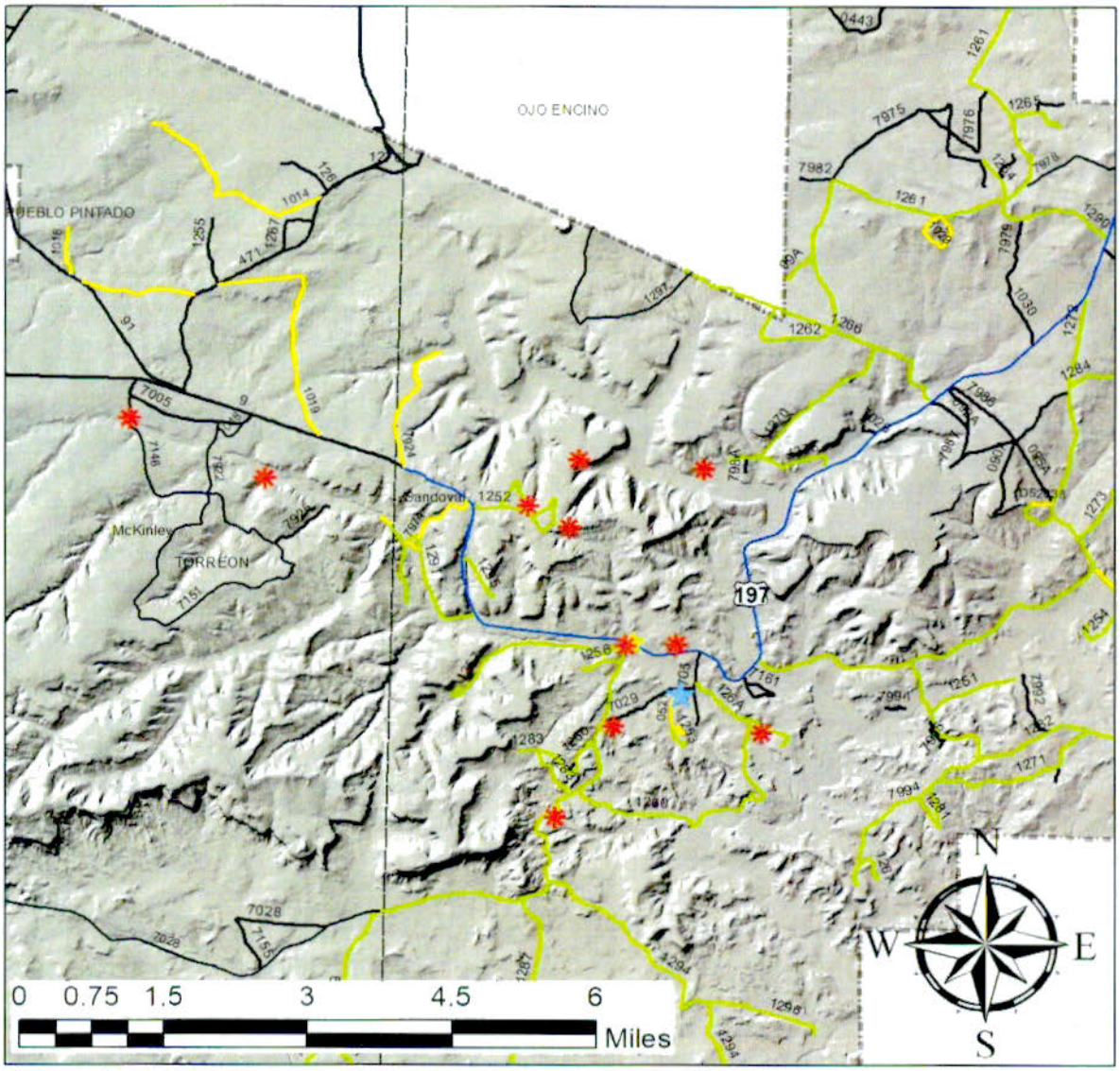
Existing

Navajo Communications Company (NCC) provides telephone service in the chapter. Houses along NM197/N9 are served by telephone, as well as the chapter house, clinic, day school, and NHA subdivision. The Advancement in cell phone technology has led to the decline of landline phones. Most locations that still utilize landlines are facilities around Torreon.

Proposed

No new areas are proposed to be served by telephone. However, the Chapter is planning to get fiber optics and wireless internet service in place for the newly found library. A 911 backup system is also needed for the community, along with setting up local rural addressing.

Exhibit 73:
Torreon/ Star Lake Chapter
Community Concerned Trash Locations



Legend

- Illegal Dump Sites
- Torreon Store
- Torreon Chapter
- Inventory Routes
- Tribal roads
- State Highway
- County Roads
- BIA Routes
- County Line
- Navajo Nation

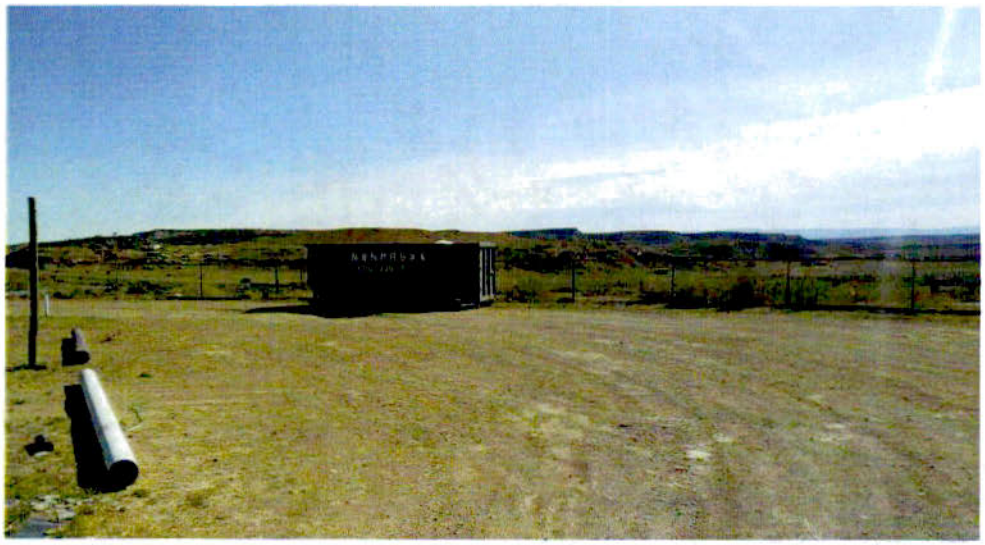
DISCLAIMER: Maps are for information Proposes and May not be suitable for legal, engineering, or surveying purposes.

Existing

There is only solid waste transfer station that existed in the community. It was a Large Trash Container located in the Chapter compound. There is no fee for current residents. The nearest landfill is in Cuba. Limited trash pickup is provided to the NHA subdivision. Solid waste pickup service is now provided every Friday at the chapter house, from Pueblo Pintado (funded jointly by Navajo Nation and Sandoval County). A small user fee is charged.

Proposed

A solid waste transfer station is proposed for Torreon on a withdrawn one-acre site. The chapter would also like to start a recycling center.



4.3 Analysis of Individual Sites

This section assesses the proposed housing sites in terms of their need for additional infrastructure. Exhibits 64-77 show each proposed housing site.

Potential Site Development Costs

The presence of expansive soils, those soils that have high clay content, can significantly increase the cost of development. These types of soils are unstable when saturated and the cost of preparing the soils for development can be extreme. A soils test is recommended to determine the extent of expansive soil under the site, to determine the bearing capacity of the soil, and to determine the best engineering means towards overcoming limitations.

Drainage study and site development plans are also recommended. It is necessary to prepare these documents so that proper site drainage is ensured. Proper drainage from the site will help prevent future saturation of the soils.

Development costs will need to include the possibility of over-excavation of the expansive soils from the building site and replacement with engineered fill. On average, the cost for excavation is $3 to $4 a cubic yard. To replace the removed expansive soil with an engineered fill is $17 to $18 a cubic yard.

For a house that is approximately 1500 square feet in size, with four feet of expansive soil below the surface, it would cost $5,500 to $6,500 to simply prepare the earth for the pouring of the concrete foundation. If the expansive soil extends beyond the four feet, then over-excavation becomes an issues and costs increase.

A second option would be a pier and beam foundation. Rather than use a slab of concrete as the foundation for the house, structural columns would be sunk into the ground until they reached solid bedrock. The columns would then be filled with a steel cage and concrete. The columns are level across the top, usually two to three feet above the ground, and then beams of wood are placed over the columns. The pier and beam foundation is then covered with a sheet of plywood and the framework for the first floor is ready to be built.

Pier and beam foundations can at times be more cost effective than excavation. It depends upon the amount of expansive soil that needs to be excavated or over-excavated, the type of clay that is present, the cost of engineered fill in that part of the state and many other factors, some of which will be addressed in a soils test.

Rocky Soils

Rocky soils can easily be dealt with when building a foundation. If the soil is made up of loose rock, removal of the rock and then placement of the foundation on solid ground would be the easiest approach. If the site is solid rock, it is best to build up the ground with a engineered fill so that the anchors can be stable, usually about two feet. Once the concrete slab is poured, it can then be sloped to insure proper drainage. If the condition of the land is extremely rocky then increase costs of infrastructure by 10%.

General Utility Cost Information

When developing a subdivision, it is more cost-effective to complete all the earthwork at one time. It allows for larger equipment to be used and is a more effective use of time. When constructing a single unit or scattered units, smaller machines have to be used and work is done more slowly. There are some expenses involved in extending utilities to new housing developments. On average, the following are the costs associated with extending utilities:

- Electric - $2.50 to $3.50 / foot, depending on provider and site built vs. mobile home
- Water - $29.00/foot
- Natural Gas - $26.00/foot
- Fire Hydrants - $ 2,000/unit
- 10-foot deep manhole every 200 to 300 feet -$2,000 each
- Meter - $500 per dwelling unit (in rural areas only)

4.3 Site 1:

Site 1 is located on both sides of NR 9 at the McKinley County-Sandoval County line. It consists of 47 acres of tribal land.

Site Accessibility:

The site is accessible from the paved NR 9. Another unnamed dirt road crosses the site and serves houses to the west.

Project Utilities Development

- *Water:* A six-inch water line runs along the south perimeter of the site. An eight-inch water line is generally required for fire flow. Fire hydrants should be installed.

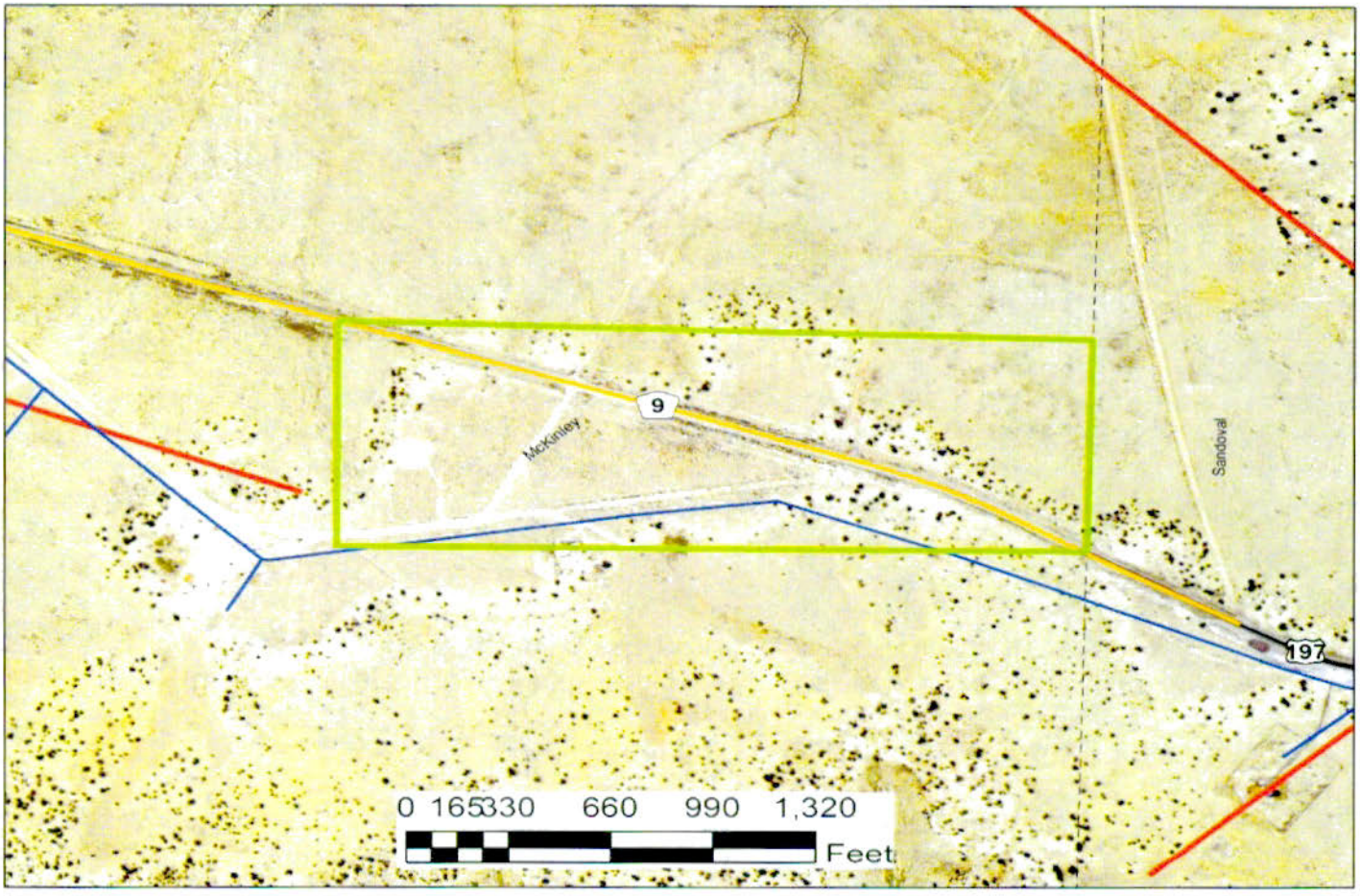
- *Sewer:* No sewer service is available in the area. Any development would have to be on septic systems. A subdivision-type development would require construction of a lagoon. A four- to six-acre cell will serve between 20 and 160 houses. A 1,000-foot setback from the lagoon is required.
- *Gas:* No natural gas service is available in the area.
- *Electrical:* A single-phase power line exists adjacent to the site. The cost of extending power is $2.50 per foot.
- *Telephone:* A telephone line runs along NR 9.

Special Site Development Requirements

Development of the site should include a minimum of 100-foot setbacks from NR 9 with ingress and egress to site from one location. No slope or drainage issues exist on the site.

Exhibit 74:

Developement Site 1- 40 Ac.
Infrastructure Utilities



Legend

- Developement Site
- County Line
- TSLC Existing Water Line
- Electric Line
- State Hghway
- BIARoutes

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S

SOURCES; NN Land Dept, NNDOT,ESRI, NAIP(2016),SSURGO,DEM-RGIS-NM,TSLC

DISCLAIMER; Maps are for information purposes and may not be suitable for legal, enginerring, or surveying purposes.

Site 2 is located on Mud Flats Tank Road, approximately 1,500 feet southeast of Rincon Marquez Road. The site consists of 160 acres of allotted land.

Site Accessibility

The site is accessible from Mud Flats Tank Road, a dirt road that runs through the site.

Project Utilities Development

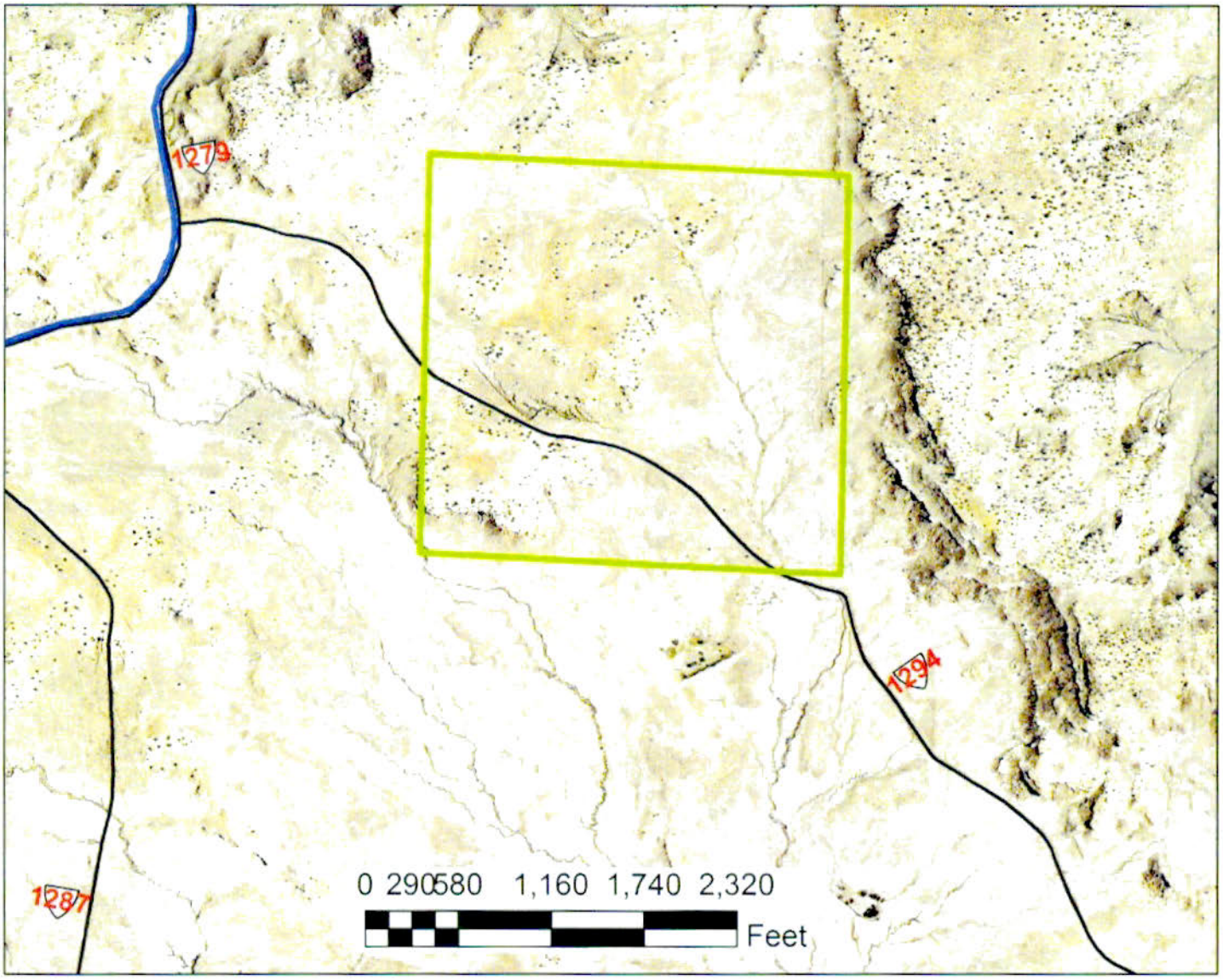
- *Water:* Currently, there is no water service in the area. A proposed six-inch water line will be constructed approximately 2,000 feet west of the site. An eight-inch water line is generally required for fire flow. Fire hydrants should be installed.
- *Sewer:* No sewer service is located in the area. Any development will need to have septic systems. A subdivision-type development will require construction of a lagoon. A four- to six-acre cell will serve between 20 and 160 houses. A 1,000 foot setback from the lagoon is required.
- *Gas:* No natural gas service exists in the area. Individual homes may be served by propane.
- *Electrical:* No electric power service exists in the area. A single-phase power line is proposed to be constructed approximately 3,500 feet west of the site. The cost of extending power is $2.50 per foot.
- *Telephone:* No telephone service exists in the area. The nearest telephone service is located approximately 2.5 miles north of the site at NM197. Extensions beyond a mile cost $2.50 per foot.

Special Site Development Requirements

No slope issues exist on the site. A small wash crosses the site and will need to be avoided. The site is allotted land and is currently for sale ($25,000). The chapter will have to identify funds for purchasing the site after negotiations with the allottees.

Exhibit 75:

Developement Site 2- 160 Ac.
Infrastructure Utilities



Legend

- Developement Site
- TSLC Existing Water Line
- City Route

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SOURCES; NN Land Dept, NNDOT,ESRI, NAIP(2016),SSURGO,DEM-RGIS-NM,TSLC

DISCLAIMER; Maps are for information purposes and may not be suitable for legal, enginerring, or surveying purposes.

Site 3 is located southeast of the Na'neel zhiin Ji Olta. It contains 40 acres of tribal trust land. It has been surveyed but not withdrawn.

Site Accessibility

The site is not easily accessible. The nearest road is a dirt road serving the NHA subdivision and could be extended to the site from the west. NHA will construct housing development access roads of two-to-three miles in length.

Project Utilities Development

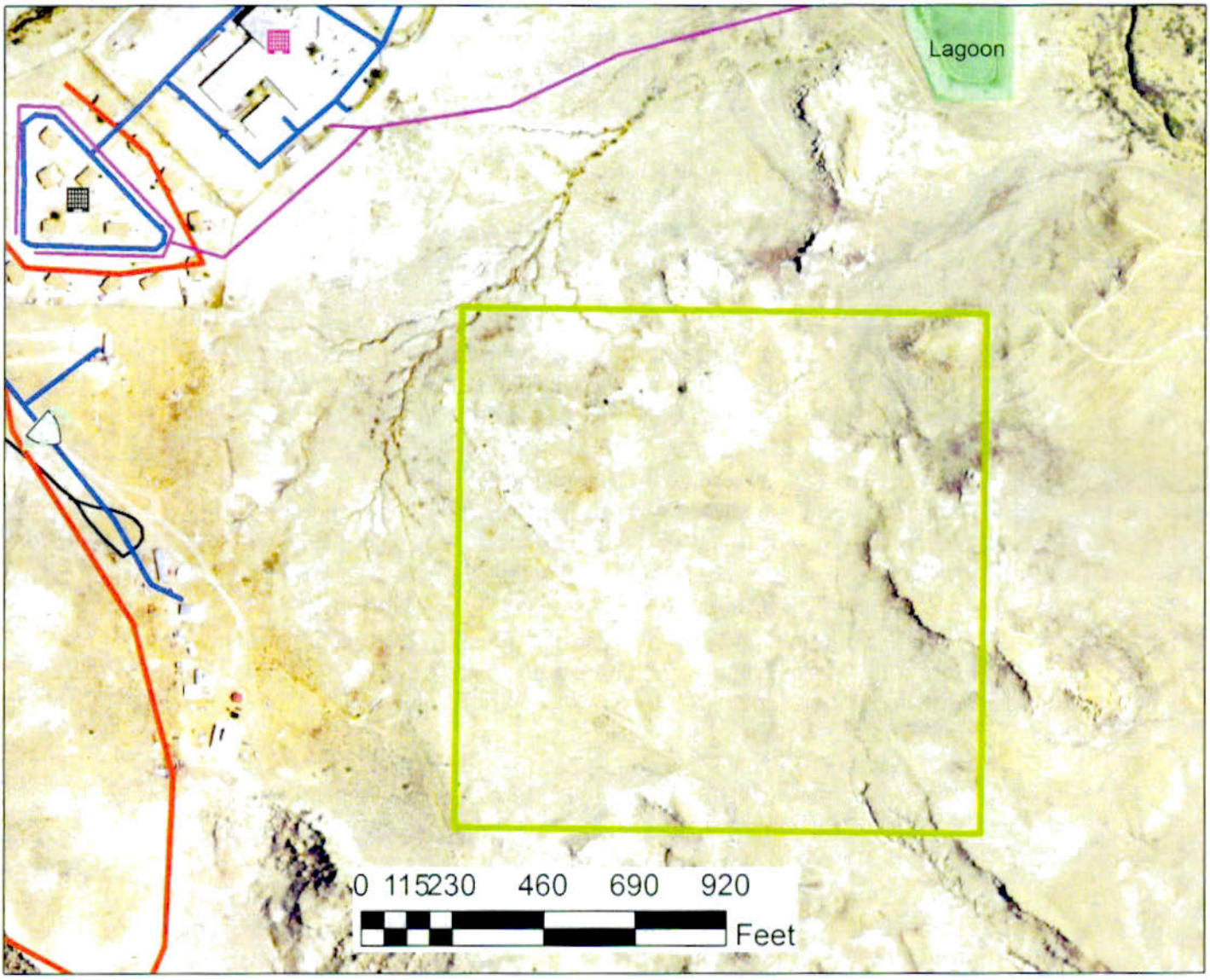
- *Water:* No water lines exist on or near the site. The nearest water line (six-inch) serves scattered housing west of the site, approximately 500 ft. It would most likely require a pump station to pump water uphill to the site. An eight-inch water line is generally required for fire flow. Fire hydrants should be installed.
- *Sewer:* No sewer lines exist on or near the site. The nearest sewer line serves Naneelzhiin Ji Olta and connects to the community lagoon. A community sewer line could serve the site by connecting to the main line feeding the lagoon.
- *Gas:* No natural gas service exists in the area.
- *Electrical:* No power is available on the site. The nearest single-phase power line serves scattered housing located approximately 500 ft to serve the site. The cost of extending power is $2.50 per ft.
- *Telephone:* No telephone lines exist on the site. The nearest telephone service is to the school, approximately 500 feet to the northwest. Telephone service could be extended to the site from the school. Extensions beyond a mile cost $2.50 per ft.

Special Site Development Requirements

The site is located in a rocky area below a mesa. A small butte is in the northern part of the site. Sheet flooding occurs in some of the lower areas of the site. In addition, NHA and NTUA require that no housing be built within 1,000 ft of sewer lagoon. This distance requirement eliminates the northeast part of the site from development.

Exhibit 76:

Developement Site 3- 40 Ac.
Infrastructure Utilities



Legend

- Developement Site
- Na' neel zhiin ji olta
- NHA Subdivision
- lagoon
- TSLC Existing Water Line
- Electric Line
- Sewer Line
- City Route

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SOURCES; NN Land Dept, NNDOT,ESRI, NAIP(2016),SSURGO,DEM-RGIS-NM,TSLC

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Site 4 is located in the Mountain View area of the chapter, .75 miles west of Mountain View Road and .75 miles north of Pipeline Road.

Site Accessibility

The site is inaccessible. Petrified Road (dirt road) exists approximately 1,200 feet to the north and would have to be extended to the site.

Project Utilities Development

- *Water:* The nearest water line (eight-inch) is located approximately 4000 feet west of the site. A water line would need to be extended to the site. An eight-inch water line is generally required for fire flow. Fire hydrants should be installed.
- *Sewer:* No sewer service exists in the area. Individual houses would require septic systems. If a subdivision-type development is built, a sewer lagoon will need to be constructed. A four- to six-acre cell will serve between 20 and 160 houses. A 1,000 foot setback from the lagoon is required.
- *Gas:* No natural gas service is in the area. A natural gas transmission line runs approximately .75 mile south of the site. It is possible that the line could be tapped to allow natural gas service to the site. A natural gas line would need to be extended north to the site. Natural gas line taps cost $60,000 each plus $25 per foot to extend service lines.
- *Electrical:* A power line runs adjacent to the site on the east side. A 345 KV PNM transmission line runs approximately .75 miles southwest of the site. The cost of extending power is $2.50 per foot.
- *Telephone:* Telephone service is located approximately .75 mile southwest of the site in the Pipeline Road area. Extensions beyond a mile cost $2.50 per foot.

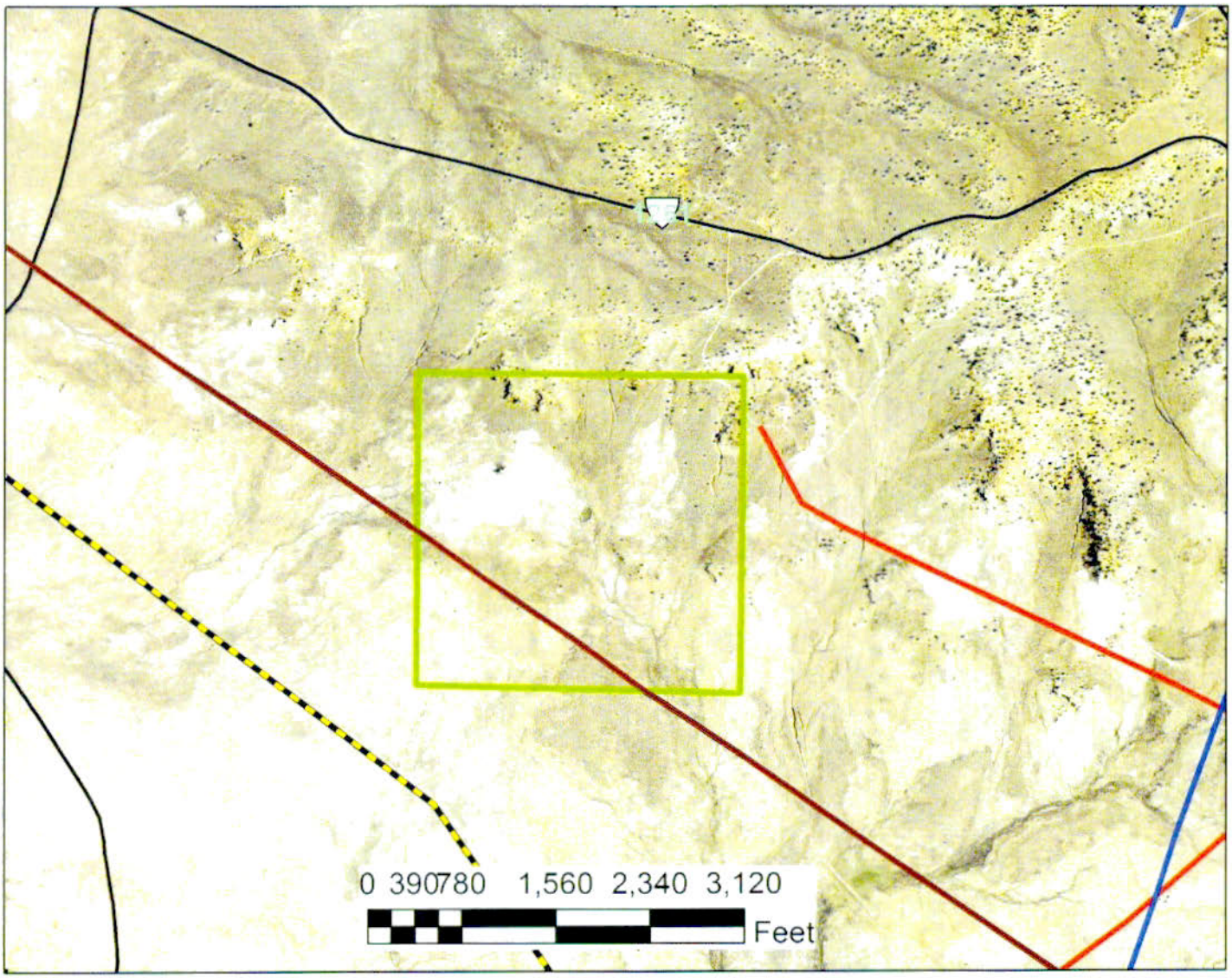
Special Site Development Requirements

Steep slopes exist along the northern perimeter of the site. Two small drainages also cross the site and will need to be avoided.

The site is allotted land and is currently for sale. The chapter will have to identify funds for purchasing the site after negotiations with the allottees.

Exhibit 77:

Developement Site 4- 160 Ac. Infrastructure Utilities



Legend

- Developement Site
- Electric Line
- Gas Line
- City Route
- TSLC Existing Water Line
- 3 Phase Powerline

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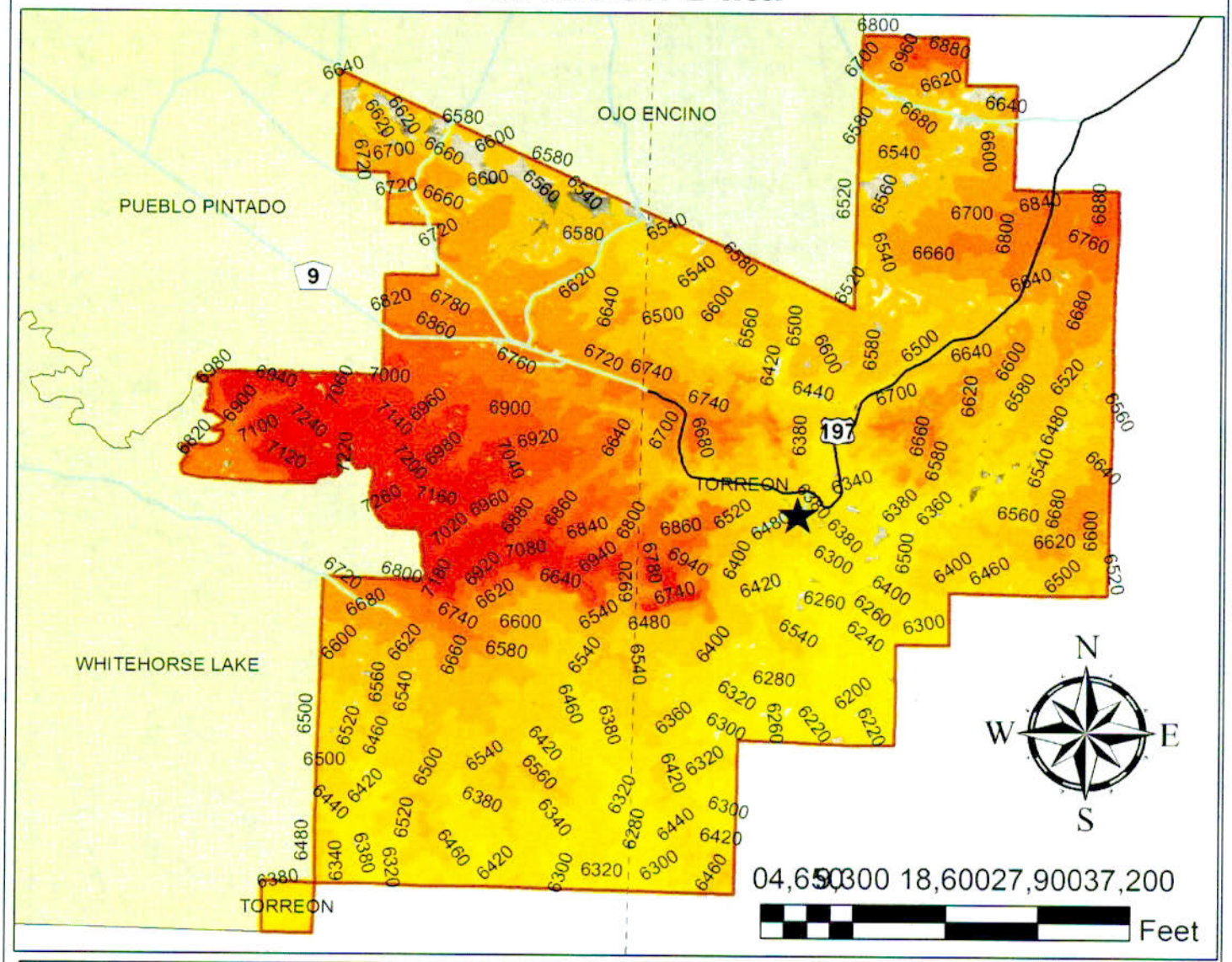
SOURCES; NN Land Dept, NNDOT,ESRI, NAIP(2016),SSURGO,DEM-RGIS-NM,TSLC

DISCLAIMER; Maps are for information purposes and may not be suitable for legal, enginerring, or surveying purposes.

Exhibit 78:
Torreon/ Star Lake Elevation Data



Legend

- Chapter Line
- Chapter House
- State Hghway
- BIARoutes
- County Line
- 6180.000000 - 6320.000000
- 6340.000000 - 6420.000000
- 6440.000000 - 6520.000000
- 6540.000000 - 6620.000000
- 6640.000000 - 6720.000000
- 6740.000000 - 6840.000000
- 6860.000000 - 6960.000000
- 6980.000000 - 7080.000000
- 7100.000000 - 7200.000000
- 7220.000000 - 7380.000000

SOURCES; NN Land Dept, NNDOT,ESRI,DEM-RGIS-NM,TSLC

DISCLAIMER; Maps are for information purposes and may not be suitable for legal, enginerring, or surveying purposes.

Chapter Land Use Plan

Torreon/Star Lake Chapter

Chapter 5
Land Use Plan

5. Land Use Plan

This section contains a description of the recommended housing sites and information on plan implementation. The Land Use Plan section of the Torreon/ Star Lake Chapter is comprised of three sections:

5.1 Recommendations
5.2 Implementation
5.3 Land Use Map/Site Maps

5.1 Recommendations

This section contains a description of the recommended housing sites as shown in Exhibits 74 through 77. The chart on page 190 compares all of the sites in terms of their suitability and ranks them.

Waterline extensions for the Torreon South project is proposed to serve approximately 90 homes and the construction of a number of bathroom additions. Torreon Central (Chavez Camp) Waterline Extension Project is proposed to serve 103 homes and construct 25 bathroom additions.

Based on population growth and average household size, Torreon will need to construct an additional 101 housing units in the next 10 years. This does not include the current need for replacement or renovation.

Proposed housing projects include a new subdivision. A housing project is planned by NHA for some time in the next few years. It would include 15 homeowner units. The chapter is requesting 30 housing units. The 2000 CIP list identifies the need for a $300,000 scattered housing project. Na'neelzhin Ji Olta School Board is planning to build 20 teacher's houses, possibly on the proposed 40-acre Site 4 near the school.
The sites are ranked as follows; also refer to the Development Sites Comparison Chart on page 190:

Site 1 - Rank 1 (47 acres). Trust land, utilities available, no major drainage problems, some slope problems along the NR9.

Site 2 - Rank 4 (160 acres). Allotted land, proposed water line, proposed power line if funding available, parts of site free of major drainage, slope and soil problems. The purchase price for this allotment is $24,000.

Site 3 - Rank 2 (40 acres). Trust land, all utilities, including lagoon

available, issues with drainage, slope and soil (rocky) conditions. Development costs will be high but offset somewhat by proximity of infrastructure.

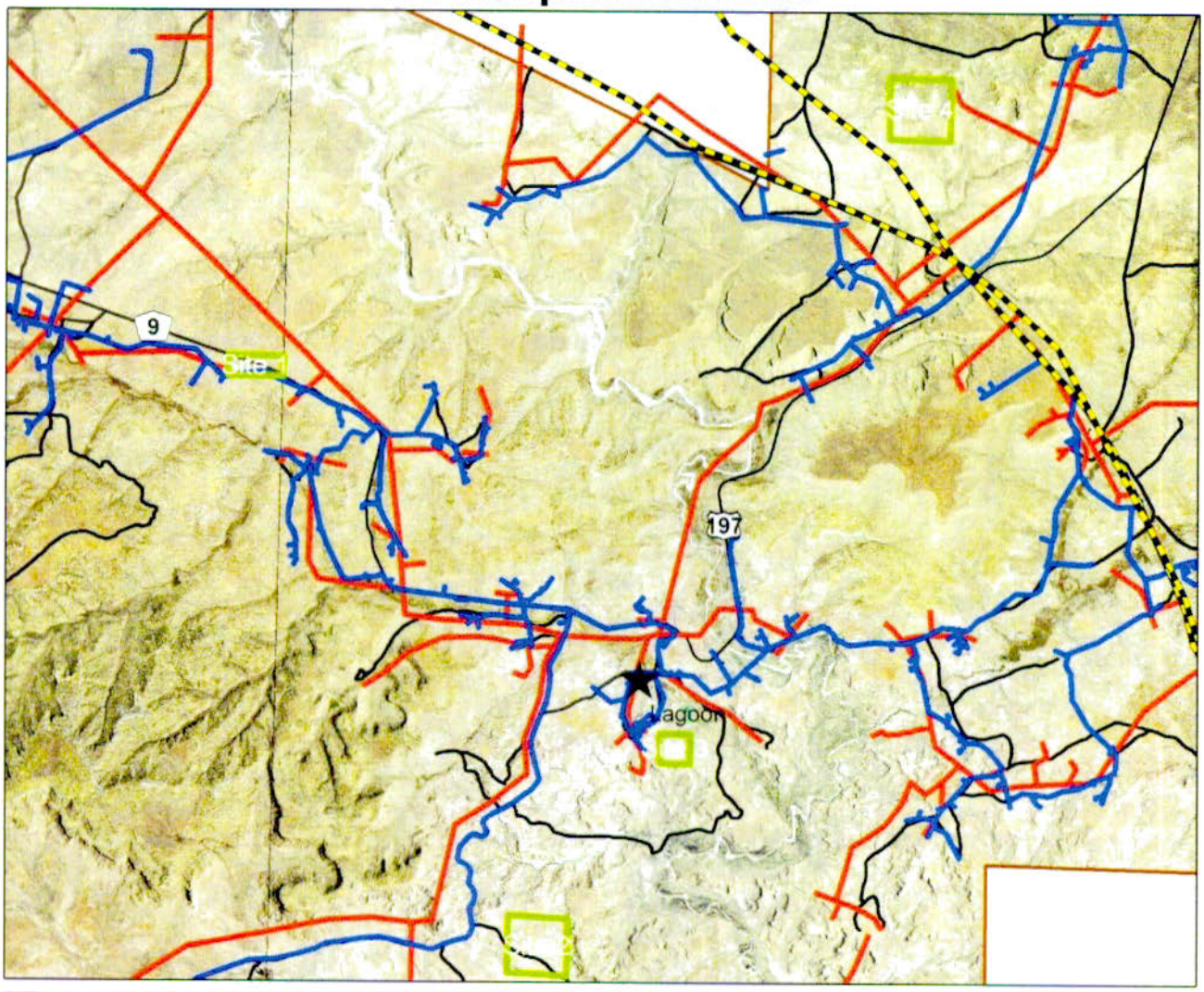
Site 4 - Rank 3 (160 acres). Allotted land, power available, water will need to be extended 1/4 mile, setback from transmission line, no major drainage, slope or soil problems. Issues described for site 2 would also apply. The purchase price for this allotment is $22,400. This site has also been considered for an exchange land with the BLM. If that were to occur, it would be eliminated as a site.

Allotted Lands

While the cost of purchasing allotted lands is not high ($140-$150 an acre), a larger issue is that of government approvals. The process of the Navajo Nation buying the land for the chapter and obtaining all necessary signatures and clearances could take many years.

Exhibit 79:

Torreon/ Star Lake Developement Sites



Legend

- Chapter Line
- County Line
- Chapter House
- Lagoon
- Developement Site
- Gas Line
- TSLC Existing Water Line
- Electric Line
- State Hghway
- BIARoutes

02,000 4,000 8,000 12,000 16,000

Feet

N W E S

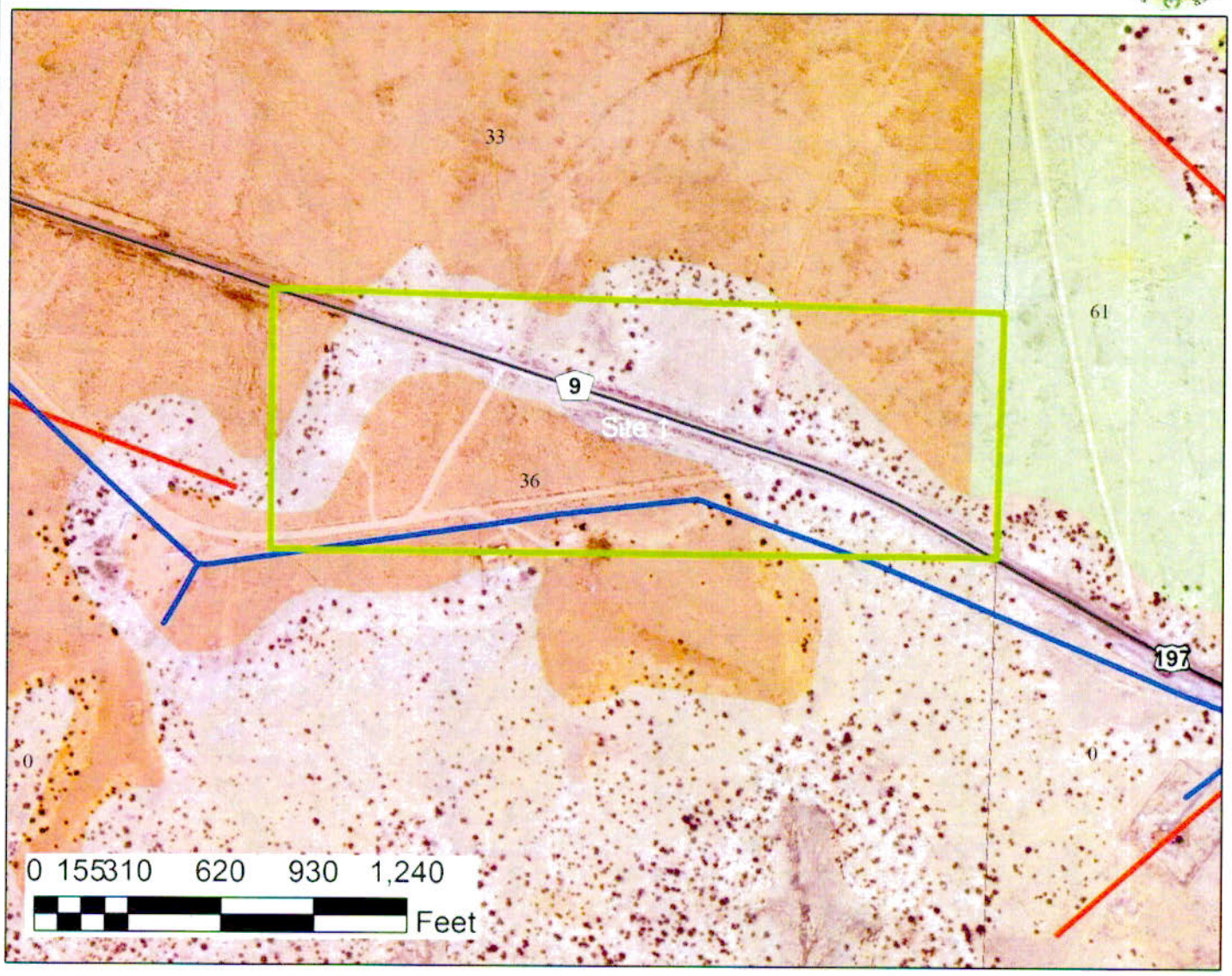
SOURCES: NN Land Dept, NNDOT,ESRI,DEM-RGIS-NM,TSLC

DISCLAIMER: Maps are for information purposes and may not be suitable for legal, enginerring, or surveying purposes.

Torreon/Star Lake Chapter Development Sites Suitability Comparison Chart

Site	Acres	Location	Land Status	Access	Land Use	Utilities	Slopes	Soils	Drainage	Potential T&E Species Flora & Fauna	Cultural Resource	Rank
1	47	T18N R5W NE1/4 S12	Tribal Trust	From N9 dirt road crosses south part of site	No grazing issues	6" waterline on south perimeter need lagoon no gas line s/phase electric line 1000' east phone line along NR9	Flat on north edge of mesa south of NR9 slope north side of NR9	Hagerman-Bond Fine Sandy Loam Hospah-Skyvillage Rock outcrop shrink/swell (Hag)	No Washes Well Drained	**Northern Goshawk *Ferruginous Hawk N	0 Sites	1
2	160	T18N R4W SW1/4 S33	Allotted - $24,000 for sale price	From Mud Flat Tank Dirt Road	No grazing issues	Propose 6" waterline 2000' west construct lagoon, no gas service propose s/phase power 3,500' west phone line 2.5 mile N on NM197	Steep slopes along ridge line build on plateaus	Billings Silty Clay Loam-Alkali-Gully (high shrink/swell) Rock outcrop-Travessilla-Persayo Association Shallow shale	Avoid small wash SE side run-off is rapid	Plains pincushion cactus, Bisti fleabane ** N Goshawk ** loggerhead shrike (m) * Ferruginous Hawk N	0 Sites	4
3	40	T18N R4W NW1/4 S27	Tribal Trust	Dirt road to NHA Hsg Proposed School Rd Extension	No grazing issues	Extend 6" waterline - 600', connect to main sewer to exist lagoon extend power 500', extend phone line 500'	Steep ridge along north edge of site	Rock outcrop-Travessilla-Persayo Assoc (shallow to shale)	Avoid sm wash SE side low area sheet flood fast runoff	**Northern Goshawk (m) Red-tailed Hawk	0 Sites	2
4	160	T19N R4W SW1/4 S25	Allotted - $22,000 for-sale price	Extend Rd from Petro-glyph Rd - 1,200' S	No grazing issues	Extend 8" waterline - 4,000', build lagoon, gas line .75 mile S s/phase electric on E side of site, phone line is .75 mile SW	Steep ridge along north edge of site	Rock outcrop-Travessilla-Persayo Assoc (shallow to shale) Litle-Persayo Assoc (hi shrink-swell)	Avoid sm washes in NE/SW of site, rapid runoff, well drained	**Northern Goshawk (m) Red-tailed Hawk ** loggerhead shrike (m)	0 Sites	3

Exhibit 80:
Development Site 1 – 47 Ac.



Legend

- Chapter Line
- County Line
- Developement Site
- TSLC Existing Water Line
- Electric Line
- State Hghway
- BIARoutes

Bedrock Depth - Minimum

- 0
- 1 - 15
- 16 - 43
- 44 - 61
- 62 - 97

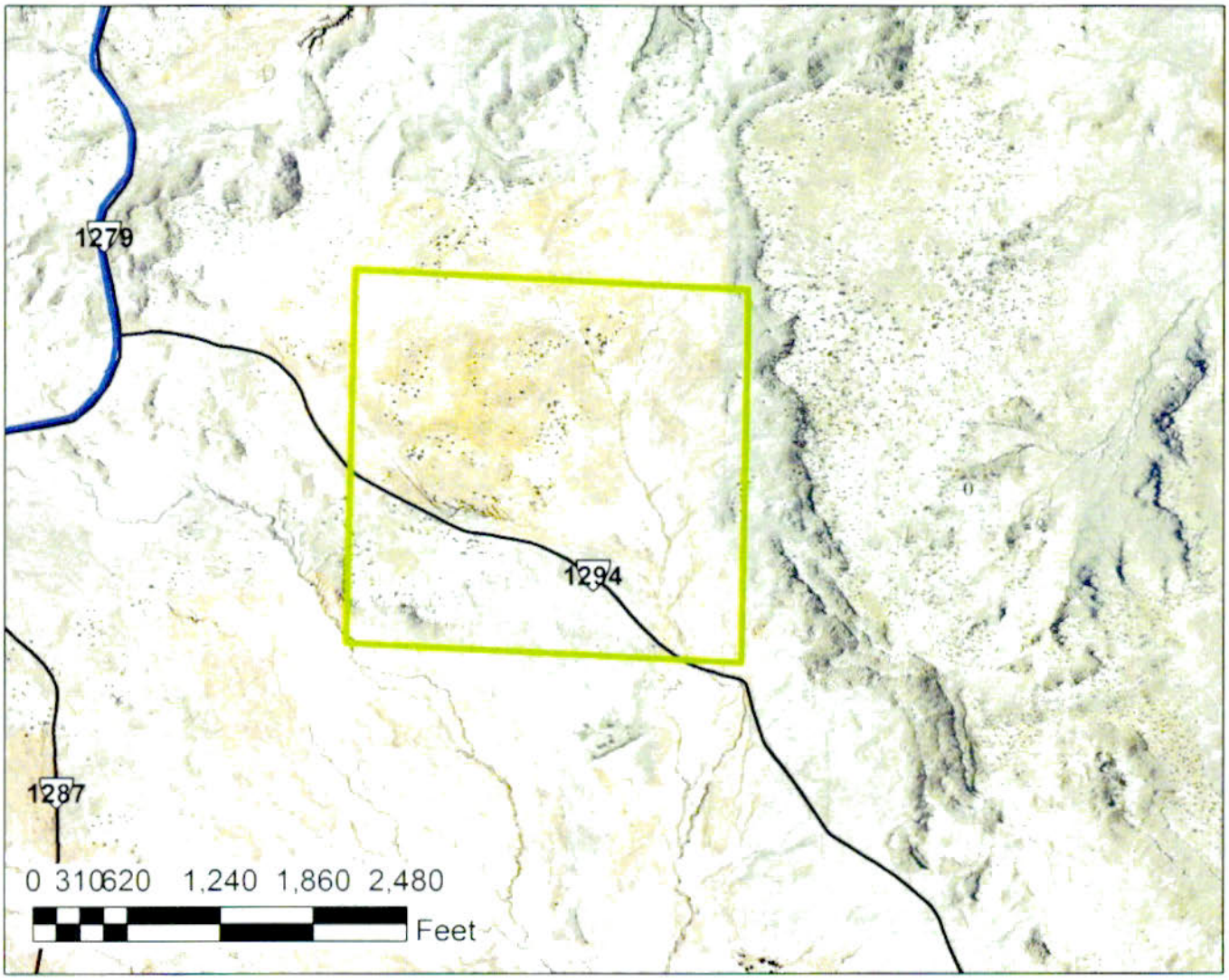
N W E S

SOURCES; NN Land Dept, NNDOT,ESRI,DEM-RGIS-NM,TSLC

DISCLAIMER; Maps are for information purposes and may not be suitable for legal, enginerring, or surveying purposes.

Exhibit 81:

Developement Site 2 - 160 Ac.



Legend

- Developement Site
- TSLC Existing Water Line
- BIARoutes

Bedrock Depth - Minimum

- 0
- 1 - 15
- 16 - 43
- 44 - 61
- 62 - 97

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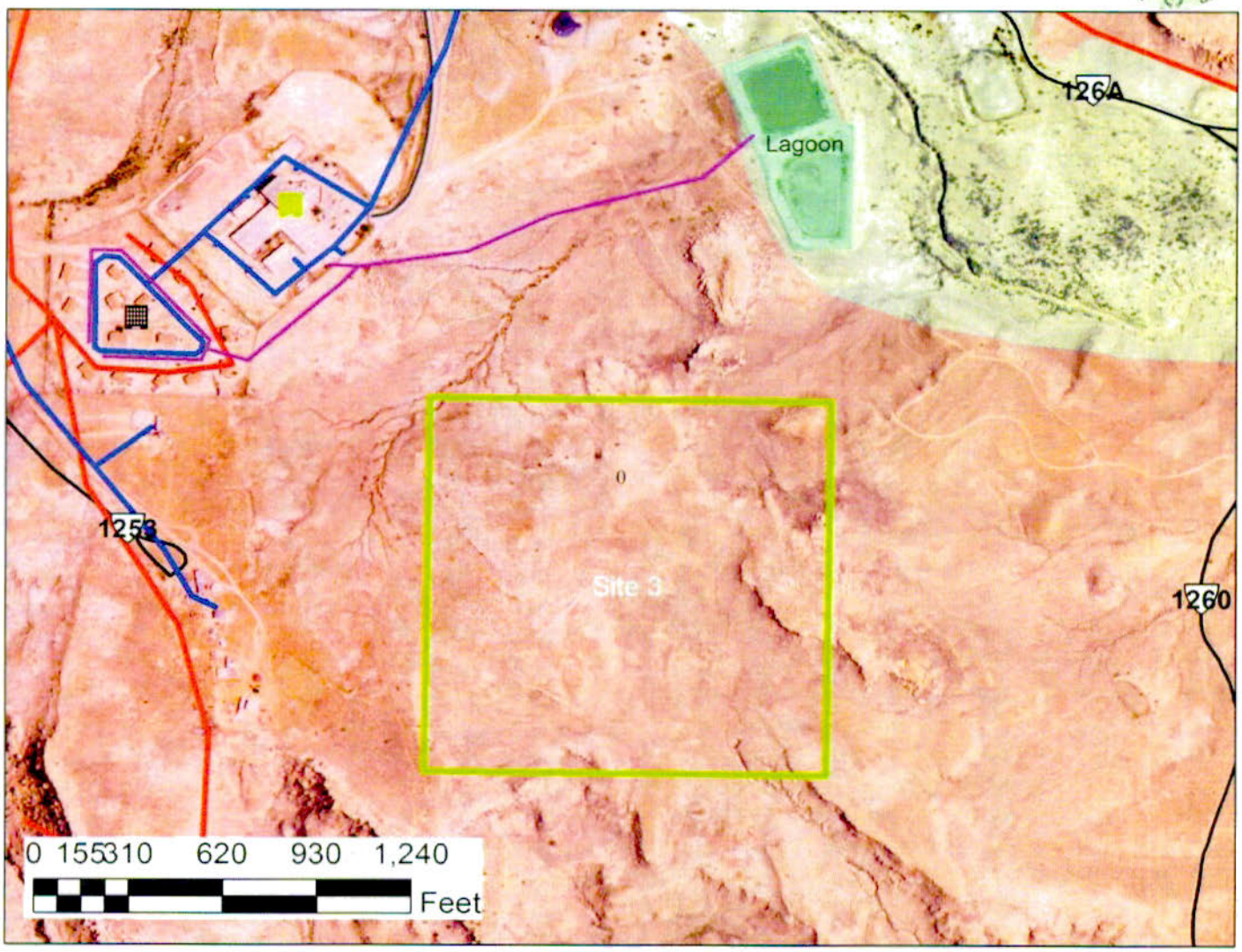
SOURCES; NN Land Dept, NNDOT,ESRI,DEM-RGIS-NM,TSLC,SSURGO

DISCLAIMER; Maps are for information purposes and may not be suitable for legal, enginerring, or surveying purposes.

Exhibit 82:
Developement Site 3 - 40 Ac.



Legend

NHA Subdivision	Developement Site	**Bedrock Depth - Minimum**	44 - 61
Na' neel zhiin ji olta	TSLC Existing Water Line	0	62 - 97
Sewer Line	Electric Line	1 - 15	
Lagoon	BIARoutes	16 - 43	

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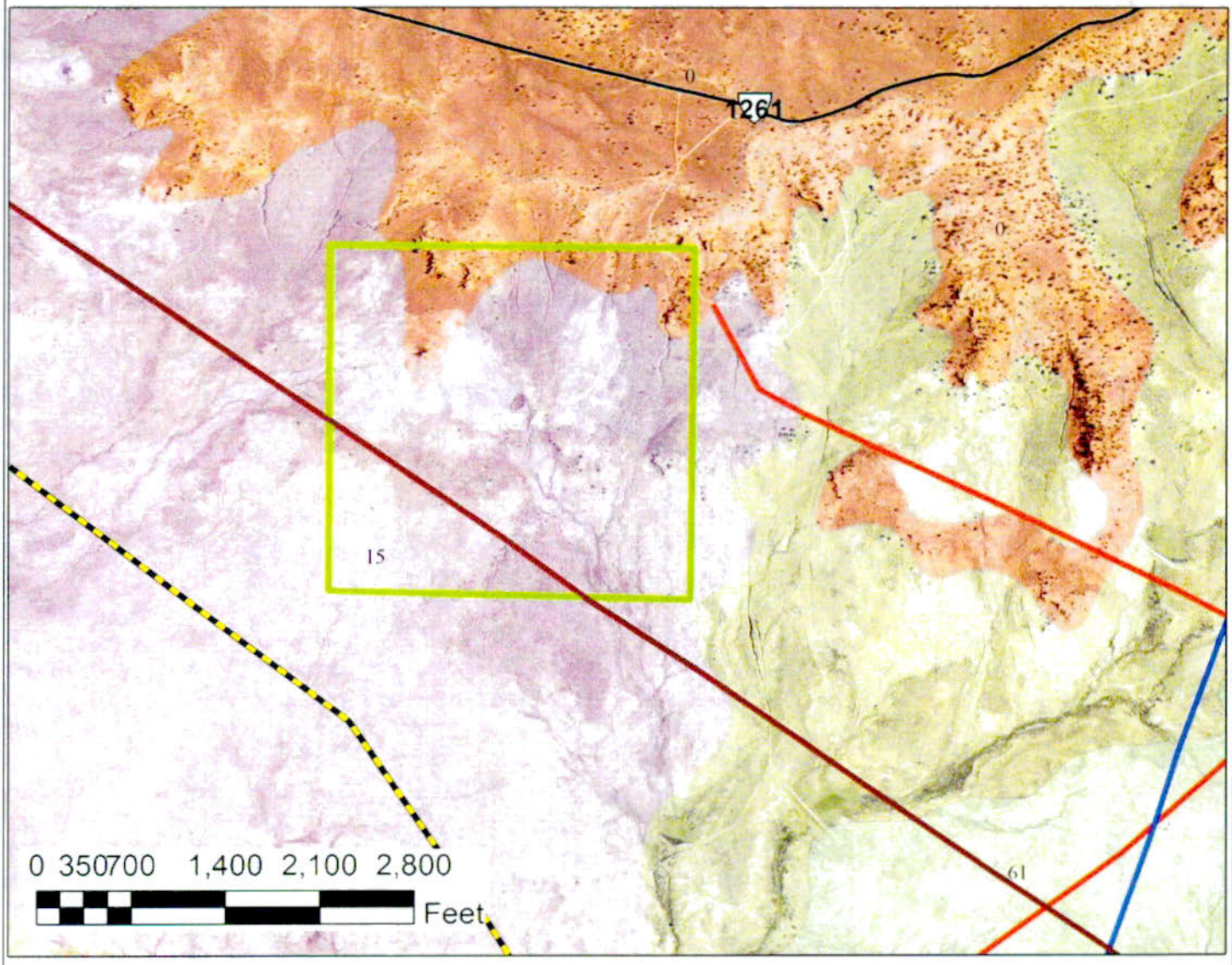
SOURCES: NN Land Dept, NNDOT,ESRI,DEM-RGIS-NM,TSLC,SSURGO

DISCLAIMER; Maps are for information purposes and may not be suitable for legal, enginerring, or surveying purposes.

Exhibit 83:

Developement Site 4 - 160 Ac.



Legend

- Developement Site
- Ojo Encino Existing Water Line
- 3 Phase Powerline
- Gas Line
- TSLC Existing Water Line
- Electric Line
- BIARoutes

Bedrock Depth - Minimum

- 0
- 1 - 15
- 16 - 43
- 44 - 61
- 62 - 97

N W E S

SOURCES; NN Land Dept, NNDOT,ESRI,DEM-RGIS-NM,TSLC,SSURGO

DISCLAIMER; Maps are for information purposes and may not be suitable for legal, enginerring, or surveying purposes.

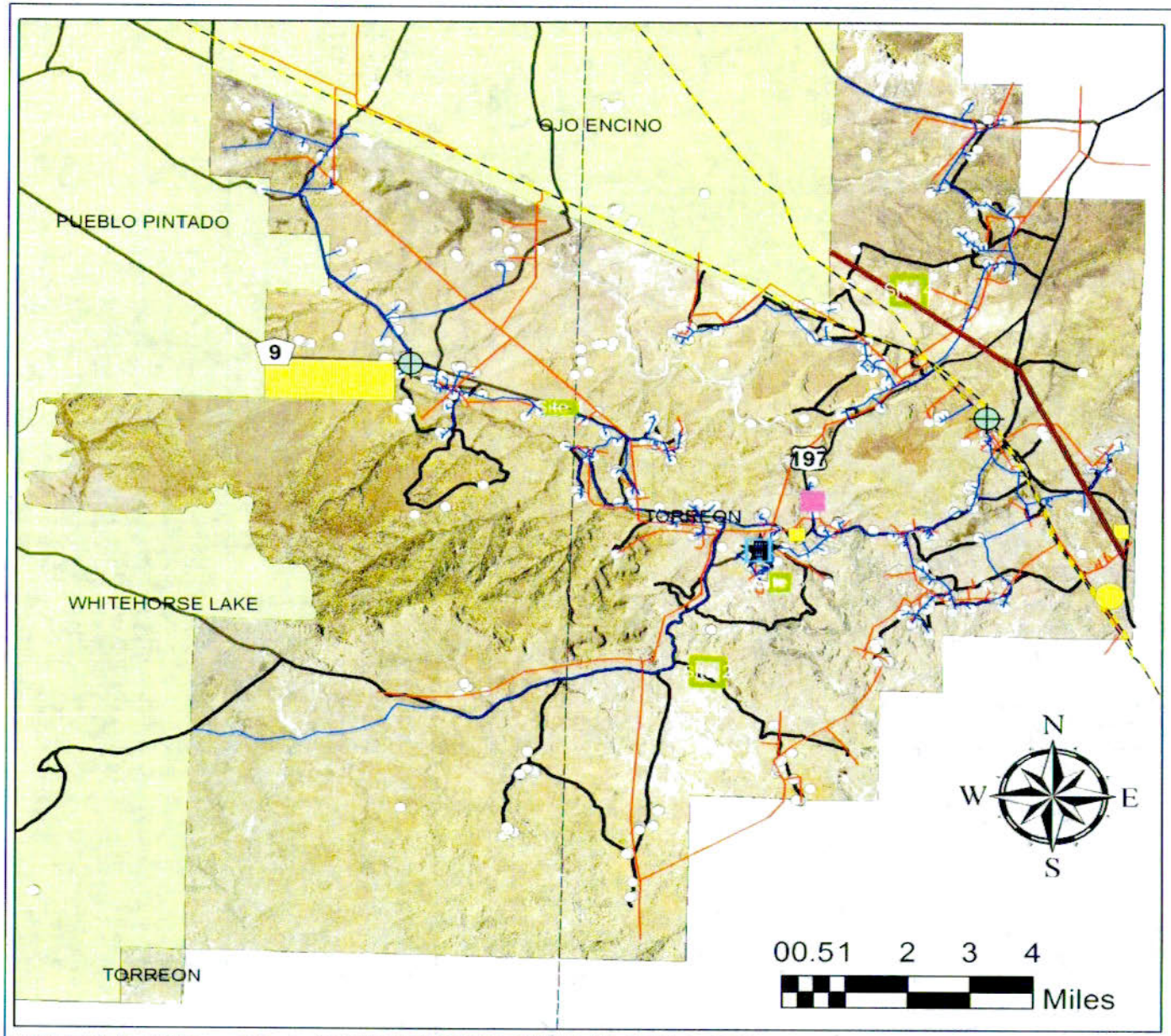


Exhibit 84:
Torreon/ Star Lake Future Land Use Plan

Legend

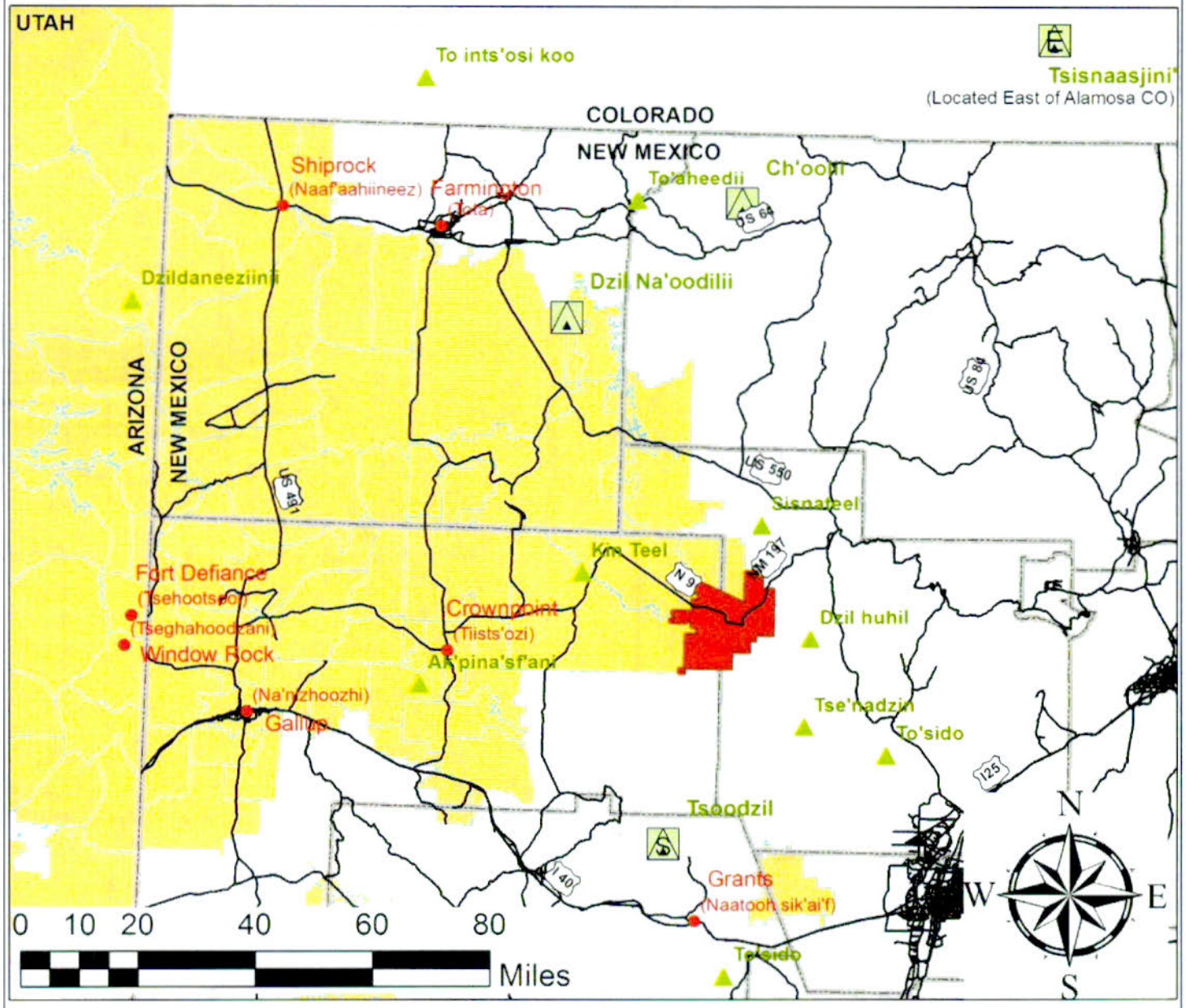
- Developement Site
- Proposed Developement Sites
- County Line
- Chapter House
- Existing Water Tank
- 3 Phase Powerline
- Gas Line
- TSLC Existing Water Line
- Electric Line
- State Hghway
- BIARoutes
- Proposed Multi-Center
- Proposed EMS/Clinic
- Proposed Helipad
- Addressed Structures

SOURCES; NN Land Dept, NNDOT,ESRI,DEM-RGIS-NM,TSLC,ARC

DISCLAIMER; Maps are for information purposes and may not be suitable for legal, enginerring, or surveying purposes.

Exhibit 85:

Torreon/Star Lake Chapter Sacred Sites



Legend

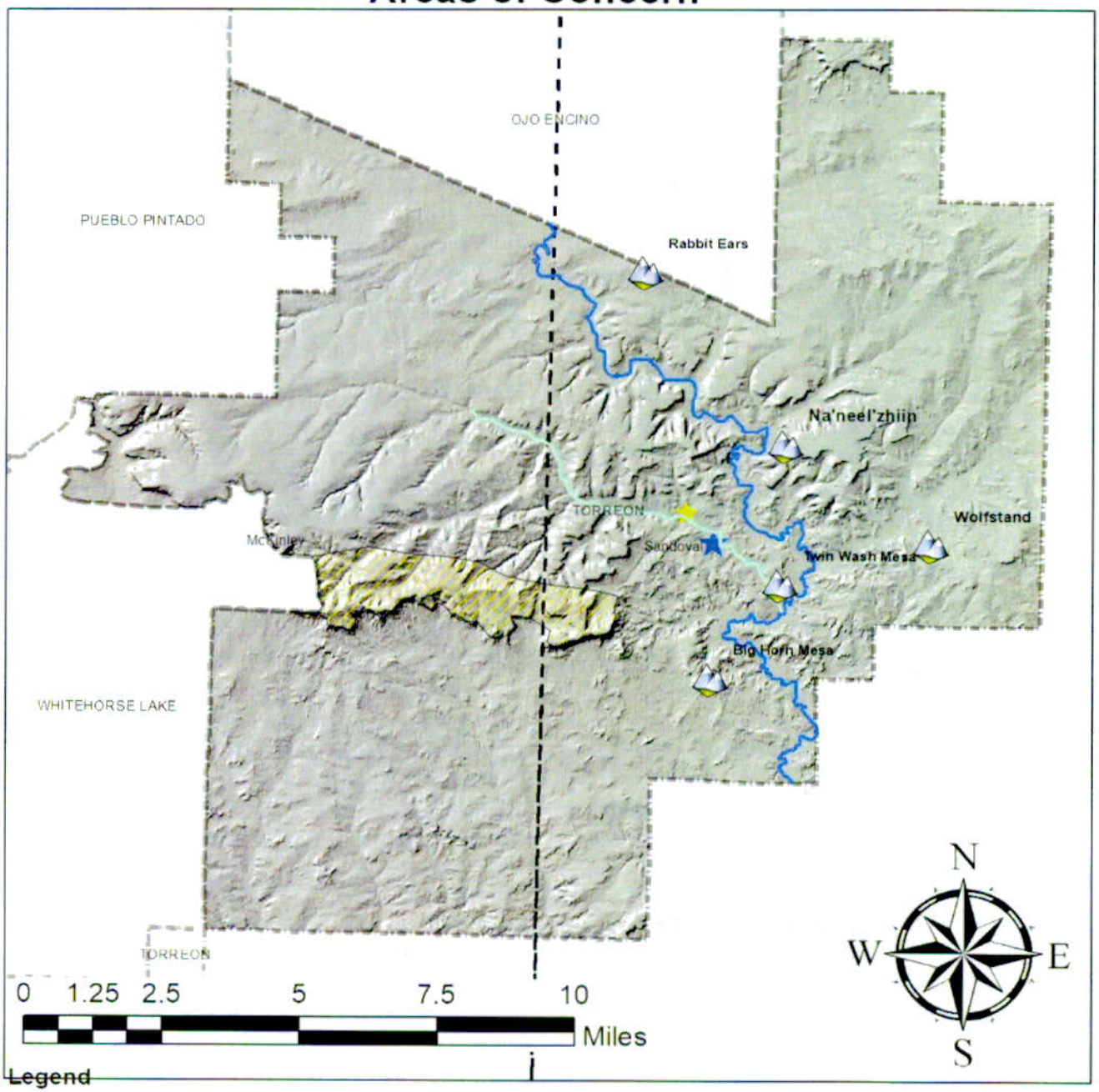
- Chapter Line
- Navajo Nation
- County Line
- Sacred Peaks
- Sacred Sites
- NM Roads

SOURCES; NN Land Dept, NNDOT,ESRI,DEM-RGIS-NM,TSLC,ARC

DISCLAIMER; Maps are for information purposes and may not be suitable for legal, enginerring, or surveying purposes.

Exhibit 86:

Torreon/Star Lake Chapter
Areas of Concern



DISCLAIMER: Maps are for information Proposes and May not be suitable for legal, engineering, or surveying purposes.

Chapter Land Use Plan

Torreon/Star Lake Chapter

Chapter 6
Implementation Recommendations

6. Implementation

Torreon's Planning Policies:

Policy 1: Preserve significant natural and cultural resources

Policy 2: Develop appropriate housing projects

Policy 3: Promote housing to meet the entire community's needs

Policy 4: Create local business opportunities

Policy 5: Identify business locations

Policy 6: Identify community facility locations and funding

Policy 7: Develop Land Use Procedures

Policy 8: Use Master Leasing

Policy 9: Restore washes and rangeland

Policy 10: Define chapter boundaries

Policy 11: Promote regional cooperation

Planning policies are identified to implement the land use plan. They are described in this sub-section. References to future land use are shown in Exhibit 84.

Policy 1. Preserve the scenic landscape, forested mesas, riparian areas, sacred sites, and open spaces of the chapter.

1a. Identify sites for potential development that have the least impact on the landscape

1b. Prohibit development on steep slopes, or in floodplains or in areas of poor soils, or natural and cultural significance

1c. Limit the height of all structures, including signs

1d. Designate protected areas where development is restricted (Exhibit 86):
-Na'neelzhiin Mesa
-Wolf Stands Mesa
-Chaco Mesa (Tse'Yi'gai)
-Rabbit Ear Mesa (Gah jaa') (Mesa de San Felipe)
-Big Horn Mesa (Dibe' Shijei')
-Arrowhead Mesa (Beesh' ast'ogii dah azka)
-Twin Wash Mesa (A'ke'ti'clin' dah azka)
-Torreon Wash (Na'neel'zhiin Bikooh)
-Vicente Wash (Tse lato hoe Bikooh)
-Prayer sites
-Sacred Springs
-Plant gathering areas.

Areas outside chapter boundaries include:

-Three Giant Footprints (Ye'ii bi'ke)
-Red Mountain
-Hot Springs near San Ysidro
-Anasazi Ruins
-Aboriginal Boundary, 709
-Chaco Canyon

Policy 2. Develop housing projects appropriate to the community's needs.

2a. Encourage clustered housing development (not necessarily subdivisions)

2b. Scattered housing sites should be located in areas near existing/planned infrastructure

2c. Streamline homesite approval process

2d. Promote the use of alternative technologies:
- solar
- windmills
- cisterns and water collection
- constructed wetlands

2e. The chapter, working with NHA, will develop design guidelines for new housing areas
- rural standards for streets
- plant trees
- stagger placement of housing
- lots large enough to accommodate compound housing, corrals, and ceremonial hogans
- underground utilities
- solar orientation
- use of local building materials

2f. Work with funding agencies to renovate and repair existing housing.

Policy 3. Promote housing programs that can bring housing within the reach of all community members at all income levels.

3a. Types of available housing assistance: HUD Office of Native American Programs (ONAP): -Native American Housing Self-Determination Act (NAHASDA)
- Title VI Indian Tribal Housing Activities Loan Guarantee Program provides loan guarantees for block grant recipients who need additional housing funds but are unable to borrow from other sources.

- Indian Housing Block Grants - combines all Housing and Urban Development (HUD) funds for Native Americans into one needs based block grant providing a wide range of housing services.
- Section 184 Program - for Native Americans who want to buy, build or rehabilitate a home in an Indian Area and need mortgage financing.
- Indian Community Development Block Grant (CDBG) – low /moderate income funding for housing rehabilitation, new construction, purchase of land, and community facilities.

Other funding sources include:

- Housing Assistance Council (HAC) - a non-profit organization, provides technical assistance and training; seed money and some short term loans are available.
- Community Housing Development Organization (CHDO). Eligible Activities: Acquisition and/or rehabilitation of rental housing, New construction of rental housing, Acquisition and/or rehabilitation of homebuyer properties. New construction of homebuyer properties. Direct financial assistance to purchaser of HOME-assisted housing sponsored or developed by a CHDO with HOME funds.
- US Department of Agriculture (USDA) Rural Housing Services (RHS) -low interest, low down payment loans for new housing, housing rehabilitation, subsidized rental housing
- Bureau of Indian Affairs (BIA) Housing Improvement Program (HIP) - housing rehabilitation
- US Department of Veteran Affairs - low interest, low down payment
- Fannie Mae - conventional loans, Native American loans
- Internal Revenue Service (IRS) - Low Income Housing Tax Credit (LIHTC) program - subsidizes capital investment in new constructed or rehabilitated rental housing. Can leverage NAHASDA funds
- Federal Home Loan Bank (FHLB) - Affordable Housing Program (AHP) provides subsidies or low interest loans to a housing developer; can leverage costs of construction, rehabilitation, and/or pay down payments, closing costs, etc.

Policy 4. Create opportunities for starting local businesses.

4a. Work with the Small Business Administration (SBA)/Regional Business Development Office (RBDO) to:

- provide a chapter sub-office for routine visits by SBA/RBDO agent
- technical support for obtaining clearances, withdrawals
- provide entrepreneurial training -assist to prepare business plans
- direct individuals to financing/business loan programs

- obtain funding for market feasibility studies from the Nation's Economic Development Division.

4b. Work with the Economic Development Department to streamline the business site lease process. As described in the department's Overall Economic Development Program (OEDP), provide:
- uniform site lease forms -delegation of lease approval authority to the Economic Development Department and eventually to chapters
- revisions to the Business Site Leasing Act

4c. Identify methods for chapters to start business ventures:
- master leasing (see policy 8) -revenue sharing with chapters
- partnering (regionalize) with nearby chapters -establish cooperatives to market goods, provide shared spaces to sell/store merchandise.

4d. Various small business programs are available including:
- Federal Omnibus Package of 1993 - allows faster depreciation of machinery and equipment on reservations; 20% tax credit on wages and benefits to Indian employees
- The BIA Loan Guaranty Program (Indian Financing Act of 1974) for lenders. Up to $500,000 for businesses
- New Mexico Office of Indian Affairs Native American Initiative - provides technical assistance; offices located in border towns
- New Mexico provides training incentives and tax credits for manufacturing companies -New Mexico Enterprise Zones programs - tax credits
- Business and Industrial Development Fund (BIDF) - Navajo Nation revolving loan fund provides low interest loans of $10,000 to $150,000
- Micro-Enterprise Lending Program (MELP) Navajo Nation micro loan program
- Accion New Mexico and WesttCorp (for women) -foundations provide micro loans.

Policy 5. Identify locations for business.

5a. Businesses should be located in nodes at highway intersections

5b. Shared facilities should be set aside for vendors to sell farm products, arts and crafts, and for other small businesses (incubators)

5c. Businesses should be developed that cater to tourism/travelers

5d. Businesses should be developed that provide basic goods/services

5e. Develop businesses on state land to reduce permit process.

Policy 6. Identify locations and funding sources for community facilities.

6a. Land should be set aside for community uses such as senior centers, parks, preschools, community centers, etc. in all subdivisions

6b. Co-locate/share community facilities within chapters

6c. Small chapters may choose to share facilities with nearby chapters

6d. Provide technical assistance/grant writing training for chapters

6e. Public and private funding sources for community facilities include:
- Indian CDBG
- Abandoned Mine Lands (AML) funds
- New Mexico Community Foundation
- McCune Charitable Trust
- Ford Foundation
- Revenue Bonds now used by Kayenta Township will become available to chapters under the LGA; debt is repaid with sales taxes or lease fees.

Policy 7. Use Land Use Plans as a guide to decision makers when approving new development in the chapter.

7a. Require all development activity in the chapter, regardless of land status, to notify the chapter government of projects.
- Outside entities must notify the chapter at least 90 days in advance before:
  - running utility lines
  - digging wells
  - mining operations
  - roadwork
  - any construction activity

7b. Performance-Based Zoning - Developments are evaluated case-by-case to ensure that all potential impacts are addressed before approval. The land use plan serves as a guide to which uses are appropriate.

- A development plan is a site plan showing how the land will be

developed: location of structures, parking, access, signs, utility connections, drainage, etc.

- Traditional zoning, in contrast, automatically permits and excludes certain types of developments, without regard to how impacts are addressed. A proposed use not listed as permitted requires that the land be 'rezoned.'

7c. The chapter will enter into agreements with BIA, BLM, Sandoval County, and other entities to receive notification of any activities.

Adopt a permit approval process (performance-based zoning rather than traditional zoning). Possible steps might include:

1. Permit application/development plan is submitted to Land Use Committee (or chapter planner if position exists)
2. Land Use Committee reviews development plans/issues or denies permit
3. Allow service provider agencies to review of development plans
   As part of the withdrawal process, archeology and environmental clearances must be given by appropriate authorities.
4. Land Use Committee follows the land use plan and development guidelines in making the decision
5. Land Use Committee may recommend to amend the land use plan, if appropriate
6. Amendments (changes, additions, deletions) to the land use plan require community approval by public hearing -Approval of some more intensive uses, i.e.., mining, industry, may also require a public hearing
7. Chapter officials act as an appeals board

7d. Adopt development guidelines that take into account:

- land status/grazing status
- proposed improvements: structures, signage, lighting, landscaping, roads, utilities, etc.
- mixed uses are allowed
- compatibility with surrounding uses; mitigation of noise, light, visibility, if applicable
- suitability of site: topography, floodplain, soils, vegetation, wildlife, cultural sites
- housing guidelines (see policy 2e).
- Land Buy Back Lands (We wish to have First priority on Buisness plans)

Policy 8. Work to withdraw chapter tracts prior to the proposal of new projects.

8a. The chapter should withdraw large enough tracts of land to meet the development needs of the community for next 20 years

8b. Chapter tracts should identify land for a variety of uses: residential, commercial and community uses

8c. Clearances, leases, etc. should be approved for the entire tract rather than piecemeal. The chapter holds the master lease which then may be sublet to businesses and individuals.

Policy 9. Restore washes and return to sustainable farming and grazing practices.

9a. Continue to work with Rio Puerco Watershed Group to restore riparian areas such as Torreon Wash and Vicente Wash. Projects recommended in *Watershed Restoration Action Strategy* (WRAS) are below. Priority actions are asterisked (*). -Public Outreach

- Train a cadre of community volunteers to gather baseline data and assist with monitoring.
- Provide workshops for local landowners on best management practices (BMP) i.e. grazing management, erosion control, road management, wetlands protection, noxious weeds, thinning.
- Continue to work with local people, particularly when it comes to project implementation.
  - Continue listening sessions
  - Target future newsletters to selected sub-watersheds
  - Develop website
  - Create traveling poster display
  - Complete video project
- Coordinate management plans with other agencies such as Navajo Nation Department of Agriculture, Department of Water Resources, Department of Fish and Wildlife, and Natural Resource Conservation Service.
- Create Na'neelzhiin Ji Olta Outdoor Classroom Project.
- Continue to sponsor field visits for elected representatives and other VIPS.
- Provide a presentation to the RPMC about cultural resources and traditional uses.

- Hire a full-time coordinator. Develop 501(c) (3) Status.
  - On-the-Ground Project Work
- Develop showcase project(s) to remediate an impaired area using a mix of the following practices:
  - Control big sagebrush using tebuthiuron, fire, and/or animal impact to reduce woody species and promote native grasses.
  - Repair or rebuild erosion control structures that are in poor and unsatisfactory condition.
  - Rehabilitate wells in washes, check dams and windmills
  - Implement road maintenance BIPs. Inventory and close unneeded roads.
  - Work with landowners, permittees and lessees to institute improved livestock grazing management.
  - Restore riparian habitat through grazing management or exclusion and plantings of native vegetation.
  - Inventory and control noxious weed infestations.
  - Manage woodland density to restore forest health.
  - Reinstitute prescribed natural fire.

- Establish a learning/demonstration project for Holistic Resource Management
- Support a roundup of stray horses. -Data Gathering and Monitoring
- Measure flow and monitor water quality in the major tributaries of the Rio Puerco. Maintain USGS gaging stations.
- Monitor in support of total daily maximum loads (TMDLs).
- Support continuous data gathering
- Inventory headcounts.
- Gather road inventory data.
- Prioritize dam/windmill repair needs through data analysis.
- Gather wildlife threatened and endangered (T&E) data.
- Gather demographic, socioeconomic, and cultural resource information.

Recommendations of NRCS include:

- For larger arroyos, build an earthen dam with a pipe through the middle and spillway if applicable.
- Rock dams (filter dams) can be used for smaller arroyos that are three feet deep or less.
- For small gullies, hog fence can be bent into an L-shape with the ridge placed across the slope. Place about 150' apart.

9b. Create a Torreon Farm Cooperative to pool resources and provide training in reviving farming practices and improving farmlands.

Policy 10. Define chapter service area and consolidate checkerboard lands.

10a. Work with the BLM and BIA land exchanges to consolidate trust lands.

10b. Implement Land Consolidation Act, 1955

10c. Extend boundaries southeast of the chapter, beyond BLM fence line, to incorporate three allotments left out of the chapter (refer to Land Status Map at Exhibit 8, page 39).

10d. Institute a ranger program to patrol remote areas of the chapter and help deter illegal activities.

10e. Work with BLM, U.S. Forest Service, and other public lands agencies to gain access to sacred sites located outside the chapter's boundaries but in the general area (examples: four sacred peaks, Gobenador Peak, Dzilth 'na' o'dith'hle Peak).

10d. Institute a ranger program to patrol remote areas of the chapter and help deter illegal activities.

10e. Work with BLM, U.S. Forest Service, and other public lands agencies to gain access to sacred sites located outside the chapter's boundaries but in the general area (examples: four sacred peaks, Gobenador Peak, Dzilth 'na' o'dith'hle Peak)

10f. Work with The Eastern Navajo Land Commission on Land's that were purchased During Both Land Buy Back Procurements. We as a Chapter would like First opportunity to Plan business's on these lands.

Policy 11. Cooperate and participate in Tri-Chapter development in the Three Far Eastern Agency Chapters (Counselor, Torreon/Starlake, and Ojo Enicno).

11a. Participate in a regional planning effort for the Three chapters by submitting chapter land-use plan for integration into a regional land-use, community- and economic development plan for the five-chapter region. Cooperate in the regional planning process as a chapter and as a member of a Tri-chapter development organization.

11 b. Work with regional chapters to identify projects that will serve all three chapters but may be located in any of the chapters. Projects may include, but not limited to:

- Community College Branch or Trades School
- Hospital
- Nursing Home
- Shopping Center: feedstore, gas station, grocery store, etc.
- Tourist Services
- Radio Station
- Youth Programs - Youth Development Center
- Job Training Programs
- Housing Assistance Programs
- For-Profit Community-Owned Enterprises
- Regional road maintenance and rescue

11c. Collaborate in the implementation of projects that benefit the Tri-chapter region with the other members of the Tri-chapter region, including projects that may be most appropriate if located within Torreon/Starlake chapter boundaries. Use the chapter land-use plan and regional plan to support these projects.

11d. Identify projects that will mutually benefit Torreon/Starlake Chapter and other regional chapter(s) that may be outside the scope of the Tri-chapter collaboration. Cooperate with other regional chapters to attain needed resources and implement these projects. Use the chapter land-use plan and regional plan to support these projects.

- Work with Navajo Nation Department of Water Resources to construct a leg of the Navajo-Gallup Water Supply Pipeline.

11e. Form regional non-profit organization(s) to receive funding for regional projects.

- Work to establish 501 (c)(3) entity to fund and implement regional projects

- Form a Community Housing Development Organization (CHDO) with other regional chapters to solicit funding and develop housing in individual chapters as well as for the collaborative benefit of all five chapters.

Planning Definitions

Average Daily Traffic: a measure of the average number of vehicles that pass through a location along a road in a day.

Candidate Species: a species considered for listing as threatened or endangered.

Clustered Housing: housing developed in subdivisions or in a close-together pattern.

CLUP Committee: Community Land Use Planning Committee - committee designated under the LGA to oversee the development of a land use plan.

Community Facilities: schools, preschools, clinics, chapter houses, police/fire stations, recreation and senior centers, etc.

Development Plan: a site plan showing how the land will be developed: location of structures, parking, access, signs, utility connections, drainage, etc.

Economic Development: training programs, taxes or other incentives designed to retain existing businesses as well as create and/or attract new businesses.

Endangered Species: a species that is in danger of extinction throughout all or a significant portion of its range.

Extirpated Species: a species that has been eliminated from its range, usually in a specific geographic area.

Infrastructure: utilities (water, sewer, gas, electric, telephone, solid waste facilities), and roads.

Land Status: type of land ownership as identified below:

Allotment -Land in legal title of the U.S. held in trust for an individual Indian. The BIA has power over this land and the Tribe has no consent privilege. The land can be leased to non-Indians or sold to a tribe with the consent of an individual.

State Land -Lands in legal title of the State of New Mexico.

U.S. Purchase Lands -Lands purchased from 1915 to 1933 using tribal and government funds. Total purchase in New Mexico is 188,342 acres. These lands are held in trust by the Navajo tribe.

Public Domain -Lands owned by U.S. and administered by the BLM.
2198 Land -BLM land slated to be exchanged with individuals to consolidate Tribal lands.
Administrative Reserve -Lands specifically set aside by executive order or statute to be used as administrative sites for agency or school purposes. Lands in legal title of the U.S. conveyed into trust status. These lands are specifically set aside for administrative uses.
Private Land -Lands with legal title owned by a person or legal entity. These lands belong to individuals or legal entities and are taxable. The owner, who can be Indian, has power over the land.

Land Use Plan: a document identifying existing and future land use. It serves as a guide for the orderly development of a community. It generally contains information about current conditions and needs as well as goals, priorities, and vision for the future. Additionally, it identifies recommendations for implementing the plan. A land use plan is only one component of a **Community Plan,** which may also include components on open space, community facilities, transportation, economic development, etc.

LGA: Navajo Nation Local Governance Act of 1998. Law passed by Navajo Nation that grants local authority over local issues related to:

- Economic development
- Taxation and Revenue Generation
- Bonds
- Infrastructure Development
- Land Use Planning/Zoning/Ordinances
- Federal, State and Tribal Contracts
- Public Safety/ Recreation

The LGA has two requirements:

- The adoption of the Five Management System accounting, personnel, property, procurement, and record keeping policies and procedures.
- If a chapter wants to "administer land," it must develop and adopt a Community, community-based land use plan.

NAHASDA: Native American Housing Assistance and Self Determination Act of 1996 NAHASDA reorganized the system of federal housing assistance to Native Americans by:

- Eliminating several separate programs and replacing them with a single program
- Recognizing the right of Indian self-determination and tribal self-governance

- NAHASDA provides for tribal governing bodies to name a tribally designated housing entity (TDHE) to prepare an Indian Housing Plan (IHP)

Participation Process: process adopted by the CLUP committee to ensure community participation and education during the preparation of the land use plan.

Performance-Based Zoning: developments are evaluated on a case-by-case basis to ensure that all of the potential impacts are addressed before approval. The land use plan serves as a guide to which uses are appropriate.

Planning Process: steps involved in preparing a land use plan.

Community Assessment -assess community needs for housing, economic development and community facilities.

Infrastructure Analysis -compile data on transportation and utilities needed for development to occur.

Suitability Analysis -examine the natural and cultural resources and environmental constraints to development.

Scattered Housing: housing developed in a spread-apart pattern.

Service Area: the planning area of a chapter encompassing all lands within it. Chapter members may live outside of this area and still be eligible for chapter programs.

Traditional Zoning: automatically permits and excludes certain types of uses and developments, without regard to how impacts are addressed. A proposed use not listed as permitted requires that the land be 'rezoned.'

Threatened Species: a species that is likely to become endangered in the foreseeable future.

Withdrawn Land: sites for which all clearances and approvals have been given.

Acronyms and Abbreviations

ADT – Average Daily Traffic
AHP – Affordable Housing Program
BIA – Bureau of Indian Affairs
BIDF – Business and Industrial Development Fund
BLM – Bureau of Land Management
CHR – Community Health Representative
CIP – Capital Improvement Program
CLUPC - Community Land Use Planning Committee
CR – County Route
CDBG – Community Development Block Grant
EPA – U.S. or Navajo Environmental Protection Agency
EPA – Eagle Protection Act
ESA – Endangered Species Act
FNLB – Federal Home Loan Bank
GED – General Education Degree
HIP – Housing Improvement Program
HUD – U.S. Department of Housing and Urban Development
I.H.S. – Indian Health Service
IHP – Indian Housing Plan
ISR – Indian Service Route
JMEC – Jemez Mountain Electric Cooperative
LGA – Local Governance Act
LIHTC – Low Income Housing Tax Credit
MELP – Micro Enterprise Lending Program
MBTA – Migration, Bird Treaty Act
NAHASDA – Native American Housing and Self Determination Act
NCC – Navajo Communications Company
NDOT – Navajo Department of Transportation
NEPA – National Environmental Protection Act
NESL – Navajo Endangered Species List
NHA – Navajo Housing Authority
NHS – Navajo Housing Services
NRCS – Natural Resource Conservation Service
NSR – Navajo Service Route
NTUA – Navajo Tribal Utility Authority
OEDP – Overall Economic Development Program
OEH – Office of Environmental Health
ONAP – Office of Native American Programs
RBDO – Regional Business Development Office
SBA – Small Business Administration
TDHE – Tribal Designated Housing Entity
USDA – US Department of Agriculture

NAIP – National Agriculture Imagery Program
USGS- United States Geological Survey
SSURGO- Soil Survey Geographic Database
PRISM-Parameter-elevation Regressions on Independent Slopes Model
TSLC- Torreon/Star Lake Chapter
EMS-Emergency Medical Services
NJO-Na'neel'zhiin Ji' olta
ESRI-Environmental Systems Research Institute
NMDOT-New Mexico Department of Transportation
RGIS-Resource Geographic Information System
GIS- Geospatial Information Systems
NICOA-National Indian Council of Aging
TVFD- Torreon Volunteer Fire Department

EXHIBIT "A"

Homesite Lease Regulations 2016

Prepared by

Navajo Land Department

Division of Natural Resources

Department of Justice

Approved

October 4, 2016

RDCO-74-16

RDCO-74-16

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

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

BE IT ENACTED:

Section One. Findings

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

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

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

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

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

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

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

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

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

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

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

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

Section Two. Approvals

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

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

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

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

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

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

RDCO-74-16

CERTIFICATION

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

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

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

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Navajo Land Department Homesite Lease Sub-Offices Directory 62

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

SECTION 1.00 AUTHORITY

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

SECTION 2.00 PURPOSE

2.01 To implement the Navajo Nation General Leasing Regulations of 2013, which authorizes the Navajo Nation to issue Leases, except mineral Leases and Rights-of-way, without the approval of the Secretary.

2.02 To regulate the issuance of Homesite Lease amendments, assignment, termination, and modification of leases on Navajo Nation trust and fee lands.

2.03 To promote home ownership for qualified Navajo, Navajo with spouse, and beneficial non-Navajo applicants by providing for the encumbrance of the Lessee's interest in the leasehold to secure capital for development of a private dwelling.

2.04 To promote and encourage housing for public purposes by the Navajo Nation or Navajo Nation Tribally Designated Housing Entity (TDHE) and housing subdivisions by public, private, and/or non-profit entities.

SECTION 3.00 SCOPE

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

SECTION 4.00 APPLICANT ELIGIBILITY REQUIREMENTS

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

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

A. Non-member eligibility will be determined by the approval of a Housing Subdivision Master Lease which pre-approves the issuance of individual homesite leases, subleases, or assignments, to non-members that meet certain well defined requirements, documenting skills beneficial to the Navajo Nation, and whose presence is of indefinite duration.

B. Homesite lease applications that are not within a Housing Subdivision Master Lease or housing for public purpose lease will be determined on a case-by-case basis by the NLD.

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

SECTION 5.00 AMOUNT OF LAND AVAILABLE

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

SECTION 6.00 ANNUAL RENTAL FEE

6.01 Lessee shall pay the Navajo Nation, in lawful money of the United States, a monthly rental of One Dollar ($1.00), or $12.00 per year. Lessee agrees that no refund or reimbursement of money paid in advance shall be made in the event of early termination or partial condemnation.

6.02 Rental payments are due and payable on or before the effective date of the Lease and thereafter on or before each anniversary date of the Lease. Lessee may pay the annual rent fee in advance at any time prior to the expiration of the Lease. Rental payments shall be made by money order made out to "Navajo Nation," and shall be paid at the local agency NLD Office. Failure to make rental payments when due shall constitute a default under the Lease.

6.03 On a housing for public purpose Master Lease or housing subdivision Master Lease, an annual rental fee shall not be assessed by NLD until an individual homesite lease is issued to an applicant.

SECTION 7.00 TERM

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

SECTION 8.00 APPLICATION PROCEDURES AND REQUIREMENTS

8 01 APPLICATION PROCEDURES Homesite Lease Applications will be made available at the NLD or its agency sub-offices. Homesite Lease Applications are also available on the NLD Website www.dinehbikeyah.org. A complete Homesite Lease Application package consists of:

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

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

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

2 Certificate of Navajo Indian Blood/Tribal Enrollment Identification Card: The applicant(s) must attach an original Certificate of Navajo Indian Blood. Copies of Certificates of Indian Blood can be obtained from the Agency Vital Records Office. All personal data must correspond with the Certificate of Navajo Indian Blood such as: Name(s), age(s), census number(s) and signature(s).

3 Archaeological Clearance: A receipt showing the applicant paid for an Archaeologist to conduct a survey must be attached to the application, if applicable, before the application will be processed.

4 Cultural Resources Compliance Form: Applicant shall attach the Cultural Resources Compliance Form, reviewed and signed by the Historic Preservation Department, to the homesite lease application. This form must be attached to the application before the application will be processed.

5 Non-refundable Application Fee: Applicant must submit a $30.00 money order payable to: The Navajo Nation, P.O. Box 2249, Window Rock, Arizona, 86515. Upon review and acceptance of the home site application, the NLD will issue a receipt for the filing fee.

B Homesite Lease Application FORM 1 – Section 2: The applicant shall ensure that the Grazing Official (GO) or Land Board Official, as applicable (LBO) (collectively GO/LBO) physically verifies and acknowledges the proposed home site location utilizing a hand-held Global Positioning System (GPS) unit by reading the Latitude/Longitude coordinates in North American Datum 1983 (NAD83), identifying the center point of the proposed home site location, and write the coordinates onto the Homesite Lease Application. If the homesite

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

C GO/LBO must complete the Field Clearance Certification Form 2.

D Homesite Lease Consent FORM 3. The GO/LBO shall complete the Field Clearance Certification before the applicant(s) can obtain written consent from the individual(s) who has/have been identified by the GO/LBO on the Field Clearance Certification as valid grazing permittees within the proposed homesite lease area. Thereafter, the applicant shall obtain written consent from affected permittees listed on the Field Clearance Certification, if required.

1 Navajo Partitioned Lands. No Consent is required from a Grazing permittee within the Navajo Partitioned Lands until grazing permits are reissued.
2 Acknowledgement. After the applicant obtains written consent from the permittees listed on the Field Clearance Certification, the GO/LBO must acknowledge the signatures on the consent form.
3 Only the Valid Grazing Permittee that will be affected within a half (½) mile radius of the propose homesite lease location shall consent.

E Land Survey Plat. Certified land surveys must be conducted by a private land surveyor who is licensed and registered with any State within the United States. Private licensed land surveyors must register with the Navajo Nation Business Regulatory Department. Private land surveyors must obtain permission to survey from the NLD.

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

1 Re-Surveys. Certain circumstances may occur that require the NLD or private land surveyor to re-survey. These include, but are not limited to: shifting the homesite location and re-identifying the corners (rebars). The NLD may re-survey only if the NLD conducted the original certified land survey plat. If the survey that needs to be redone was conducted by a private land surveyor, that surveyor or another private surveyor must redo the survey.

F Biological Data Request Form for Biological Resource Clearance. The applicant shall complete the Biological Data Request Form and submit it with a money order or cashier's check payable to the Navajo Nation for Biological Resource Clearance with the processing fee of $32.50.

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

8.03 Forestry Compliance letter, as applicable. If the homesite lease application is for a location in the Navajo Nation Commercial Forest or restricted Woodlands, Section 8.05(A) shall apply to the homesite lease application.

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

A. Navajo Nation Department of Fish & Wildlife (Biological Resources Compliance Form).

B Historic Preservation Department (Cultural Resources Compliance Form)/Archaeology (Archaeology Inventory Report).

C Navajo Forestry Department (Forestry Compliance Letter), as applicable – see Section 8.05 (A).

D Registered surveyor (certified land survey plat).

8.05 Additional Application Requirements

A. Forest or Woodland. If the proposed homesite is within the Navajo forest or woodlands, the GO shall advise the applicant(s) to contact the Navajo Forestry Department. The Navajo Forestry Department shall determine whether the proposed homesite will impact the Navajo Nation forest or woodland pursuant to RCJY-142-92. The Forestry Department may issue a letter stating requirements and conditions to proceed with the proposed home site lease application.

B Highway Access. If access to a highway is required for ingress and egress, the proposed homesite lease applicant must contact the appropriate Navajo or State Department of Transportation for Highway access clearance.

C All applicants and lessees shall provide NLD with a current valid address or any changes at all times.

8.06 Conveyance within Housing Subdivision. When an applicant applies for a conveyance of a lot within a subdivision, the applicant will be responsible for all costs associated with the conveyance.

A A Housing Subdivision which is subject to a Master Lease for Single-family residential development or housing for public purpose, where development has taken place and which is ready for conveyance of individual lots to applicants, shall be classified as a "developed area."

B Within a "developed area" only this Section 8.06 shall be used and the other application procedures and requirements of Sections 8.0 and 9.0 shall not apply. A Housing Subdivision may develop and use its own application form subject to the approval of the NLD.

C A Homesite Lease within a subdivision shall be limited to the term of the Housing Subdivision Master lease. Upon renewal of the Housing Subdivision Master Lease, all of the eligible individual Homesite Leases will be renewed for a corresponding period.

D Where there are rules and regulations related to the Housing Subdivision, special conditions or changes for the occupation of Homesite Leases within the subdivision, or a Declaration of Covenants, Conditions and Restrictions, the applicant will be provided with a copy of these documents by the Housing Subdivision Developer or TDHE, and the existence of these restrictions will be referenced on the individual Homesite Lease.

E The holder of a Housing Subdivision Master Lease shall be the Housing Subdivision Developer or TDHE. The Housing Subdivision Developer, the TDHE, or the governing body of the Home Owners Association specified in the governing documents for the Housing Subdivision identified in Section D above, and not the NLD, shall be responsible for monitoring enforcement of these restrictions.

SECTION 9.00 ENVIRONMENTAL REVIEW PROCESS

9.01 Environmental Reviewer. The Environmental Reviewer ("ER") insures and conducts the ER required under these regulations. The ER is responsible for carrying out the Environmental Review Process ("ERP") for homesite leases pursuant to the Navajo Nation General Leasing Regulations of 2013. The ER will consult with the relevant Navajo Nation agencies and determine which agency is responsible for making compliance findings for each of the areas and/or laws identified in these regulations and 2 N.N.C. § 2384 of the General Leasing Regulations.

9.02 Action on Leasing Decisions Subject to Completion of ERP

A Each homesite lease must go through the biological and archaeological review.

B Review must be conducted of all laws listed at 16 N.N.C §2384 (CO-53-13), as well as any other relevant laws as applicable.

9.03 Environmental Review Process Exemptions

A The department conducting biological or archaeological clearance shall develop an internal procedure that exempts proposed homesite leases from thorough review if the area meets exclusion criteria.

B The departments may work with individual Chapters to identify land withdrawal designation areas for residential development. A Chapter, at their expense, will conduct environmental studies as required within a tract of land before any development occurs.

9.04 Conditional Compliance Determination Summary

A Compliance Determination Summary issued with a requirement of mitigation or a "conditional approval" requires the lessee to comply with the conditions stated. If these

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

9.05 Compliance Determinations from Earlier Environmental Review Documents

A. If an existing homesite lease underwent an environmental review pursuant to these regulations, prior Homesite Lease Regulations, or other applicable law, or constructed dwellings prior to 1974, those review determinations may be utilized to meet compliance requirements.

B. The ER shall review the previous environmental review documents to determine whether a new review is necessary, or whether the previous environmental review adequately assesses the impacts of the prior leasing decision.

SECTION 10.00 INCOMPLETE PENDING APPLICATION

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

A. Lack of Land Use Consent.

B. Lack or disapproval of Biological Resource Clearance.

C. Lack or disapproval of Environmental Compliance Determination Summary.

D. Lack or disapproval of Cultural Resource Compliance/Archaeological Survey Clearance, and

E. Lack of a land survey.

SECTION 11.00 NAVAJO NATION FEE LAND

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

11.02 The Title Section will record the approved homesite lease on fee land with the County Recorder's Office.

SECTION 12.00 HOMESITE LEASE ABANDONMENT

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

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

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

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

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

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

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

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

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

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

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

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

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

A. Certificate of Indian Blood

B. Certified Legal Survey Plat utilizing a BLM Cadastral monument, if applicable.

C. A Cultural Resource Compliance Form with Archaeological Survey Clearance Form, as may be applicable, issued by the Navajo Historic Preservation Department.

D. Biological Resource Compliance Form approved by the Navajo Fish and Wildlife Department, if applicable.

E. Title Status Report (TSR) to verify and check for any outstanding encumbrances, liens, etc.

13 03 No assignment of a homesite lease shall be made during the two (2) year development period without a court order or an extension of the development period not to exceed two (2) additional years, unless there is a collateral assignment of interests to a creditor to finalize construction of improvements.

13 04 Upon verification of the application by NLD, the requests for amendments, modifications and terminations shall be packaged and submitted to the NLD Manager who shall give final approval on behalf of the Navajo Nation. The approved lease amendment, modification, or termination shall be recorded with the Agency Bureau of Indian Affairs and Navajo Land Title Data System.

13 05 In the event one of the Lessees dies with a Joint Tenancy with Right of Survivorship tenure in effect, all rights to occupy the land and leasehold interests shall go directly to the Surviving Tenant, if he or she is an enrolled member of the Navajo Nation without the need of assignment of the deceased co-tenant's interest in the home site lease. The death certificate of the deceased co-tenant should be recorded.

13 06 Modification. Modifications are non-material amendments to a homesite lease, including such matters as technical corrections, implementation of Navajo Nation court order(s), legal name changes, and changes in marital status, legal land description changes, and any corrections needed to a homesite lease.

13 07 In a probate proceeding, the Navajo Nation Courts may distribute the leasehold interest including attached improvements of an established homesite lease to beneficiaries under a will or to the heirs at law according to Navajo law.

13 08 In the event of divorce, the Navajo Nation Court shall have jurisdiction to redistribute the leasehold interest of a homesite lease pursuant to Navajo Nation law. The Homesite lease and attached improvements must not be separated in such Court Order. All field clearance(s) shall be recognized and will remain in effect. This regulation will also apply to Tenancy in Common and Community Property tenures. The involved parties shall notify the NLD of any such disposition by a court of competent jurisdiction.

13 09 Termination. The lessee(s) may voluntarily terminate his/her/their interest in a homesite lease by signing a Termination of Homesite Lease Form. However, the applicant must pay a non-refundable termination fee and must have paid in full all rent due before the lease can be terminated. (Refer to Fee Schedule). If the lessee is in default or less than good standing, then the lessee must cure all matters constituting such default or lack of good standing, unless NLD waives such requirements.

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

13 10 A finalized homesite lease may be terminated or revert back to the Navajo Nation for further assignment If there are no improvements on the approved homesite lease premises within two years the GO/LBO can recommend termination of the lease and/or assignment to another qualified individual after payment of fair market value of the lease premises with attached improvement (if any) to the lessee (See Section 12 00 ABANDONMENT 12 03 A 1 & 2 for procedures)

13 11 In no instance will NLD terminate a homesite lease for a lessee if the request is made by a third party regardless of the surrounding circumstances The only exception to this rule is if a Navajo Nation Court issues an Order requiring NLD to terminate a homesite lease

13 12 If the Navajo Nation acquires an Allotment upon which a resident has a valid Residential Lease issued by the BIA the Navajo will honor the Residential Lease for the duration of its term so long as it complies with Section 4 0 of these Regulations The holder of the residential Lease must submit a copy of the valid Residential Lease to the NLD Within 6 months the expiration of the valid Residential Lease the resident must begin the process of acquiring a Homesite Lease in accordance of these Regulations

SECTION 14.00 MORTAGES AND DEFAULT

14 01 A finalized home site lease authorizes lessee(s) to encumber the leasehold interest of a home site to finance construction of building improvements The leasehold can be mortgaged pledged or encumbered as security to finance a debt or loan The lessee(s) may transfer all or part of the leasehold interest to the Mortgagee or Deed Trustee with the understanding that the Mortgagee or Deed Trustee will release all security interests in the leasehold when the loan or note has been paid in full

14 02 The mortgage or Deed of Trust document must be recorded with the Bureau of Indian Affairs Real Estate Services it is recommended that the mortgagee or lender also record the aforementioned indenture with the Recorder s Office of the county in which the real estate is located The NLD will receive copies of the mortgage or Deed of Trust documents from the Bureau of Indian Affairs Real Estate Services and record it in the Navajo Land Title Data System

14 03 In the event the Lessee/Borrower (Mortgagor/Trustor) defaults on the Mortgage or loan secured by the Deed of Trust the Mortgagee or Deed Trustee has the authority to foreclose on the secured Homesite lease through the Navajo Nation Courts or as provided by the Navajo Nation Deed of Trust Act The Mortgagee or the Deed Trustee may have the right to possession of improvements on the leased premises and rents collected as provided by Navajo Nation law and the loan document or agreement

14 04 Any and all permanent buildings and improvements on the leased property shall remain on the premises and shall be subject to the Navajo Nation s Right-of-First Refusal to purchase the leased premises with improvements prior to any resale of the premises

14.05 Default. Should Lessee default in any payment of monies when due under the Lease or be in violation of any other provisions of the lease, said violation may be acted upon by the Navajo Nation pursuant to applicable law.

14.06 Lease hold interest of a homesite lease can be sold at a fair market value to a qualified applicant. If there are no improvements on the premises, the lessee can retrieve expenses and fees incurred for lease encumbrance such as archaeological and legal survey expenses. The lessee must record the lease and insure all required lease documents are recorded with the Navajo Land Title Data Systems (NLTDS)

SECTION 15.00 GRAZING OFFICIAL and LAND BOARD OFFICIAL RESPONSIBILITIES

15.01 Home Site Lease Application FORM 1 – Section 2. See Section 8.01. B. for compliance.

15.02 Field Clearance Certification FORM 2. The GO/LBO shall be responsible for identifying and acknowledging all valid grazing permittees who have interests within one-half (½) mile of the proposed homesite lease location, which is directly affected and impacted by the proposed Homesite identified in Section 2 of the Field Clearance Certification FORM 2.

15.03 It is the responsibility of the GO/LBO to write-in the name of the valid Permit holder(s) and Permit number(s) on the Field Clearance Certification FORM 2 for the applicant to obtain signatures from the permittees.

15.04 Homesite Lease Consent FORM 3. After the applicant obtains written consents from the permittees listed by GO/LBO on the Field Clearance Certification FORM 2, the GO/LBO must acknowledge the Form, certifying to the best of their knowledge the truth and accuracy of the approval of consenting permittees before the application is submitted to NLD for processing.

15.05 Conflict of Interest. The homesite applicant may request the Navajo Nation Grazing Management Office to appoint an alternate GO/LBO to perform the duties described herein when the designated GO/LBO cannot perform his or her duty because of a conflict of interest, including actions involving relatives, or for any other legitimate reason.

15.06 The GO/LBO additional responsibilities. The GO/LBO shall also verify whether the proposed homesite is within the Navajo Nation Forest or woodlands. If the proposed homesite is within the Navajo Nation Forest or woodlands, the GO/LBO shall advise the applicant(s) to contact the Navajo Forestry Department. The Navajo Forestry Department shall determine whether the proposed home site will impact the forest or woodlands within the forestry moratorium as set forth by Resolution RCJY-142-92. The resolution established a Moratorium on New Structures, New Homesites, and Range Units within the Navajo Commercial Forest pending development and approval of a new Forest Management Plan. The Forestry Department may issue a letter stating further requirements which must be satisfied to proceed with the proposed homesite lease application.

A. The GO/LBO shall verify that the proposed homesite lease is not within an area withdrawn or otherwise designated for community development purposes, large or small irrigation farming projects, agricultural land use area, or if the proposed homesite would interfere with local land use plans and/or ordinances. No homesite shall be approved within lands that

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

B. The GO/LBO shall verify the proposed homesite lease is not within 750 feet of a major highway right-of-way by actual inspection of the site and coordinating with NLD. If the proposed homesite is within 750 feet of a major highway right-of-way, the GO/LBO shall inform the applicant to move beyond the 750 feet corridor or find an alternate site pursuant to 14 NNC § 1200, Chapter: Zoning Sides of Highways and NNC Resolution CM-9-50.

C. The GO/LBO shall verify that the proposed homesite is not within one-half (½) mile of Navajo Nation government developed permanent livestock waters. If the proposed homesite is within a half mile of the structures, the GO/LBO shall inform the applicant to move the proposed homesite or relocate to an alternate site or request a written authorization from the District Grazing Committee allowing the proposed homesite through an approved resolution of the District Grazing Committee (See 3 N.N.C. § 714).

SECTION 16.00 GRAZING DISPUTES TO DEPARTMENT OF AGRICULTURE

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

SECTION 17.00 HOMESITE LEASE COMPLIANCE AND RESTRICTIONS

17.01 Applicants shall comply with Navajo Nation environmental laws and other compliance requirements when applying for a homesite lease on Navajo Trust and Fee Lands.

A. Sanitation. Lessee shall comply with all applicable sanitation laws, regulations or other requirements of the United States and the Navajo Nation. Lessee shall also dispose of all solid waste in compliance with applicable federal and Navajo Nation laws either in an approved sanitary landfill, transfer station, or other commercial sanitary collection service. Lessee shall maintain the entire leased premises in a safe and sanitary condition, presenting a good appearance both inside and outside of the leased premises. Septic systems and leach/drain fields shall be situated within the lease premises.

B. Hazardous Substances. Lessee shall not dispose of hazardous substances or materials on or in the leased premises.

C. Environmental Hazards. All non-operational vehicles must be removed and cleared from the homesite lease premises. For failure to comply with Navajo Nation environmental laws, the Navajo Nation EPA shall impose environmental sanctions for non-compliance in accordance with Navajo EPA regulations.

17.02 Minerals. All minerals, including sand and gravel, contained in or on the leased premises are reserved for the use of Lessor. Lessor also reserves the right to enter upon the leased premises and search for and remove minerals located on the property, paying just compensation for any damage or injury caused to Lessee's personal property or improvements constructed by Lessee.

17.03 Navajo Nation Forestry Moratorium (Restriction). If a homesite lease is approved by the Navajo Forestry Department in a forested or wooded area, and tree removal is to occur, the homesite applicant will follow Navajo Forest and Woodland Regulations. The homesite applicant will comply with the Navajo Nation Forestry Department requirements and the Forest Management Plan approved by Resolution No. RCJY-133-01.

17.04 Canyon De Chelly National Monument Moratorium. A Protection Buffer Zone was established within the boundaries of Canyon De Chelly National Monument, therefore, there are restrictions on development and use of land in the vicinity of the Monument (Resolution RCS-51-85).

17.05 Biological Resource Land Clearance Policy and Procedures (RCP). No homesite lease shall be approved within Area 1, Highly Sensitive Area, and Area 2, Moderately Sensitive Area which are protected under the Federal and Navajo Nation laws, wildlife resources, including plants, and their habitat resulting in an expedited land use clearance process in accordance with Resolution No. RCMA-34-03, subject to prior approvals or exceptions granted by the Navajo Nation Council or its duly authorized Committee.

17.06 Farm Plots and Land Use Permits. Navajo Nation trust or fee lands withdrawn for agricultural uses (i.e., farm permit, agricultural lease, irrigation projects, and farm projects) cannot be used for homesite leases. Administrative Reserve Areas [BIA], Navajo Nation trust, or federal lands that are withdrawn for administrative purposes or governmental use cannot be used for home site leases.

17.07 Navajo Nation Parks and Recreational areas – No homesite leases shall be issued within land designated for tribal parks and recreational use areas. The Navajo Nation Parks, monuments, and Recreational areas are protected and preserved for the perpetual enjoyment and benefit of the Navajo Nation, subject to prior approvals granted by the Navajo Nation Council or its duly authorized Committee.

17.08 Homesite Lease Residential Use Restriction: A homesite lease is intended for residential purposes primarily a Single-family residence; lessee shall not use any part of the homesite lease premises for any unlawful conduct or illegal activities.

A. Applicants shall not disturb or commence construction activities on the proposed site until the applicant receives an approved homesite lease.

B. A homesite lease shall not be issued if it is to be located within the boundaries of a mission site lease, other homesite lease, business site lease or area designated for business development, or other land withdrawals intended for community development or other purposes.

C. A homesite lease shall not be issued if it is located within 750 feet of a major highway right-of-way (14 NNC §1200, Chapter: Zoning Sides of Highways and NNC Resolution CM-9-50).

D A homesite lease is required prior to transporting mobile homes or any other structures intended for use as a home onto the Navajo Nation. A transportation permit must be obtained from the NLD before any mobile home or other structure enters Navajo Trust or Fee Lands (See Fee schedule). Failure to obtain a permit will result in a civil violation and fees will be assessed.

E The homesite lease premises may be fenced to avoid land disputes, control animals, ingress/egress, and define boundaries.

F Homesite lease premises shall not be used for any unlawful conduct or purpose, including but not limited to bootlegging, illegal fund raising activities such as gaming (Bingo hall), dance hall, and other illegal drug activities. Any and all illegal activities conducted on the homesite lease premises shall be considered a breach of the terms of the homesite lease.

G Lessee is prohibited from establishing a mobile home park or renting structures not designed as the primary residence within a homesite lease.

H Lessee is prohibited from establishing more than one home building improvement as the primary residential structure or mobile home within the leased premises. Lessee shall prohibit family members or others from establishing additional homes or mobile homes within the leased premises regardless of whether the premises is within a subdivision or a rural area.

I The land encumbered by a homesite lease cannot be sold but the lease can be transferred or assigned to another qualified homesite lease applicant through the NLD upon payment to lessee for expenses incurred to establish the prior lease. For such transfers or assignments, the permanent improvements may be sold to the transferee or assignee at fair market value or subject to the terms of any mortgage(s) or Deed of Trust or purchase agreement.

J Modern burial sites and graves are prohibited within the homesite lease premises. All burial sites should be in a community approved cemetery. See Resources Resolution No. RCD-216-99.

K Livestock and corrals are prohibited within the homesite lease premises, except as properly permitted by the District Grazing Committee or Land Board.

L Lessee may operate a home based business on lease premises, however, the Lessee shall obtain a permit from the Division of Economic Development Business Regulatory Department to do business on an approved homesite lease. The Lessee shall adhere to the Navajo Nation environmental laws and other compliance requirements under 23 N.N.C. §§ 2384 (A), (B), and (C) (Resolution CO-53-13) and shall not be disruptive to the adjacent residence(s).

M Lessee shall not place a store front signage on the homesite lease and no hiring of employees to operate a home based business.

SECTION 18.00 HOMESITE LEASE ENFORCEMENT

18.01 Purpose. NLD shall have at least one Compliance Officer per Agency to enforce the provisions of these Homesite Lease Regulations. The Compliance Officer is authorized to conduct investigations, draft findings, coordinate with Navajo Nation departments and programs, including the Department of Agriculture, Rangers, Forestry, EPA, Police, Department of Justice, Fish & Wildlife, and BIA, and make disposition recommendations to the NLD Manager. It is the policy of the NLD to work collaboratively with homesite lessee(s) to resolve compliance issues prior to resorting to litigation and termination of the lease.

18.02 Homesite Lease Request for Investigation. Written requests for investigation of homesite lease compliance matters can be submitted to the appropriate NLD Agency Office. All complete and valid requests for investigation of homesite lease compliance matters shall be forwarded to the Compliance Officer. Within thirty (30) days of receipt, the Compliance Officer will review the request and determine whether it warrants investigation. The Compliance Officer shall provide written notice to the requesting party indicating whether the request for investigation will be granted.

18.03 Investigations. All investigations performed by the Compliance Officer shall be completed within ninety (90) days from the date of submission of the Homesite Lease Investigation Form. The NLD Compliance Officer will conduct an investigation based on the information contained in the Request for Investigation submitted to NLD. The Compliance Officer shall interview individuals, conduct research, and collect all pertinent documentation. The Compliance Officer is authorized to obtain the assistance of other Navajo Nation Departments, Bureau of Indian Affairs, and/or other governmental entities while conducting an investigation.

18.04 The Compliance Officer shall submit a detailed written investigation report containing the findings from the investigation. The Compliance Officer shall submit this report to the NLD Manager with any recommendations.

18.05 The NLD Manager shall review the Compliance Officer's report and take appropriate action based on the information and recommendation of the Compliance Officer within thirty (30) days. NLD shall keep official records of all documents.

18.06 Where the designated Compliance Officer cannot perform his or her duty due to conflict of interest, another Compliance Officer from a different NLD Agency Office will be assigned to investigate. Conflicts of interest can be defined as any situation in which the Compliance Officer is in a position to exploit a professional or official capacity in some way for his/her personal or occupational benefit.

18.07 There are many actual homesites with improvements (corrals and buildings) that exceed the one (1) acre size limitation. To gain compliance, enforcement actions may authorize the enlargement of an existing Homesite Lease, not to exceed an additional one (1) acre, to bring existing residential improvements within the bounds of the lease premises. Additional lease adjustment fees or rent or both will apply to enlarged Homesite Leases as set forth in the Fee Schedule.

SECTION 19.00 PRIOR APPROVED HOMESITE LEASE

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

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

SECTION 20.00 HOUSING FOR PUBLIC PURPOSES MASTER LEASE

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

A Housing for Public Purpose Master Lease Application. The TDHE or Housing Subdivision Developer applicant must complete and submit a Housing Subdivision Master Lease Application with the following information attached to the application:

1 Certification of Compliance. The TDHE or Housing Subdivision Developer shall submit a Certificate of Compliance stating that all of the requirements of the Land Withdrawal Designation Regulations have been completed.

2 Key documents. Copies of key documents listed in the Land Withdrawal Designation Procedures.

B Environmental Review Clearance. The TDHE or Housing Subdivision Developer shall conduct the necessary environmental reviews to ensure compliance with federal and tribal environmental requirements for the following:

1 New Homesite Lease Application for TDHE or Housing Subdivision Developer Clients, as applicable.

2 New Subdivision Master Lease Application for TDHE or Housing Subdivision Developer; and

3 Existing Subdivision Master Lease for TDHE or Housing Subdivision Developer, as applicable.

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

20.03 Homesite Lease issuance within existing Housing Subdivision.

A A Housing Subdivision which is subject to a Master Lease for housing for public purposes where development has taken place and which is ready for issuance of individual homesite leases to applicant(s), shall be classified as a "developed area."

B Within a "developed area" only this Section 20 shall be used and the other application procedures and requirements of this regulation shall not apply. A Housing Subdivision for

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

C The TDHE or Housing Subdivision Developer, as applicable, shall assist its homebuyers and ensure compliance with the lease application requirements for the issuance of individual homesite leases to applicant(s) within the housing subdivision. The TDHE or Housing Subdivision Developer, as applicable, will prepare and submit the individual homesite lease applications to the NLD for its final approval. PROVIDED, however, that existing Housing Subdivisions or developed areas subject to existing homesite leases or assignments of lease for developed lots shall continue to be encumbered by the provisions and covenants of the existing homesite lease or assignment of lease for the residential improvement and lot.

D An individual homesite lease within a subdivision shall start a new term from the date of issuance by the NLD. The term of the Housing Subdivision Master Lease shall be separate and independent of any individual homesite lease issued by the NLD within the housing subdivision.

E Where there are rules and regulations related to the Housing Subdivision, special conditions or charges for the occupation of Homesite Leases within the subdivision, Land Use Restrictions, or a Declaration of Covenants, Conditions and Restrictions, the individual applicant(s) will be provided with a copy of those documents by the TDHE or Housing Subdivision Developer, as applicable, and the existence of the restrictions will be referenced on the individual Homesite Lease.

F The holder of a Housing Subdivision Master Lease shall be the TDHE or Housing Subdivision Developer, as applicable. The TDHE or Housing Subdivision Developer, as applicable specified in the governing documents for the Housing Subdivision identified in Section D above, and not the NLD, shall be responsible for monitoring and enforcement of the restrictions in the housing unit.

20.04 Additional Application Requirements

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

SECTION 21.00 PRIVACY ACT

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

SECTION 22.00 DEFINITION

22.01 Abandonment: The failure to develop the leased premises for a two (2) year period or one (1) year period for vacant lots within a subdivision. The failure to develop means, the failure to construct or establish a dwelling or other improvements (fencing, landscaping, laying a foundation).

22.02 Acre: A tract of land that measures 43,560 square feet.

22.03 Adult: A person who is 18 years of age or older.

22.04 Agricultural Land Use Permit: A permit for farming purposes on Navajo Nation trust land.

22.05 Appeal Bond: A bond posted upon filing of an appeal. A guarantee of a certain sum of money sufficient to protect the financial interest of the Navajo Nation pending the outcome of any appeals provided for under the General Leasing Regulations.

22.06 Approving or Approval: The final action taken by the Navajo Nation to issue the homesite lease (Written authorization by the Secretary, Land Department or a delegated official or, where applicable, the "deemed approved" authorization of an amendment or sublease).

22.07 Approved Encumbrance: An encumbrance approved in writing by the Lessor.

22.08 Assignment: An agreement between a lessee and an assignee, whereby the assignee acquires all of the lessee's rights, and assumes all of the lessee's obligations under a lease.

22.09 Assignee: The person to whom the homesite lease is assigned.

22.10 Assignor: The person who is assigning his/her homesite lease.

22.11 BIA: The Bureau of Indian Affairs (BIA) within the Department of the Interior and any tribe acting on behalf of the Secretary of the Department of Interior or Bureau of Indian Affairs under 25 CFR § 162.018.

22.12 Cancellation: Action to end a lease.

22.13 Certificate of Navajo Indian Blood: Valid and up-to-date document issued by the Navajo Nation Vital Records Office evidencing enrollment in the Navajo Nation.

22.14 Cognizant Agency: For purposes of environmental review, the Navajo Nation Environmental Protection Agency and the Navajo Nation Departments of Historic Preservation and Fish and Wildlife, and in some instances Forestry, Minerals, Parks and Recreation, and any successor or equivalent Navajo Nation agencies with authority for environmental compliance review.

22.15 Collateral Assignment: An assignment of leasehold interests to secure a loan, mortgage, or deed of trust to finance development of the homesite or to purchase an existing house situated on a homesite lease.

22.16 Community Property: Any property that is acquired by husband or wife during a marriage that is not separate or gift property to either the husband or wife. Community property principles will govern the distribution of the marital property upon dissolution of marriage in a fair and just manner, and may govern distribution of property upon the death of one spouse in accordance with 9 N.N.C. § 205.

22.17 Compliance Determination: The final action determination of the Environmental Reviewer that the proposed leasing action complies or does not comply with the Environmental Review Process set forth in sub-chapter 8 of the Navajo Nation General Leasing Regulations of 2013.

22.18 Conflict of Interest: A conflict between public obligation and private interest that will not allow the pertinent official to discharge their duty in an unbiased manner.

22.19 Consent or consenting: The act of written authorization by a person empowered to agree, permit and approve the grant of a homesite lease within their grazing pasture or area by the Grazing Official and Grazing Permittee(s).

22.20 Day: A calendar day, unless otherwise specified.

22.21 Deed of Trust: A deed conveying the leasehold interest of lessee (trustor) to a trustee as security until the lender (beneficiary) is repaid a loan. In the event of breach in repayment of the loan, the

deed trustee is empowered to foreclose on the lease hold interests and improvements and resell the property in a commercially reasonable manner

22.22 Delegation of Authority: Where, upon approval of the Resources and Development Committee of the Navajo Nation Council, or its successor, authority of the Committee is delegated to a subdivision of Navajo Nation government to approve grants of homesite leases, and their assignment, transfer, or other lawful disposition. Said authority may also be delegable pursuant to the Local Governance Act, 26 N.N.C. §§ 1-2005, as amended, or other relevant Navajo Nation law

22.23 Improvement: Any structure, home, building, or fencing of surveyed tract, such as building a shack, ramada, storage shed, foundation constructed for a residential purpose

22.24 Egress: The act of going out or leaving, exit

22.25 Encumbrance: Any indenture or proper court order that restricts the ability of lessee to freely, unilaterally further dispose of the leasehold, such as with a collateral assignment of lease under a mortgage, deed of trust or other instrument, which secures a debt or burdens the lease by restriction of uses or alters use rights of lessee or lessor

22.26 Encumbrancer means the owner or holder of an approved encumbrance

22.27 Environmental Assessment: The study of environmental and social impact upon the quality of the human environment as required by Federal laws

22.28 Eminent Domain: The power of a sovereign government to take property for public use with notice and payment of fair and just compensation to the permittee or lessee

22.29 Fair market rental: The amount of rental income that a leased tract of Indian land would return to the Lessor as an investment in an open and competitive market, or as determined by competitive bidding

22.30 Fee interest: An interest in land that is owned in unrestricted fee status, and is thus freely alienable by the fee owner

22.31 Fee Land: Unrestricted lands owned by the Navajo Nation in fee simple, which are subject to taxation by the state government.

22.32 Field Clearance: Identification of the affected grazing permittees within a proposed homesite location by the Grazing Committee Member, and consent by permittee to the use of land for a homesite

22.33 Grazing Official (GO) or Land Board Official (LBO): The elected Navajo Nation Official responsible for grazing or farming and land matters within their assigned respective district unit boundary. Such grazing official shall mean the District Grazing Committee Member, Eastern Navajo Land Board Member, or Farm Board Member

22.34 Grazing Permit: All livestock grazed on Navajo lands must be covered by an authorized grazing permit issued by the Superintendent or BIA based upon the recommendation of the District Grazing Committee. A Grazing Permit does not grant fee simple land ownership of the real estate, but, rather authorizes grazing use

22.35 Holdover: Circumstances in which a lessee remains in possession of the leased premises after the lease term expires

22.36 Homesite Lease Applicant: Eligible individual(s) who applied for a homesite lease on Navajo Nation trust or fee land but have not yet received approval of a grant of a homesite lease

22.37 Homesite Lease: A written document that grants a property interest in the use and disposition of the surface of real estate by lessee, and a bilateral contract with lessor that is approved by the Navajo Nation to lease one (1) acre or less of Navajo Nation trust or fee land for residential purposes for 75 years

22.38 Housing for public purposes: Multi-family developments, single-family residential developments, and single-family residences, administered by a tribe or a tribally designated housing entity, or substantially financed using tribal, federal, or state housing assistance program funds

22.39 Housing subdivision: A lease area for which a Master Lease is issued for multi-family development, single-family residential development, or housing for public purposes. It is an area where individual

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

22.40 Infrastructure. The basic improvements, facilities and utilities needed for the functioning of a home or dwelling, such as waterline, power line, telephone, sidewalks, housing subdivision parks or playgrounds, and roads.

22.41 Ingress. The act of going in or entering; the right to enter; a means of entering, entrance.

22.42 Interest, when used with respect to Indian land. An ownership right to the surface estate of Indian land.

22.43 Joint Tenancy with Right of Survivorship. Property held by two or more persons jointly, with equal rights to possession and enjoyment during their lives. Under the doctrine of survivorship, the entire estate, upon the death of one of the joint tenants, goes to the survivor without the need to probate the descendant's estate. This shall not apply to married couples involving a Non-Navajo spouse.

22.44 Land Status. The current type of land or disposition or management of the real estate and surface use rights.

22.45 Lease. A written agreement between the lessor and a lessee, issued under these Regulations as authorized by 25 U.S.C. §§ 415 (a) or (e). The lessee is granted a right to possess Navajo Nation Trust Land for a specific purpose and limited duration.

22.46 Leasing Decision. In the context of the environmental review process, means the following types of lease transactions that will be acted upon by the Navajo Nation or its delegated political subdivision: 1) Issuance of a lease, 2) Amendment or modification of a lease, 3) Assignment or transfer of a lease, and 4) Granting of a Sublease as applicable.

22.47 Lease document. A lease, amendment, assignment, sublease, or leasehold mortgage.

22.48 Leasehold Interest. Claim or right to enjoy the exclusive possession and use of an asset or property for a stated definite period, as created by a written lease.

22.49 Leasehold mortgage. A mortgage, deed of trust, or other instrument that pledges a lessee's leasehold interest as security for a debt or other obligation owed by the lessee to a lender or other mortgagee.

22.50 Lessee. An individual or individuals who has or have a finalized homesite lease approved by the Navajo Nation.

22.51 Lessor. The Navajo Nation or its duly authorized designee, the Navajo Land Department (NLD) Manager.

22.52 Life estate. An interest in property held only for the duration of a designated person's life. A life estate may be created by a conveyance document or by operation of law.

22.53 LTRO. Land Titles and Records Office of the BIA. This office records all title to types of surface estates granted on the Navajo Nation.

22.54 Mortgagee. The holder of a leasehold mortgage.

22.55 Navajo. Any person who is an enrolled member of the Navajo Nation.

22.56 Navajo Land. All lands held in trust for the Navajo Nation; land title which is restricted in favor of the Navajo Nation, Navajo controlled lands (when NN approves use of the property); and Navajo Fee lands.

22.57 Navajo Nation. The Navajo Nation Government.

22.58 Navajo Nation Trust Land. The surface estate of land or any interest therein held by the United States in trust for the Navajo Nation, land held by the Navajo Nation and subject to federal restrictions against alienation or encumbrance, land held by the United States in trust for a Navajo Nation corporation chartered under Section 17 of the Indian Reorganization Act.

22.59 Non-Navajo. A person who is not an enrolled member of the Navajo Nation.

22.60 Navajo Forest: All Navajo Nation controlled lands supporting specific species of trees with a specific density or crown closure, as defined in 17 N.N.C. § 520 (H).

22.61 Navajo Woodland: All Navajo controlled lands supporting specific species of trees with a specific density or crown closure, as described in 17 N.N.C. § 520 (I).

22.62 NEPA: The National Environmental Policy Act of 1969, 42 U.S.C. 4321 *et seq.*

22.63 Permanent improvements: Buildings, structures, and associated infrastructure attached to the leased premises.

22.64 Permit: A written authorization or license granted by the Navajo Nation whereby the permittee is granted a use or revocable use privilege to use Navajo Nation Trust Land for a specified purpose and limited duration.

22.65 Permittee: A person or entity who has acquired a privilege to use Navajo land or federal land by a permit.

22.66 Petition: A written request submitted to the Secretary for the review of an action or inaction of the Navajo Nation that is claimed to be in violation of these Regulations. Petition may only be submitted within thirty (30) days after exhausting all remedies available on the Navajo Nation.

22.67 Professional Surveyor: A surveyor who engages in the practice of land surveying and is qualified to undertake such practice as confirmed by legal certification registration and licensure as a professional surveyor. The Surveyor must be registered with the respective state where he/she practices land surveying (Arizona, New Mexico, and/or Utah).

22.68 Probate: The legal action by a court of competent jurisdiction of distributing property of the decedent and the closing of his or her estate.

22.69 Regulations: Homesite Leasing Regulations Amendments of 2015.

22.70 Relative: A father, mother, son, daughter, brother, sister, grandmother, grandfather, uncle, aunt, cousin, nephew, niece, husband, wife, father-in-law, mother-in-law, son-in-law, daughter-in-law, sister-in-law, brother-in-law, stepfather, stepmother, stepson, stepdaughter, stepsister, stepbrother, half-brother, half-sister or legally adopted persons by court order.

22.71 Restricted land: Land where the beneficial title to which is held by the Nation or an individual Indian that can only be alienated or encumbered by the beneficial owner; or, if encumbered by a homesite lease, by the lessee, with the approval of the Navajo Nation.

22.72 Right-of-Way: A property right which may or may not be attached to the land, to use for a purpose unrelated to residential use, such as strips of land for roadways, railroads, power line, oil and natural gas lines, telephone lines, waterlines, and other utility distribution service lines.

22.73 Secretary: The Secretary of the Interior or his duly authorized representative or successor.

22.74 Significant Impact: A determination that an action will have a significant effect on the quality of the human environment after considering the following:

1) Effects on public health and safety.
2) Effects on the unique characteristics of the geographic areas, including its historic or cultural resources, park lands or ecologically critical areas.
3) Highly controversial effects on the human environment.
4) Highly uncertain or unknown effects on the human environment.
5) Effects in terms of precedent for future actions with significant effects.
6) Effects that may be individually insignificant, but when considered with other projects, have a significant impact on the environment.
7) Effects that cause loss or destruction of scientific, cultural, or historical resources; and
8) Effects on endangered or threatened species or habitat protected under Navajo Nation or federal law.

22.75 Single-family residence: A building with one dwelling unit on a tract of land under a single residential lease, or as defined by applicable tribal law or other tribal authorization.

22.76 Single-family residential development. Two or more single-family residences owned, managed, or developed by a single entity.

22.77 Sublease. A written agreement by which the lessee grants a right of possession no greater than that held by the lessee under the Lease.

22.78 Surety. One who guarantees the performance of another's performance of an undertaking, for example payment of a debt.

22.79 Surface Use. The right or privilege to utilize the external layer of land for various types of land use.

22.80 Surveyor. The Navajo Nation Official responsible for providing a legal land description of the leased premises by drafting a survey plat from data concerning a portion of the earth's surface by length, direction of boundary lines, and contour of the surface. This person is a professional and licensed surveyor.

22.81 Tribally Designated Housing Entity (TDHE). A TDHE is a tribally-sponsored or tribally sanctioned not-for-profit entity, or limited partnership or other entity organized for the purpose of developing or improving low-income housing utilizing tax credits pursuant to 25 U.S.C. 4103(22).

22.82 Tenure. The time of holding real estate.

22.83 Tenancy in Common. Property held by two or more persons jointly, with equal rights to possession and enjoyment during their lives. However, unlike joint tenancy, when one co-tenant dies, the surviving co-tenant does not succeed to the decedent's interest. Rather, the decedent's fractional interest in the property must be probated.

22.84 Termination. To end one's interest in a Homesite Lease by default or mutual consent or valid court order and allowing such interest to revert back to the Navajo Nation.

22.85 Trespass. Unauthorized possession, occupancy or use of Navajo Nation Trust Land as defined by Navajo Nation or federal law.

22.86 Unrestricted land. Lands where title is held by the Navajo Nation in fee simple absolute status, and the Nation is not required to obtain the approval of the Federal government to render further disposition or use of the land.

22.87 Violation. A failure by Lessee to comply with an obligation created by the Lessee agreement to take an action, including payment of compensation, or to fail to comply with a term of the lease.

22.88 Watering Point. All tribally developed and maintained springs, wells, and dirt tanks, charcos or deep reservoirs.

EXHIBIT "F"

HOMESITE LEASE APPLICATION FEE: PENALTIES AND FINES FEE SCHEDULE

1	Home site Lease Application Filing Fee	$30.00
	a Assignment	$45.00
	b Amendment	$45.00
	c Termination	$45.00
2	Annual Fee	$12.00
3	Home Site Land Use Adjustment Fee	
	a Full acre $2,000.00	$2,000.00
	b Half acre $1000.00	$1,000.00
4	Home Site Land Use Adjustment Rent plus Annual Fee	
	c Full acre $2,000.00 ($27.00 + 12.00)	$39.00
	d Half acre $1,000.00 ($13.00 + 12.00)	$25.00
5	Archaeological Survey (Fees to be established by services provider)	
6	Resurvey Fee	$350.00
7	Re-tie Survey Fee	$350.00
8	Home site Application Dispute Filing Fee	$65.00
9	Transportation Permits Fee	$30.00
10	Land Surveyor Permit Fee	$30.00

PENALTIES AND FINES

- Warning citation (No fee)
- 2nd Citation $100.00
- 3rd Citation (Penalties with trespassing) $200.00
- 4th Citation $500.00

1	Illegal Parking of Trailer/Mobile Home (Fees will apply until the Tenant comes into compliance)	$200.00 per month
2	Storage Sheds, corrals, etc. without a lease / permit to improve (Fees will apply until the Tenant comes into compliance)	$200.00 per month
3	Illegal burial open range locations (Fees will apply annually until the illegal burial sites comes into compliance)	$500.00 per incident
4	Environmental Valuation is enforced by Navajo EPA (Junk cars/household trash)	

NAVAJO LAND OFFICE DIRECTORY

Chinle Land Office
PO Box 2179
Chinle, AZ 86503
(928) 674-2056 FAX. (928) 674-2059

Crownpoint Land Office
PO Box 948
Crownpoint, NM 87313
(505) 786-2376 FAX. (505) 786-2380

Ft. Defiance Land Office
PO Box 2249
Window Rock, AZ 86515
(928) 871-6523 FAX. (928) 871-7039

Shiprock Land Office
PO Box 208
Shiprock, NM 87420
(505) 368-1120 FAX. (505) 368-1123

Tuba City Land Office
PO Box 3309
Tuba City, AZ 86045
(928) 283-3194 FAX. (928) 283-3197

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NAVAJO NATION CODE: TITLE 26
Navajo Nation Local Governance Act

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Chapter 1
NAVAJO NATION CHAPTERS

Subchapter 1. Generally

Section 1. Title; Purpose; Authorization; Prior Inconsistent Law Superseded; Amendment

A. Title

This Act shall be cited as the "Navajo Nation Local Governance Act" and herein codified in Title Twenty Six (26) of the Navajo Nation Code.

B. Purpose

1. The purpose of the Local Governance Act is to recognize governance at the local level. Through adoption of this Act, the Navajo Nation Council delegates to Chapters governmental authority with respect to local matters consistent with Navajo law, including custom and tradition. This Act clearly defines the executive and legislative functions of the Chapter as well as the duties and responsibilities of Chapter officials and administrators consistent with the Navajo Nation's policy of "separation of powers" and "checks and balances."

2. Enactment of the Local Governance Act allows Chapters to make decisions over local matters. This authority, in the long run, will improve community decision making, allow communities to excel and flourish, enable Navajo leaders to lead towards a prosperous future, and improve the strength and sovereignty of the Navajo Nation. Through adoption of this Act, Chapters are compelled to govern with responsibility and accountability to the local citizens.

C. Authorization

The Navajo Nation Council, by Resolution CAP-34-98, hereby approves the Navajo Nation Local Governance Act.

D. Prior Inconsistent Law Superseded

Upon the effective date of the Navajo Nation Local Governance Act, all inconsistent enactments, laws, rules, policies, ordinances and regulations of the Navajo Nation and all branches, divisions, departments, offices and political subdivisions thereof are superseded hereby and/or amended to comply herewith.

E. Amendment

This Act may be amended by the Navajo Nation Council subject to approval of a majority of all Chapters of the Navajo Nation; or this Act may be amended by referendum vote of a majority of all Chapters as set forth in 11 N.N.C., Navajo Nation Election Code.

Section 2. Definitions

The language contained in this Section applies generally to all Chapters except as otherwise provided in this Act.

1. "Accounting system" means the methods and records established and maintained to identify, assemble, analyze, classify, record and report a Chapter's financial transactions and to maintain accountability, in accordance with generally accepted governmental accounting principles (GAGAP), or another comprehensive basis of accounting, other than GAGAP, of such transactions and for the related assets and liabilities.

2. "Administrative functions" are those activities of the Chapter government which are non-legislative, and involve the conduct of programs.

3. "Allotment" means a parcel of land either owned by the United States in trust for an Indian (trust allotment) or owned by an Indian subject to restriction imposed by the United States against alienation (restricted fee allotment).

4. "Alternative form of Chapter governance" means to give a new design, function or organization to the existing Chapter government.

5. "Attendance" means to be present.

6. "Chapters" are units of local government which are political subdivisions of the Navajo Nation.

7. "Chapter Certification" means the process required of a community group, pursuant to Section 3, seeking to establish a certified Chapter of the Navajo Nation Government.

8. "Chapter employee" means any person or entity working for, or rendering or exchanging any services or performing any act for or on behalf of the Chapter in return for any form of payment or other compensation or thing of value received or to be received at any time temporarily, permanently or indefinitely, in any capacity; whether as agent, servant, representative, consultant, advisor, independent contractor or otherwise.

9. "Chapter meeting minutes" means the record of all action taken at a duly called meeting of the Chapter or those representing such voters pursuant to governing models adopted by the Transportation and Community Development Committee of the Navajo Nation Council pursuant to this Act.

10. "Chapter membership" means:

   a. for voting purposes and participation in the Chapter government, all registered voters of the Chapter, or those representing such voters pursuant to governing models adopted by the Transportation and Community Development Committee of the Navajo Nation Council pursuant to this Act.

   b. for purposes of services and benefits, all tribal members, young and old, who either reside within or are registered in the Chapter. An individual may not be a member of more than one Chapter.

11. "Chapter official" - The President, Vice-President, and Secretary-Treasurer of the certified chapter, or, for purposes of the Election Code, other officials who may be locally elected based upon governing models adopted by the Transportation and Community Development Committee of the Navajo Nation Council pursuant to this Act.

12. "Chapter ballot measure" means the official action of a Chapter's registered voters on a proposed resolution or ordinance pursuant to Section 1003 (B) and 2001(H) et seq. of this Act.

13. "Chapter resident" means one who dwells permanently or continuously within the boundaries of a Chapter.

14. "Chapter resolution" means the document recording the official action taken by the Chapter membership at a duly call Chapter meeting.

15. "Community Based Land Use Plan" means a document adopted by Chapter resolution setting forth current and proposed uses of land within Chapter boundaries, illustrating such uses by map or plat.

16. "Contracting" means the act of entering into written agreements which impose legal obligations on the parties who are signatories to the agreement.

17. "Custodian" means having day to day charge of official books, records, documents, equipment, property and funds of the Chapter.

18. "Eminent domain" means the taking of land used by an individual, or legal person or entity, in which an individual, or legal person or entity, has an interest for a governmental purpose. "Just compensation" must be paid to the user for taking of such as prescribed by Navajo law.

19. "Filing System" means the system by which all Chapter documents are maintained.

20. "Five Management System" means a management system which includes: accounting, procurement, filing, personnel and property management.

21. "Governance Procedure Requirements" means the process Chapters must complete pursuant to Section 102 to begin exercising authorities pursuant to this Act.

22. "Governmental purposes" means activities carried out by the Chapter for the general health, safety and welfare of the Chapter membership.

23. "Local governance" means governance by and through Chapter governmental bodies as set forth by this Act.

24. "Manager" means the individual who is responsible for administering the Five Management System and the administration of the Chapter.

25. "Navajo Nation law" means Navajo statutes, administrative regulations and Navajo common law.

26. "Ordinance" means a local law, rule or regulation enacted by a Chapter pursuant to this Act.

27. "Oversight" means the general supervision of administrative functions by the Chapter officials and/or the manager to ensure accountability.

28. "Personal property" is all supplies, materials, equipment and other property, including expendable and nonexpendable property, capitalized and non-capitalized, but does not include real property or fixtures. Capitalized property is nonexpendable property having acquisition value of $1,000.00 or more.

29. "Personnel management" means the system by which recruitment, retention and termination of employees is administered at the Chapter.

30. "Property management" means the system by which the Chapter administers accounts for real and personal property obtained or controlled as a result of past transactions, events or circumstances.

31. "Real property" is any interest in land, together with the improvements, structures and fixtures located thereon.

32. "Registered voter" means having one's name officially placed on a list of eligible voters.

33. "Sub-contract" means the act of entering into a written agreement between a Navajo Nation Chapter and a Navajo Nation division, program or entity.

34. "Technical assistance" means services rendered by the central Navajo Nation government with respect to the authority to be exercised by Chapters as described herein.

Section 3. Chapter Certification

A. There shall be certified at least one Chapter organization in each Chapter precinct which elects delegates to the Navajo Nation Council. The list of certified Chapters is at 11 N.N.C. Part 1 Section 10.

B. Until increased by certification by the Navajo Nation Council, the number of certified Chapters shall not exceed one hundred and ten (110).

C. Additional Chapters may be certified only if all of the following are met:

1. Upon presentation of evidence to the Navajo Nation Council that the proposed Chapter represents a community group which has existed and functioned as a community for four (4) continuous years.

2. Upon presentation of evidence that the population of the area exceeds 1,000 persons for each of the existing Chapters and that there is a need to establish others.

3. Upon presentation of evidence that the topography or the unique demography of the Chapter area makes it necessary to have more than one Chapter to allow residents access to Chapter meetings.

Subchapter 3. Navajo Nation Chapter Governance

Section 101. Chapter Government Requirements

A. To ensure accountability, all Chapters are required to adopt and operate under a Five Management System. Chapters shall develop policies and procedures for the Five Management System consistent with applicable Navajo Nation law.

B. Chapters wanting to administer land, pursuant to this Act, are required to develop a community based land use plan based upon results of a community assessment.

Section 102. Governance Procedure Requirements

A. The Navajo Nation Auditor General's office shall review the Chapter's Five Management System policies and procedures and recommend governance certification of the policies and procedures to the Transportation and Community Development Committee.

B. Upon review and recommendation by the Auditor General's office, the Transportation and Community Development Committee of the Navajo Nation Council shall certify the Five Management System policies and procedures. Also, the committee shall review, if applicable, the Chapter's community based land use plan. Upon governance certification by the Transportation and Community Development Committee, the Chapter may exercise authorities pursuant to Section 103 of this Act.

C. Chapters subsequently approving a community based land use plan must receive certification from the Transportation and Community Development Committee. Certification by the Transportation and Community Development Committee authorizes Chapters to administer and pursuant to Section 103(D)(1).

Section 103. Chapter Authority

A. The members of each Chapter, at a duly called meeting, are authorized to oversee the authority delegated to the Chapter pursuant to this Act.

B. All authority exercised by a Chapter shall be consistent with Navajo Nation law.

C. All authority exercised by a Chapter, pursuant to this Act, may be preempted by Navajo Nation Council statutes and/or resolutions.

D. All Chapters, by Chapter resolution, may exercise the following authorities, including, but not limited to:

1. Issue home and business site leases or permits. The issuance of leases and permits shall be done in accordance with uniform rules and regulations promulgated by the Resources Committee and the Economic Development Committee of the Navajo Nation Council. This provision shall not apply to allotments.

2. Acquire, sell or lease property of the Chapter.

3. Enter into agreements for the provision of goods and services.

4. Enter into agreements with other Chapters to undertake a common goal or interest which will benefit the Chapters.

5. Enter into intergovernmental agreements with federal, state, tribal entities and/or their agencies, subject to the approval of the Intergovernmental Relations Committee of the Navajo Nation Council.

6. Enter into contracts or sub-contracts with the Navajo Nation for federal, state, county and other funds, subject to the approval of the Intergovernmental Relations Committee. This provision is not intended to alter federal contracts between Chapters and the United States which pre-date the enactment of this Act.

7. Enter into contracts or sub-contracts for Navajo Nation general funds, with appropriate Navajo Nation divisions, programs or agencies for service delivery programs.

8. Appropriate funds, according to conditions set forth by the Navajo Nation Council, divisions, departments or other funding sources, including Chapter claims funds and Chapter scholarship funds.

9. Retain legal counsel.

10. Establish a peacemaking system or administrative procedure for resolving disputes arising from Chapter resolutions, ordinances, or administrative action; including matters arising from personal disputes. The peacemaking system should emphasize Navajo custom for resolving disputes not otherwise contrary to Navajo law and/or custom.

11. Generate revenue through means established by the Chapter consistent with this Act.

E. Chapters may adopt the following ordinances pursuant to Section 2001 of this Act.

1. Amend the land use plan to meet the changing needs of the community.

2. Acquire property by eminent domain, pursuant to Section 2005 of this Act. This provision shall not apply to allotments.

3. Acquire and administer capital improvement project funds.

4. Zoning ordinances consistent with the Chapter's community based land use plan.

5. Regulatory ordinances for governmental purposes, enforcement of which shall be by the Chapter, for the general health, safety and welfare of the Chapter membership, consistent with Navajo Nation law.

6. An alternative form of Chapter governance based upon models provided by the Transportation and Community Development Committee of the Navajo Nation Council.

7. A municipal form of government or Chapter sub-units based upon models provided by the Transportation and Community Development Committee of the Navajo Nation Council.

8. Local taxes pursuant to a local tax code developed by the Navajo Tax Commission and approved by the Navajo Nation Council.

9. Local fees based upon guidelines established by the Navajo Nation Council.

10. Issue community bonds.

11. Compensate the Chapter President, the Vice President, and the Secretary/Treasurer.

12. Others, subject to the approval of the Transportation and Community Development Committee of the Navajo Nation Council.

F. Chapter members may delegate the resolution authority to the Chapter administration through the Chapter ordinance process. The delegation of authority specifically applies to: the issuance of home, business and other site leases, contracting, the authority to acquire, sell or lease personal property of the Chapter, and to appropriate funds.

G. The Chapter Officials and/or the Chapter membership are prohibited from granting monetary loans and approving per capita distribution of Chapter funds to the Chapter membership.

H. All residents of the Chapter, whether registered voters or not, are subject to the jurisdiction of the Chapter pursuant to this Section.

Chapter 2

CHAPTER GOVERNMENT

Subchapter 5. Navajo Nation Chapters, Officials and Administration - Generally

Section 1001. Duties and Responsibilities of Chapter Officials

A. Chapter officials are elected by the Chapter membership to facilitate the conduct of Chapter meetings and guide policy making within the Chapter. The administrative functions of the Chapter government are to be left to the Chapter employees. An individual may not serve as both a Chapter official and Chapter employee at the same time.

B. The duties and responsibilities of the Chapter officials are as follows:

1. The Chapter President shall:

   a. Consult with the Chapter Vice President, Secretary/Treasurer, Council Delegate(s), and Chapter staff in preparation of the agenda for each Chapter meeting. If applicable, the President shall also consider proposed agenda items from the planning meeting.

   b. Preside and maintain order over Chapter meetings. All Chapter meetings shall be conducted according to the standard order of business pursuant to Section 1003 of this Act.

   c. Provide all residents of the community with equal opportunity to speak on issues before the Chapter.

d. Recommend the establishment of and appointment to the standing and special committees of the Chapter to the membership for approval.

e. Adjourn or postpone a Chapter meeting in the event of:

1. A lack of quorum;

2. Disorder at the meeting;

3. Unforeseen emergency;

4. When a Chapter meeting is adjourned or postponed, the Chapter President shall provide notice to the Chapter members as to the time and place of the next or continued Chapter meeting.

f. Vote in case of a tie.

g. Call emergency or special Chapter meetings.

h. Coordinate, plan and organize to improve Chapter functions and activities.

i. Ensure that the duties and responsibilities of the Vice President and the Secretary/Treasurer are carried out in the best interest of the Chapter community.

j. Work closely with the Vice President, and Secretary/Treasurer, to ensure that the Chapter administration is adequately meeting the Chapter's directives and expending funds according to conditions of the Navajo Nation Council and/or the Chapter's annual budgetary objectives; and shall report to the Chapter membership.

k. Follow-up with Tribal, Federal and State governments or their agencies on resolutions, ordinances, recommendations, proposals and projects of the Chapter.

l. Take action to protect the life and property of the members of the Chapter in case of an emergency or other crisis.

m. Carry out the decisions of the Chapter and not frustrate those decisions in any way.

n. Work closely with Council members, Chapter elected officials, committees and other concerned groups or agencies.

o. Encourage and promote community participation in planning and development.

p. Mediate disputes, if appropriate, of families residing within the Chapter and/or refer such family disputes to appropriate social service or law enforcement authorities, as the circumstances may require.

q. Represent the Chapter at meetings which the Chapter has interest.

r. Keep informed of all Chapter related activities and acts to advance the interests of the community in all matters.

s. Have authority to sign all contracts, leases and all other official documents of the Chapter, unless otherwise stated.

t. Delegate to the Vice President certain duties and a responsibility of the presidency, when the President is otherwise incapacitated or is unavailable to perform his duties.

2. The Chapter Vice President shall:

a. Automatically assume the duties and responsibilities of the Chapter President, in the absence of the President during Chapter meetings.

b. In the event of an unforeseen situation, assume delegated duties and responsibilities of the Chapter President for a reasonable time period.

c. Assist the President and Secretary/Treasurer with their duties and responsibilities.

d. Work closely with Chapter elected officials, committees and other concerned groups or agencies.

e. Monitor community projects.

f. Represent the Chapter at meetings of which the Chapter has interest.

g. Support and assist the President and Secretary/Treasurer in carrying out the decisions of the Chapter and not act to frustrate those decisions.

3. The Chapter Secretary/Treasurer shall:

a. Maintain complete and accurate records of all Chapter activities and provide written information when called upon.

b. Assist the President and Vice President in preparing the agenda.

c. Prepare and finalize all resolutions, proposals, letters and other important documents for distribution to appropriate agencies.

d. Take the minutes of Chapter meetings and record in detail all resolutions, votes and other official actions of the Chapter. Discussion of all action items shall be recorded with a tape recording machine.

e. Follow up with the Chapter President and Vice President on all referrals of resolutions, proposals, correspondence and other related matters.

f. Represent the Chapter at meetings of which the Chapter has an interest.

g. Work closely with the Chapter President, Vice President, and other Chapter committees.

h. Monitor the maintenance of an adequate accounting system to ensure accountability of all funds and expenditures; and shall report to the Chapter President and membership.

i. Shall, in consultation with the Chapter President and Vice President, ensure that the administration prepares monthly financial reports of all transactions and expenditures of the Chapter by categories. The Secretary/Treasurer is responsible for providing all financial reports to the Chapter membership at duly called Chapter meetings.

j. Keep records of meeting claims, attendance and payment of Chapter officials.

k. Turn over, to the Chapter manager, within 10 working days of the official action, all resolutions, minutes and other official documents finalized by the Secretary/Treasurer.

l. Co-sign all Chapter checks along with the Chapter manager. In the event that the Secretary/Treasurer is unavailable, the Chapter President or the Vice President may co-sign Chapter checks.

C. Elected officials of the Navajo Nation Chapters shall serve for a term of four (4) years and shall not be limited to the number of terms he or she may serve.

D. Elected officials of the Navajo Nation Chapters shall take the oath of office before assuming official duties.

E. Elected officials are prohibited from direct involvement in the management and operations of the Chapter administration.

F. Elected officials, immediately upon resignation, removal or expiration of the term of office, shall turn over to the duly certified successor, all books, records, and property in his/her possession belonging to the Chapter.

G. Elected officials shall comply with all Navajo Nation laws, Chapter ordinances and resolutions. These officials shall perform the duties enumerated above, and such other duties as may be consistent with Navajo law, including this Act and applicable plans of operation enacted by the Chapter membership.

H. Elected officials of the Navajo Nation Chapters shall attend, upon taking the oath of office, a training session on Ethics in Government sponsored by the Ethics and Rules Office of the Navajo Nation. Chapter officials shall maintain a high standard of conduct in all Chapter business consistent with Navajo law, including this law, and the Navajo Nation Ethics and Government law. Chapter officials are prohibited from rendering opinions, directions or decisions contrary to the sound practice of leadership or contrary to the best interest of the Chapter.

Section 1002. Meetings; Meeting Notice Requirement; Compensation of Chapter Officials

A. Number of meetings. Each Chapter shall determine the number of meetings to be held each month and the time and place for such meetings (subject to the right of the Chapter President to call special or emergency meetings when necessary).

B. Meeting Notice. The Chapter officials shall post all Chapter meeting agendas within the Chapter boundaries at least 48 hours prior to the meeting.

C. Compensation of Chapter Officials

1. Chapter officials shall be compensated for only the number of meetings provided for in the Navajo Nation approved budget. It is nonetheless the obligation of Chapter officials to be present at all Chapter meetings.

2. A Chapter meeting claim form signed only by the claimant shall be attached to each of the regularly scheduled Chapter meeting reports filed by the Chapter Secretary/Treasurer with the Chapter Government Development Department, Division of Community Development, or if applicable, by the Chapter administration.

a. Each regularly scheduled Chapter meeting report and claim form shall be correctly filled out before it will be accepted and processed for payment by the Chapter Government Development Department, Division of Community Development, or if applicable, by the Chapter administration;

b. Each Chapter President, Vice President, Secretary/Treasurer (the appointed acting Secretary and/or the Chapter President Pro-Tempore) shall be paid in accordance with the approved fiscal year budget;

c. No Chapter official shall be compensated for a Chapter meeting unless he or she was in official attendance at that meeting; and

d. Reports will be furnished for all Chapter meetings, regular or special, and state whether or not Chapter officials are to be compensated for attendance at such meetings.

Section 1003. Order of Business

A. The Chapter President or in the absence of the President, the Vice President shall chair all regular or special Chapter meetings. In the absence of the President and Vice President, the Chapter members present may select a Chairperson Pro Tempore for that meeting only.

B. All Chapter meetings require a quorum of 25 registered Chapter members to conduct official Chapter business. Chapters, whether governance certified or not, may amend the quorum requirement, based upon models and procedural regulations adopted by the Transportation and Community Development Committee of the Navajo Nation Council. Adoption of an amended quorum requirement requires approval of chapter ballot measure in accordance with 11 N.N.C. §§401-408.

C. Chapters may adopt standard rules for conducting Chapter meetings.

D. Procedural Rules for Motions

1. The approval or amendments to the agenda, minutes, report(s) and resolution(s) under old and new business of the agenda shall be done in the following manner:

a. Upon presenting the agenda, minutes, report(s), resolution(s) and/or issue(s) of the agenda, the Chapter President shall request a motion to accept the matter before the Chapter membership and recognize a second to the main motion.

b. Upon receiving a motion and a second to the main motion, the Chapter President shall provide an opportunity to members of the Chapter to address the matter before the Chapter membership.

c. Any member of the Chapter may propose an amendment to the main motion which would require a second. The Chapter membership shall vote on the proposed amendment motion. If the amendment motion passes,

it shall take precedence over the part of the main motion subject to a proposed amendment. Only one motion to amend the main motion shall be on the floor.

d. Any member of the Chapter may propose a substitute motion and if it passes, it shall take the place of the main motion. The substitute motion shall be seconded and voted on.

e. Any member of the Chapter may propose to table the legislation or issue before the Chapter. The motion to table the matter shall be seconded and voted on. If the tabling motion passes, it shall take precedence over other motions.

2. The Chapter President, Vice President, and Secretary/Treasurer, at a duly called Chapter meeting, are prohibited from making main motions and second motions on substantive and administrative matters. They may make motions and second motions during planning meetings.

Section 1004. Chapter Administration

A. The Chapter shall enact, by resolution, plans of operation for all executive functions and administrative policies of the Chapter, including but not limited to record-keeping, accounting, personnel, payroll, property management, contracting procurement and program management. The Five Management system shall be the basis of enacting the plans of operation and administrative policies. The Chapter administration shall follow the duties and responsibilities prescribed in the plans of operation and shall comply with all administrative policies and procedures enacted by the Chapter.

B. The Chapter manager shall co-sign all Chapter checks.

C. The Chapter manager shall be the custodian of all official books, records, documents, and funds of the Chapter. Failure of the manager to safeguard these items is cause for removal and assessment of applicable penalties pursuant to Navajo Nation law.

D. Members of the Chapter, individually, are prohibited from direct involvement in the management and operations of the government or administration.

Subchapter 7. Navajo Nation Chapter Regulations and Procedure

Section 2001. Chapter Ordinance Procedure

A. All proposed ordinance(s) shall contain the following:

1. an ordinance number;

2. a title which indicates the nature of the subject matter of the ordinance;

3. a preamble which states the intent, need or reason for the ordinance;

4. the subject of the ordinance;

5. rules and regulations governing the enforcement of the ordinance, budgetary information, and where applicable, a statement indicating the penalty for violation of the ordinance;

6. a statement indicating the date when the ordinance shall become effective;

7. the signature of the Chapter President to make an official recording of the transaction or writing.

B. The proposed ordinance shall be read into the record at two consecutive Chapter meetings, of which one may be designated a special meeting, to provide information and an opportunity to discuss and comment on the proposed ordinance(s).

C. All proposed ordinances shall be read in both English and Navajo.

D. After the final reading, the proposed ordinance shall be posted at public places within the Chapter boundaries a minimum of fourteen (14) days prior to the vote. The date of the vote shall be decided upon at this time.

E. Passage of all ordinance(s), except those listed in subsection H, requires a majority of the votes cast, by the Chapter membership during a regular or special meeting.

F. All ordinances shall be compiled and maintained at the Chapter for public information. Copies of ordinances shall be filed with the central Records Management Department of the Navajo Nation.

G. Ordinances shall be amended or rescinded by the process provided in this Section. All ordinances proposing amendments shall clearly indicate new language by underscoring and deletions by overstriking.

H. A Chapter ballot measure shall be used for the adoption of an alternative form of Chapter governance, a municipal form of government, Chapter sub-units, local taxes and fees, issuance of community bonds and compensation of Chapter officials. Adoption of a chapter ballot measure shall be in accordance with 11 N.N.C. §§401-408.

I. Challenges to ordinances shall be pursuant to 1 N.N.C., Chapter 5, Subchapter 1, section 501 et. seq.

Section 2002. Chapter Contract Requirements

A. Except as otherwise provided in this Act, all contracts authorized to be executed on behalf of a Chapter, and utilizing Navajo Nation funds shall:

1. expressly state the liability of the Chapter under the contract;

2. be approved by the Chapter membership, before being executed on behalf of the Chapter;

3. have sufficient funds appropriated and available;

4. comply with the Business Procurement Act, 12 N.N.C. Section 1501 et seq., the Employment Preference Act, 15 N.N.C. Section 601 et seq., the Business Preference Act, 5 N.N.C. Section 201 et seq., and rules and regulations promulgated thereto;

5. be awarded only after public advertisement and bidding;

6. not waive the sovereign immunity of the Navajo Nation;

7. provide access to all contracts or papers to the public; and, if applicable

8. not exceed 10% of the accepted bid. If the 10% cap is exceeded by change orders, modifications or amendments, such change orders, modifications or amendments shall be subject to the provisions of Section 2002(A)(5) above.

B. All executed contracts and papers, and any modifications thereof, shall be filed at the Chapter.

Section 2003. Chapter Accounting System; Chapter Appropriations; Budget Process; Chapter Insurance

A. The Chapter shall adopt an accounting system deemed acceptable by the Auditor General.

B. In accordance with the exception provided in 12 N.N.C. §820 (N), funds appropriated to the chapters by the Navajo Nation Council shall not be subject to a lapse of appropriation at the end of the fiscal year provided that chapters shall budget those funds in the subsequent fiscal year in accordance with the purposes and conditions originally set forth by the Navajo Nation Council in its appropriations.

C. Budget Process

1. At least one month before the end of the Navajo Nation fiscal year, the manager, in consultation with the Chapter officials, shall prepare, schedule and explain the annual Chapter budget to the membership. Chapters are required to follow the annual budget instruction of the Navajo Nation Office of Management and Budget when formulating the annual Chapter budget and when the budget concerns Navajo general funds. At a duly called planning meeting, the manager shall present a proposed annual budget for the ensuing fiscal year. The manager shall, to the extent allowed by law, include the objectives of the membership in the proposed budget.

2. The budget shall consist of financial information, including but not limited to: a statement on prior financial expenditures; capital improvement funds; debts; encumbrances; and budget objectives from the current year and the status of those objectives.

3. The manager, in consultation with the Chapter officials, shall finalize the budget for approval by the Chapter membership. The Chapter membership shall vote upon the budget at a duly called Chapter meeting in which reasonable notice has been given to the Chapter membership that said meeting will include approval of the annual budget. The budget expenditures shall not exceed the total of the estimated income for the fiscal year. No payments shall be made or obligated except in accordance with the appropriation duly enacted by the Chapter or adopted by the Navajo Nation Council.

D. To protect the interests of the Chapter, the Chapter shall participate in the Navajo Nation's insurance and employee benefit programs, subject to the terms and conditions of such programs. In the event that a Chapter elects not to participate in the Navajo Nation's programs, the Chapter shall establish adequate coverage through the creation of a self-insurance program or the procurement of appropriate policies.

E. Chapter funds shall not be used for personal, business or other forms of loans. Per capita distribution of funds by the Chapter is prohibited.

F. Any person, agent, or Chapter official misappropriating or misusing Chapter funds or property shall be subject to prosecution under the applicable laws of the Navajo Nation, and, if appropriate, under the laws of the United States federal government.

Section 2004. Zoning; Community Based Land Use Plan; Land Use Variations

A. Zoning

1. Chapters may enact zoning ordinances provided that the membership adopt and implement a community based land use plan pursuant to Section 2004(B).

2. Adoption of all local zoning ordinances shall be done pursuant to Section 103(E)(4) of this Act.

3. The Chapter shall be responsible for the enforcement of all zoning ordinances adopted by the membership. The Chapter shall provide and maintain information relative to all matters arising from adopted zoning ordinances.

4. All proposed amendments to zoning ordinances shall first be reviewed by the Community Land Use Planning Committee (CLUPC), and shall require approval by the Chapter membership before becoming effective.

B. Community Based Land Use Plan

The Chapter, at a meeting duly-called chapter meeting, shall by resolution, vote to implement a community based land use plan, after the CLUPC has educated the community on the concepts, needs, and process for planning and implementing a community based land use plan. The community based land use plan shall project future community land needs, shown by location and extent, of areas identified for residential, commercial, industrial, and public purposes. The land use plan shall be based upon the guiding principles and vision as articulated by the community; along with information revealed in inventories and assessments of the natural, cultural, human resources, and community infrastructure; and, finally with consideration for the land-carrying capacity. Such a plan may also include the following:

1. An open space plan which preserves for the people certain areas to be retained in their natural state or developed for recreational purposes.

2. A thoroughfare plan which provides information about the existing and proposed road network in relation to the land use of the surrounding area.

3. A community facilities plan which shows the location, type, capacity, and area served, of present and projected or required community facilities including, but not limited to, recreation areas, schools, libraries, and other public buildings. It will also show related public utilities and services and indicate how these services are associated with future land use.

C. Establishment and Duties of the Community Land Use Planning Committee

1. Upon approval and passage of a Chapter resolution stating the Chapter's desire to develop and implement a comprehensive community based land use plan, the Chapter shall establish a Community Land Use Planning Committee (CLUPC) to approve the processes for planning and to oversee planning activities. The CLUPC shall be composed of voting members of the Chapter that have expertise to provide valuable contributions to the overall land planning process. Subcommittees such as technical, and public advisory committees, comprising of voting and non-voting members may be established to assist the CLUPC.

2. The CLUPC may hire a planner, subject to availability of funds, to be responsible for preparing the community based land use plan. At a minimum, the planner shall exhibit leadership qualities and organizational abilities along with experience or education in the discipline of land planning.

3. The planner shall work under the supervision of the CLUPC and with the community residents. The duties and responsibilities of the planner shall include:

   a) Coordinating all land planning activities.

   b) Developing a community education and participation plan describing methods that will foster public education and participation through public hearings, newspaper and radio. Chapter members will be periodically informed on the progress of the land planning activities. All information pertaining to the plan shall be available to the public. The CLUPC shall approve the community participation plan.

   c) Developing and implementing a community assessment ascertaining the goals, priorities, and vision for the future of the community.

   d) Inventorying and assessing pertinent data. The planner shall request data and seek technical assistance when necessary for compilation of all available date from tribal, federal, and state agencies for inventorying and assessing natural, cultural, and human resources, as well as community infrastructure. In addition, Chapters may hire consultants to assist with the inventory and assessments.

   e). In the event a chapter lacks the resources to hire a planner, the CLUPC shall be responsible for conducting the duties described in this subsection.

D. Presentation and Approval of Community Based Land Use Plan by the Chapter and Certification by the Transportation and Community Development committee

1. Upon completion of the resource inventory, assessments, and community assessment, , the CLUPC shall prepare a community based land use plan as described in Section 101. Local planning and zoning ordinances may also be presented at this time. The community based land use plan shall be presented to the local residents in one or more public meetings and through the various multimedia. The community members shall have 60 days to comment in writing or in testimony at a final public hearing. Upon compliance with the notice requirements, the chapter, at a duly called chapter meeting, shall by resolution, vote to adopt the community based land use plan.

2. The CLUPC shall make necessary adjustments, as approved by the chapter membership, and shall submit the plan to the Transportation and Community Development Committee of the Navajo Nation Council. The Transportation and Community Development Committee by resolution shall certify the community based land use plan. Every five years the plan shall be reevaluated and readjusted to meet the needs of the changing community.

E. Land Use Variations

The utilization of all withdrawn lands of the community as defined by the adopted Community Based Land Use Plan shall be in accordance with applicable Navajo Nation and federal law, and the provisions of said plan; variations to said plan must be consistent with Section 103(E)(4).

Section 2005. Eminent Domain Requirements

A. Damages to Improvements of Individual Navajo Indians

1. Whenever a Navajo Nation Chapter disposes of land containing anyimprovement belonging to a Navajo Indian who will not donate the same, whether the disposition is made by surface lease, permit, consent to grant of right-of-way or consent to commencement of construction on a proposed right-of-way, or in any other manner that gives the grantee or proposed grantee exclusive use of the surface of the land containing such improvement, or authorizes the grantee or proposed grantee to use the surface of the land in such manner that said improvement or improvements must be removed, damaged, or destroyed, the Chapter will pay damages to the rightful claimant of such improvement or improvements.

2. As used in this Section "improvement" means house, hogans, sunshade, stables, storage sheds, dugouts, and sweathouses; sheep and horse corrals, and pens, and fences lawfully maintained; irrigation ditches, dams, development work on springs, and other water supply developments, any and all structures used for lawful purposes and other things having economic value. Where any improvement of a Navajo Indian is readily removable and such person has an opportunity to remove the same, damages payable on account of said improvement shall be limited to the reasonable cost of removal, if any, even though the claimant thereof may have failed to remove such improvement and it may have been destroyed or damaged in the authorized course of use of the land on which it is located.

3. No damages shall be paid to any person for any improvement, when such person at the time of building or acquiring said improvement knew or with reasonable diligence ought to have known that the area in which it was located was proposed to be disposed of by the Chapter adversely to such person's interest.

4. Damages to be paid to individual Navajo Indians under this Section shall be fixed by negotiation and consent between the Chapter President of the Chapter or his or her authorized representative and the individual involved. If no agreement satisfactory to the Chapter President or his or her representative can be reached within a reasonable time, the Chapter President shall appoint one appraiser, the individual shall appoint one appraiser, and the two appraisers so appointed shall appoint a third appraiser; but if they cannot agree upon the third appraiser within 10 days, the Chapter President may appoint him or her. The three appraisers shall examine the improvement alleged to be damaged and shall appraise and determine the damages. Their determination shall be submitted to the Natural Resources Committee of the Navajo Nation Council and when, if, and as approved by said Committee the amount thereof shall be final. The Chapter shall pay the fees of said appraisers, except where they are regular Navajo Nation employees, in which case they shall not be entitled to any fees. In addition the Chapter shall pay the reasonable and necessary expenses of said appraisers, whether or not such appraisers are Navajo Nation employees.

B. Economic Damage to Intangible Interests of Navajo Indians

1. Whenever as a result of a Navajo Nation Chapter granting any lease or permit embracing Navajo Nation land, or granting permission by the Chapter for the use of Navajo Nation land, or as a result of the use of Navajo Nation land under such lease, permit or permission, the value of any part of such land for its customary use by any Navajo Indian formally lawfully using the same is destroyed or diminished, the Chapter will compensate the former Navajo Indian user in the manner hereinafter specified.

2. When the livelihood of the former Navajo Indian user is gravely affected by the new use, such user shall have first priority in resettling on other lands acquired by the Navajo Nation, except the area acquired pursuant to the Act of September 2, 1958 (72 Stat. 1686); and the Chapter shall pay the expense of removing said person, his or her family, and property to any newland made available for his or her use, and such shall constitute full compensation to such Navajo.

3. In all other cases involving damages under this paragraph, the amount thereof shall be fixed and determined in the manner specified in 26 N.N.C. Section 2005(A)(4) above.

4. Whereby reseeding, irrigation, or otherwise, the remaining land in the customary use area of any individual damaged by the governmental exercise of eminent domain is within a reasonable time made able to provide the same economic return as his or her former entire customary use area, no damages shall be payable to such person, except for the period, if any, between adverse disposition of the land in the customary use area and the time when the productivity of the remaining land achieves equality with the entire former customary use area.

5. Only lawful and authorized use shall be compensated under this Section. Thus, no person shall be compensated for loss of use of land for grazing animals in excess of his or her permitted number, or without a permit.

6. Every person otherwise entitled to damages under subsection (3) of this Section shall not be entitled to receive any payment thereof until that person has surrendered for cancellation that person's grazing permit as to all animal units in excess of the carrying capacity of the land remaining in that person's customary use area. Persons so surrendering their grazing permits shall be entitled to an immediate lump sum payment based on the current market value for each sheep unit canceled.

C. Adverse Disposition of Navajo Nation Land Not to be Made Until Individual Damages are Estimated

Neither lessee, permittee, or the grantee of a right-of-way or other interest in or right to use Navajo Nation lands shall commence any construction thereon, nor make any change in the grade or contour thereof or remove any surface vegetation thereon, until the damages to the improvements thereon or the customary use rights of all the individuals affected thereby have been estimated by the Office of Navajo Land Administration of the Navajo Nation. Unless the Chapter membership has previously authorized the payment of such damages from nonreimbursable funds of the Chapter, the Chapter President shall require the applicant for such lease, permit or grant of a right-of-way or other interest in or right to use Navajo Nation lands to deposit with the Chapter Secretary/Treasurer an amount equal to at least double the estimate of damage made by the Office of Navajo Land Administration. After the lease, permit, or grant of right-of-way or user has become final and the damages have been determined, either by appraisal, estimate or by consent as hereinbefore provided, the Chapter President shall cause the Secretary/Treasurer to pay, from and out of this deposit, to the person or persons damaged thereby such sum as he, she or they may be entitled to under the terms of this Section, and to return to the applicant the excess thereof, except that where the individual damaged has not consented to the determination of the amount thereof, it shall be withheld in order to satisfy the excess amount, if any, determined under 26 N.N.C. Section 2005(A)(4). Such disbursements shall be made without further appropriation of the Navajo Nation Chapter membership. All sums held by the Secretary/Treasurer of the Navajo

Nation Chapter, pursuant to the terms of this Section, for a period of more than 30 days shall be deposited in a Federal Savings and Loan Association or invested in the bonds of the United States until needed for disbursement.

Section 2006. [Reserved]
Section 2007. [Reserved]
Section 2008. [Reserved]
Subchapter 9. [Reserved]
Subchapter 11. [Reserved]
Subchapter 13. [Reserved]

ONGD: Revised December 10, 2008

INFRASTRUCTURE CAPITAL IMPROVEMENT PLAN FY 2020 - 2025

Torreon/Star Lake

Capital Project Description

Year Rank:	2020 - 1	2020 - 2025	**Project ID:**	COMPB29401-000210	
Project Title:	New Mix-Use Administrative Complex				
Contact Name:	Wally Toledo	**Contact Phone:**	505 731-2336	**Contact Email:**	torreon@navajochapters.org
Project description:	Plan, design and construction a Mix-Use Administrstive Complex for the community to meet in and meet the needs of the growing population. Increase the amount of space available to meet environmental health standards. The Land Survey, Archaeological Clearance and Environmental Assessment have been completed for this project.				
Statement of Need:	The project will benefit the need for implement youth activities for the Torreon Star Lake Chapter community. Torreon/Star Lake Chapter coorinates with Torreon Day School, Torreon Head Start and Cuba Independent School to provide youth activities and the request to provide better programs.				
Project Location:	TBD				

Secured and Potential Funding Budget

Funding Type	Funding Source	Potential Funding Amount applied for; or to be applied for:	Applied For?	Amount Secured	Date Received
State of New Mexico	Capital Outlay	$735,577	Yes	$60,000	Monday, April 16, 2018
Federal	AML		No		
Navajo Chapter	Chapter Sales Tax Funds	$34,502	No	$34,502	Friday, November 17, 2017
Federal	HUD		No		

Proposed Budget

	Completed	Amount Secured	Amount Y1	Amount Y2	Amount Y3	Amount Y4	Amount Y5	Amount Y6	Total Not Yet Funded
Land	NA	$10,577	$0	$0	$0	$0	$0	$0	$0
Planning / Predesign	No		$100,000	$0	$0	$0	$0	$0	$100,000
Architecture / Engineering	No		$100,000	$0	$0	$0	$0	$0	$100,000
Construction	No		$0	$500,000	$0	$0	$0	$0	$500,000
Other	No		$0	$25,000	$0	$0	$0	$0	$25,000
Total		$10,577	$200,000	$525,000	$0	$0	$0	$0	$725,000

Annual Operating Budget: (Entity Responsibility)

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

INFRASTRUCTURE CAPITAL IMPROVEMENT PLAN FY 2020 - 2025

Torreon/Star Lake

Capital Project Description

Year Rank:	2020 - 2	2020 - 2025	**Project ID:**	NTNEMSB29401-000812	
Project Title:	New Torreon Navajo Emergency Medical Services Building				
Contact Name:	Wally Toledo	**Contact Phone:**	(505) 731-2338	**Contact Email:**	torreon@navajochapters.org

Project description: Plan, design, construct, equip and furnish Torreon Navajo Emergency Medical Services in Torreo/Star Lake Chapter, Sandoval County. The project will include the planning, design and construction of the Torreon Navajo Emergency Medical Service Building and provide office space for a staff of 10 personnel. Torreon/Star Lake Chapter has completed land survey, archeological clearance and environmental assessment for five(5) acres of land for this project. The Navajo Emergency Medical Service Program will identify the Engineer and Architect for the design of the facility and potential funding sources. Phase I consisted of the land acquisition, cultural resource inventory, and the environmental assessment and has been completed. Phase II will consist of the planning and design for the project and will take 12 months. The size, type and required equipment will be determine during Phase II. Phase III will consist of the construction of the project and will take 12 months. The Navajo Nation will own and operate the building. Navajo EMS Department. Sandoval County will be the fiscal agent for the project.

Statement of Need: The project will benefit the Torreon/Star Lake Chapter community to address the need for better Emergency Medical Services. The Torreon Navajo Emergency Medical Services currently operates out of the Torreon Chapter House.

Project Location: Near the Fire Station

Secured and Potential Funding Budget

Funding Type	Funding Source	Potential Funding Amount applied for; or to be applied for:	Applied For?	Amount Secured	Date Received
State of New Mexico	Capital Outlay	$90,000	No	$90,000	
Other	NTUA		No		
Federal	CDBG		No		
Navajo Nation	NN Matching CIP Funds		No		
Navajo Nation	NN Fuel Excise Tax Funds		No		
State of New Mexico	Capital Outlay		No		
Federal	AML		No		
Navajo Chapter	Chapter General Funds	$18,000	No	$18,000	Friday, January 1, 2010
State of New Mexico	NM Tribal Infrastructure Fund		No		
Other	NTUA		No		

Proposed Budget

	Completed	Amount Secured	Amount Y1	Amount Y2	Amount Y3	Amount Y4	Amount Y5	Amount Y6	Total Not Yet Funded
Land	No		$0	$0	$0	$0	$0	$0	$0
Planning / Predesign	No		$100,000	$0	$0	$0	$0	$0	$100,000
Architecture / Engineering	No		$100,000	$0	$0	$0	$0	$0	$100,000
Construction	No		$0	$500,000	$0	$0	$0	$0	$500,000

INFRASTRUCTURE CAPITAL IMPROVEMENT PLAN FY

Capital Project Description

Other	No	$0	$0	$0	$0	$0	$0	$0
Total		$200,000	$500,000	$0	$0	$0	$0	$700,000

Annual Operating Budget: (Entity Responsibility)

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

INFRASTRUCTURE CAPITAL IMPROVEMENT PLAN FY 2020 - 2025

Torreon/Star Lake

Capital Project Description

Year Rank:	2020 - 3	2020 - 2025	**Project ID:**	NCCTSW29401-000523	
Project Title:	New Cayaditto Camp/Torreon South Water				
Contact Name:	Wally Toledo	**Contact Phone:**	505 731-2336	**Contact Email:**	torreon@navajochapters.org
Project description:	Provide domestic water to households within the south portion of Torreon Community. Indian Health Service will provide individual septic tank/drainfields systems. Torreon Community water system is operated by the Navajo Tribal Utility Authority (NUTA). The current will serve the Torreon and Rincon Marquez Communities in Sandoval County and will be in three phases. Torreon/Star Lake Chapter main water line for the Torreon South Area has been completed.				
Statement of Need:	The water project will address the need of domestic water for community members within the Cayaditto Camp and Torreon South area. Currently, community members haul water needed from the Torreon Chapter House and Churches for domestic use. The project will provide domestic water to 30 households in the Torreon South Area and 8 households in the Cayaditto Camp.				
Project Location:	South Torreon				

Secured and Potential Funding Budget

Funding Type	Funding Source	Potential Funding Amount applied for, or to be applied for:	Applied For?	Amount Secured	Date Received
Federal	IHS		No		
Federal	CDBG		No		
State of New Mexico	NM Tribal Infrastructure Fund		No		

Proposed Budget

	Completed	Amount Secured	Amount Y1	Amount Y2	Amount Y3	Amount Y4	Amount Y5	Amount Y6	Total Not Yet Funded
Land	No		$0	$0	$0	$0	$0	$0	$0
Planning / Predesign	No		$120,000	$100,000	$0	$0	$0	$0	$220,000
Architecture / Engineering	No		$0	$100,000	$0	$0	$0	$0	$100,000
Construction	No		$0	$0	$2,500,000	$0	$0	$0	$2,500,000
Other	No		$0	$0	$200,000	$0	$0	$0	$200,000
Total			$120,000	$200,000	$2,700,000	$0	$0	$0	$3,020,000

Annual Operating Budget: (Entity Responsibility)

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

INFRASTRUCTURE CAPITAL IMPROVEMENT PLAN FY 2020 - 2025

Torreon/Star Lake

Capital Project Description

Year Rank:	2020 - 4	2020 - 2025	**Project ID:**	NHSS29401-000870	
Project Title	NHA Housing Subdivision (6 Sites)				
Contact Name	Wally Toledo	**Contact Phone**	505 731-2336	**Contact Email:**	torreon@navajochapters.org
Project description:	Project involves development of six (6) Housing sub-division within the Torreon Community to address the need of adequate housing for the increase in population of this community. The Navajo Housing Services Housing Subdivision (6 sites) is part of the Torreon/Star Lake Chapter Land Use Plan document. The Project has community support and Navajo Tribal Trust Land has been identified				
Statement of Need:	The project will address the need for Housing within the Torreon/Star Lake Chapter community due increase in the population. Housing needs for community members and employees for businesses and Torreon Day School will be provided through this project				
Project Location:	TBD				

Secured and Potential Funding Budget

Funding Type	Funding Source	Potential Funding Amount applied for; or to be applied for:	Applied For?	Amount Secured	Date Received
State of New Mexico	NM Tribal Infrastructure Fund		No		
Navajo Chapter	Chapter Sales Tax Funds		No		
Federal	NAHASDA		No		
Federal	HUD		No		
Navajo Nation	NN Matching CIP Funds		No		
Federal	IHS		No		
Federal	NAHASDA		No		

Proposed Budget

	Completed	Amount Secured	Amount Y1	Amount Y2	Amount Y3	Amount Y4	Amount Y5	Amount Y6	Total Not Yet Funded
Land	No		$0	$0	$0	$0	$0	$0	$0
Planning / Predesign	No		$18,000	$200,000	$0	$0	$0	$0	$218,000
Architecture / Engineering	No		$0	$200,000	$0	$0	$0	$0	$200,000
Construction	No		$0	$0	$2,000,000	$0	$0	$0	$2,000,000
Other	No		$0	$0	$300,000	$0	$0	$0	$300,000
Total			$18,000	$400,000	$2,300,000	$0	$0	$0	$2,718,000

Annual Operating Budget: (Entity Responsibility)

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

INFRASTRUCTURE CAPITAL IMPROVEMENT PLAN FY

	Capital Project Description						
Operating Revenues	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$0	$0	$0

INFRASTRUCTURE CAPITAL IMPROVEMENT PLAN FY 2020 - 2025

Torreon/Star Lake

Capital Project Description

Year Rank:	2020 - 5	2020 - 2025	Project ID	CMMBC29401-000203	
Project Title	Construct Mini Multi-Business Complex				
Contact Name:	Wally Toledo	Contact Phone	(505) 731-2336	Contact Email:	torreon@navajochapters.org
Project description:	The project will be to do feasibility studies, infrasture studies, and marketing studies to built multi-business complex for provide service in merchanises, feeds, laundry and other neccessary needs. The business will provide job creation, business partnership, and other necessary goods for the community of Torreon, Ojo Encino, and surrounding in foods, feeds, laundry, mini auto-service, and post office for community near location or convenience situation. The Torreon, Ojo Encino & Counselor chapters are workig UNM Anderson Business Studies with Professor, Sandoval County Economic office, and various office to provide tech-supports for development economic and ways to get studies to all regional locations. The UNM Anderson School will have student to worked with our project of research and tech-assistance to have portional of feasibility, infrasture, and marketing studies.				
Statement of Need:	The project will adoress the need and provide business services such as laundry, post office, feed store, gas station, auto shops to better serve the community. The project will adoress economic development needs for the Torreon/Star Lake Chapter community. The project will begin to address high unemployment for the Torreon/Star Lake Chapter community.				
Project Location:	Torreon/StarLake Chapter				

Secured and Potential Funding Budget

Funding Type	Funding Source	Potential Funding Amount applied for, or to be applied for:	Applied For?	Amount Secured	Date Received
Federal	AML		No		
Federal	USDA		No		
Navajo Chapter	Chapter Sales Tax Funds		No		
Navajo Nation	NN Matching CIP Funds		No		
State of New Mexico	NM Tribal Infrastructure Fund		No		
Other	Private Funds		No		
Navajo Nation	NN Fuel Excise Tax Funds		No		

Proposed Budget

	Completed	Amount Secured	Amount Y1	Amount Y2	Amount Y3	Amount Y4	Amount Y5	Amount Y6	Total Not Yet Funded
Land	No		$0	$0	$0	$0	$0	$0	$0
Planning / Predesign	No		$200,000	$0	$0	$0	$0	$0	$200,000
Architecture / Engineering	No		$200,000	$0	$0	$0	$0	$0	$200,000
Construction	No		$0	$1,000,000	$0	$0	$0	$0	$1,000,000
Other	No		$0	$0	$0	$0	$0	$0	$0
Total			$400,000	$1,000,000	$0	$0	$0	$0	$1,400,000

Annual Operating Budget: (Entity Responsibility)

Amount Y1	Amount Y2	Amount Y3	Amount Y4	Amount Y5	Amount Y6	Total for next 6 years

INFRASTRUCTURE CAPITAL IMPROVEMENT PLAN FY

Capital Project Description							
Operating / Maintenance	$0	$0	$0	$0	$0	$0	$0
Operating Revenues	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$0	$0	$0

INFRASTRUCTURE CAPITAL IMPROVEMENT PLAN FY 2020 - 2025

Torreon/Star Lake

Capital Project Description

Year Rank:	2020 - 8	2020 - 2025	Project ID:	NVRC29401-000886	
Project Title:	New Youth Recreation Center				
Contact Name:	Welly Toledo	Contact Phone:	505 731-2336	Contact Email:	torreon@navajochapters.org
Project description:	Construction for Building to serve the Youth Activities Programs for the Torreon Star Lake Chapter Community. Land Survey, EA and Arch complete for this project				
Statement of Need:	The project will address the need to implement youth program activities for the community. Torreon Star lake Chapter will coordinate with local school to serve the youths within the community.				
Project Location:	Chapter Tract				

Secured and Potential Funding Budget

Funding Type	Funding Source	Potential Funding Amount applied for, or to be applied for:	Applied For?	Amount Secured	Date Received
Navajo Nation	NN Fuel Excise Tax Funds		No		
Federal	USDA		No		
Navajo Chapter	Chapter Sales Tax Funds		No		
Navajo Nation	NN Matching CIP Funds		No		
Other	Foundations		No		
Federal	Education		No		
Navajo Chapter	Chapter Local Government Improvement Funds		No		
State of New Mexico	Capital Outlay		No		
State of New Mexico	NM Tribal Infrastructure Fund		No		

Proposed Budget

	Completed	Amount Secured	Amount Y1	Amount Y2	Amount Y3	Amount Y4	Amount Y5	Amount Y6	Total Not Yet Funded
Land	No		$0	$0	$0	$0	$0	$0	$0
Planning / Predesign	No		$100,000	$0	$0	$0	$0	$0	$100,000
Architecture / Engineering	No		$100,000	$0	$0	$0	$0	$0	$100,000
Construction	No		$0	$500,000	$0	$0	$0	$0	$500,000
Other	No		$0	$75,000	$0	$0	$0	$0	$75,000
Total			$200,000	$575,000	$0	$0	$0	$0	$775,000

Annual Operating Budget: (Entity Responsibility)

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

INFRASTRUCTURE CAPITAL IMPROVEMENT PLAN FY

	Capital Project Description						
Operating Revenues	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$0	$0	$0

INFRASTRUCTURE CAPITAL IMPROVEMENT PLAN FY 2020 - 2025

Torreon/Star Lake

Capital Project Description

Year Rank:	2020 - 7	2020 - 2025	Project ID:	NACF29401-000492	
Project Title	New Arts & Crafts Facility				
Contact Name:	Wally Toledo	Contact Phone:	505 731-2336	Contact Email:	torreon@navajochapters.org
Project description:	Plan, design and construction of a Arts and Craft facility. Community Members need a place to work on Art and Crafts. The project will benefit annual Arts & Crafts Festival events for the Torreon/Star Lake Chapter community and also, nearby Chapter communities. The Arts & Crafts Facility site location is on Navajo Tribal Trust Land.				
Statement of Need:	The project will benefit community members and school with a place to work on arts & crafts activities. The project will benefit artists from the Torreon/Star Lake Chapter to market and sell their products for living expenses. The Arts & Crafts attracts tourism to purchase art works produced by the Torreon/Star Lake Chapter community members.				
Project Location:	Central Torreon				

Secured and Potential Funding Budget

Funding Type	Funding Source	Potential Funding Amount applied for; or to be applied for:	Applied For?	Amount Secured	Date Received
Federal	Education		No		
State of New Mexico	NM Tribal Infrastructure Fund		No		
Navajo Nation	NN Fuel Excise Tax Funds		No		
Navajo Nation	NN Matching CIP Funds		No		
Federal	CDBG		No		

Proposed Budget

	Completed	Amount Secured	Amount Y1	Amount Y2	Amount Y3	Amount Y4	Amount Y5	Amount Y6	Total Not Yet Funded
Land	No		$0	$0	$0	$0	$0	$0	$0
Planning / Predesign	No		$100,000	$0	$0	$0	$0	$0	$100,000
Architecture / Engineering	No		$100,000	$0	$0	$0	$0	$0	$100,000
Construction	No		$0	$500,000	$0	$0	$0	$0	$500,000
Other	No		$0	$25,000	$0	$0	$0	$0	$25,000
Total			$200,000	$525,000	$0	$0	$0	$0	$725,000

Annual Operating Budget: (Entity Responsibility)

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

INFRASTRUCTURE CAPITAL IMPROVEMENT PLAN FY 2020 - 2025

Torreon/Star Lake

Capital Project Description

Year Rank:	2020 - 8	2020 - 2025	**Project ID:**	THCRI29401-001705	
Project Title:	Torreon - Horse Canyon Road Improvement				
Contact Name:	Wally Toledo	**Contact Phone:**	505-731-2336	**Contact Email:**	torreon@navajochapters.org
Project description:	Pavement of Horse Canyon Road for community school buses, senior program and community members. Road improvement involves pavement of main road use by Torreon Day School, Torreon Head Start, Torreon Senior Center Program and community members.				
Statement of Need:	The project will benefit the community member that attend school, senior program and commute daily for employment. Currently, Horse Canyon Road located in Mckinley County, there in no road maintenance plan or schedule. Horse Canyon Road is a dirt road, during rains and snows the road becomes impassable and not feasible for use. The Horse Canyon Road serves twenty (20) households.				
Project Location:	Torreon Community				

Secured and Potential Funding Budget

Funding Type	Funding Source	Potential Funding Amount applied for; or to be applied for:	Applied For?	Amount Secured	Date Received
State of New Mexico	NM Tribal Infrastructure Fund		No		
Navajo Nation	NN Fuel Excise Tax Funds		No		
Federal	DOT		No		

Proposed Budget

	Completed	Amount Secured	Amount Y1	Amount Y2	Amount Y3	Amount Y4	Amount Y5	Amount Y6	Total Not Yet Funded
Land	No		$2,500	$0	$0	$0	$0	$0	$2,500
Planning / Predesign	No		$3,500	$150,000	$0	$0	$0	$0	$153,500
Architecture / Engineering	No		$0	$150,000	$0	$0	$0	$0	$150,000
Construction	No		$0	$0	$750,000	$0	$0	$0	$750,000
Other	No		$0	$0	$0	$0	$0	$0	$0
Total			$6,000	$300,000	$750,000	$0	$0	$0	$1,056,000

Annual Operating Budget: (Entity Responsibility)

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

INFRASTRUCTURE CAPITAL IMPROVEMENT PLAN FY 2020 - 2025

Torreon/Star Lake

Capital Project Description

Year Rank:	2020 - 9	2020 - 2025	**Project ID**	TSCDC29401-001706	
Project Title:	Torreon Senior Citizen Center - Construction				
Contact Name:	Wally Toledo	**Contact Phone**	505-731-2338	**Contact Email:**	torreon@navajochapters.org
Project description:	Legislative Language : To plan design construct equip furnish Torreon Senior Citizen Building, Torreon Chapter, Sandoval County Description/Scope of Work: This project will include the construction of a frame 4,069 SF Torreon Senior Citizen Center. The project will have parking lot but it has not been design. Construct is currently under way. No equipment purchase but will include HVAC, table, chairs, and commercial kitchen appliances. The building project funding shortfall in the amount $500,000 will be to complete the building project wastewater system and parking lot/entrance to the facility. Project is ongoing 80% complete, the owner will be the Navajo Nation and the Chapter. Navajo Area Agency on Aging will operate center under a MOU				
Statement of Need:	Torreon Senior Citizen Center building project funding shortfall in the amount $500,000 to complete the building project.				
Project Location:	Chapter Tract				

Secured and Potential Funding Budget

Funding Type	Funding Source	Potential Funding Amount applied for; or to be applied for:	Applied For?	Amount Secured	Date Received
State of New Mexico	Capital Outlay		No		
Navajo Nation	NN CIP General Funds		No		
Navajo Chapter	Chapter Land Claims		No		

Proposed Budget

	Completed	Amount Secured	Amount Y1	Amount Y2	Amount Y3	Amount Y4	Amount Y5	Amount Y6	Total Not Yet Funded
Land	No		$0	$0	$0	$0	$0	$0	$0
Planning / Predesign	No		$0	$0	$0	$0	$0	$0	$0
Architecture / Engineering	No		$0	$0	$0	$0	$0	$0	$0
Construction	No		$500,000	$0	$0	$0	$0	$0	$500,000
Other	No		$0	$0	$0	$0	$0	$0	$0
Total			$500,000	$0	$0	$0	$0	$0	$500,000

Annual Operating Budget: (Entity Responsibility)

	Amount Y1	Amount Y2	Amount Y3	Amount Y4	Amount Y5	Amount Y6	Total for next 6 years
Operating / Maintenance	$0	$0	$0	$0	$0	$0	$0
Operating Revenues	$0	$1,000	$1,000	$1,000	$1,000	$1,000	$6,000
Total	$0	$1,000	$1,000	$1,000	$1,000	$1,000	$6,000

INFRASTRUCTURE CAPITAL IMPROVEMENT PLAN FY 2020 - 2025

Torreon/Star Lake

Capital Project Description

Year Rank:	2021 - 10	2020 - 2025	**Project ID:**	NPS29401-000697	
Project Title:	New Police Substation				
Contact Name:	Wally Toledo	**Contact Phone:**	505 731-2336	**Contact Email:**	torreon@navajochapters.org
Project description:	The Project involves construction of a Police Sub-Station to provide adequate Public Safety Service for the Torreon Community. Navajo Nation Department of Law Enforcement, Sandoval County Sheriff Department and New Mexico Police Department will coordinate and provide service five eastern Navajo Chapters. To deter alcohol related motor vehicle collisions involving property damage and the loss of life on all highways within the area. To have three Law Enforcement agencies in a place where communications between each agency brings about implementing Community Orienting Policing Programs within each Chapter				
Statement of Need:	The Navajo Nation Department of Law Enforcement - Torreon Chapter as well as any other police agency, the general enforcement is to protect life and property, preserve the peace, prevent crime, detect and apprehend violaters of the law, and ensure compliance with all Federal, State and Tribal laws and ordinances coming within the jurisdiction of the Department.				
Project Location:	Chapter Tract				

Secured and Potential Funding Budget

Funding Type	Funding Source	Potential Funding Amount applied for, or to be applied for:	Applied For?	Amount Secured	Date Received
Federal	BIA		No		
Navajo Chapter	Chapter Sales Tax Funds		No		
State of New Mexico	County		No		
Navajo Nation	NN CIP General Funds		No		
Federal	AML		No		
Navajo Nation	NN Matching CIP Funds		No		
State of New Mexico	NM Tribal Infrastructure Fund		No		

Proposed Budget

	Completed	Amount Secured	Amount Y1	Amount Y2	Amount Y3	Amount Y4	Amount Y5	Amount Y6	Total Not Yet Funded
Land	No		$0	$0	$0	$0	$0	$0	$0
Planning / Predesign	No		$100,000	$0	$0	$0	$0	$0	$100,000
Architecture / Engineering	No		$100,000	$0	$0	$0	$0	$0	$100,000
Construction	No		$0	$500,000	$0	$0	$0	$0	$500,000
Other	No		$0	$0	$0	$0	$0	$0	$0
Total			$200,000	$500,000	$0	$0	$0	$0	$700,000

Annual Operating Budget: (Entity Responsibility)

	Amount Y1	Amount Y2	Amount Y3	Amount Y4	Amount Y5	Amount Y6	Total for next 6 years
Operating / Maintenance	$5,000	$5,000	$5,000	$5,000	$5,000	$0	$25,000

INFRASTRUCTURE CAPITAL IMPROVEMENT PLAN FY

Capital Project Description

Operating Revenues	$0	$0	$0	$0	$0	$0	$0
Total	$5,000	$5,000	$5,000	$5,000	$5,000	$0	$25,000

INFRASTRUCTURE CAPITAL IMPROVEMENT PLAN FY 2020 - 2025

Torreon/Star Lake

Capital Project Description

Year Rank:	2021 - 11	2020 - 2025	**Project ID:**	RPMSC29401-001474	
Project Title:	Renovate Presbyterian Medical Service Clinic				
Contact Name:	Wally Toledo CSC	**Contact Phone:**	505 731-2336	**Contact Email:**	torreon@navajochapters.org
Project description:	Legislative Language : Plan Design construct equip and furnish Presbyterian Medical Service Clinic in Torreon Sandoval County Description/Scope of Work: This project will include the Planning, design and renovation of the Presbyterian Medical Service Clinic for Torreon Star Lake Chapter. Phase I is the plan and design of the renovation of the building. Phase II is the renovation of the building. PMS Clinic currently contracts with Indian Health Service to provide service to the Torreon-Star Lake Chapter community members. Major renovation to the existing clinic to extend the dental clinic (28 x 56) ft to give a more room to operate consider an addition to the existing building. The equipment for the project will include x-ray machines, dental chairs, light and dental examination equipment. The building will be the own by the Navajo Nation. PMS will continue to proved services under a contract with IHS to community members. The Navajo Nation will be the fiscal agent				
Statement of Need:	The project will benefit the Torreon Star Lake Chapter community to address the need for better health care services. The Presbyterian Medical Services currently operates out of the Torreon Chapter House. The nearest Indian Health Service facility is located in Crownpoint, NM which is 75 miles from the Torreon/Star Lake Chapter community and considered not adequate for to provice effective health care service for this community				
Project Location:	Torreon Community				

Secured and Potential Funding Budget

Funding Type	Funding Source	Potential Funding Amount applied for, or to be applied for:	Applied For?	Amount Secured	Date Received
Navajo Chapter	Chapter CIP Funds		No		
Other	Foundations		No		
Navajo Nation	NN Matching CIP Funds		No		
State of New Mexico	NM Tribal Infrastructure Fund		No		
Federal	AML		No		

Proposed Budget

	Completed	Amount Secured	Amount Y1	Amount Y2	Amount Y3	Amount Y4	Amount Y5	Amount Y6	Total Not Yet Funded
Land	No		$0	$0	$0	$0	$0	$0	$0
Planning / Predesign	No		$100,000	$0	$0	$0	$0	$0	$100,000
Architecture / Engineering	No		$100,000	$0	$0	$0	$0	$0	$100,000
Construction	No		$0	$500,000	$0	$0	$0	$0	$500,000
Other	No		$0	$76,000	$0	$0	$0	$0	$76,000
Total			$200,000	$576,000	$0	$0	$0	$0	$776,000

Annual Operating Budget: (Entity Responsibility)

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

INFRASTRUCTURE CAPITAL IMPROVEMENT PLAN FY

Capital Project Description							
Operating Revenues	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$0	$0	$0

INFRASTRUCTURE CAPITAL IMPROVEMENT PLAN FY 2020 - 2025

Torreon/Star Lake

Capital Project Description

Year Rank:	2021 - 12	2020 - 2025	**Project ID:**	NTSPP29401-000813	
Project Title	New Torreon Scattered Powerline Project				
Contact Name	Wally Toledo	**Contact Phone**	505 731-2336	**Contact Email:**	torreon@navajochapters.org
Project description:	Provide electricity to the Torreon/Star Lake Chapter Community to improve the living standards for community members. Torreon Scattered Power Line Project has40 households on the prority client listing within the Torreon/Star Lake Chapter community. Torreon/Star Lake Chapter has matching funds for the housewiring of homes needing electricity. Jemez Mountains Electric Cooperative Inc. is the sole source provider of electric service for the Torreon Star Lake Chapter community. Currently, twenty-five (25) households operate by solar systems, these householdes will be upgraded to electric service through this project.				
Statement of Need:	The project will adderss to need to provide electic serve to community members currently not being served and will improve the living standards. Twenty-five households currently operating on solar systems will be upgraded to electric service. A total of forty (40) households are priority for this project, per client listing.				
Project Location:	Scattered Locations				

Secured and Potential Funding Budget

Funding Type	Funding Source	Potential Funding Amount applied for, or to be applied for:	Applied For?	Amount Secured	Date Received
Navajo Chapter	Chapter Sales Tax Funds		No		
Navajo Nation	NN Fuel Excise Tax Funds		No		
Federal	CDBG		No		
Navajo Nation	NN Matching CIP Funds		No		

Proposed Budget

	Completed	Amount Secured	Amount Y1	Amount Y2	Amount Y3	Amount Y4	Amount Y5	Amount Y6	Total Not Yet Funded
Land	No		$0	$0	$0	$0	$0	$0	$0
Planning / Predesign	No		$50,000	$150,000	$0	$0	$0	$0	$200,000
Architecture / Engineering	No		$50,000	$0	$0	$0	$0	$0	$50,000
Construction	No		$0	$0	$200,000	$200,000	$2,000,000	$0	$2,400,000
Other	No		$0	$0	$0	$0	$0	$0	$0
Total			$100,000	$150,000	$200,000	$200,000	$2,000,000	$0	$2,650,000

Annual Operating Budget: (Entity Responsibility)

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

Infrastructure Capital Improvement Plan FY 2020-2024

Project Summary

Project ID	Year	Rank	Project Title	Category	Funded to date	2020	2021	2022	2023	2024	Total Project Cost	Amount Not Yet Funded	Phases?
26178	2020	001	New Torreon Navajo Emergency Medical Service Bldg	Facilities - Health Related Cap Infrastructure	6,250	200,000	3,000,000	0	0	0	3,206,250	3,200,000	Yes
15560	2020	002	New Mix Use Administrative Complex	Facilities - Administrative Facilities	10,577	200,000	525,000	0	0	0	735,577	725,000	Yes
15005	2020	003	Wastewater Treatment System	Water - Wastewater	0	100,000	200,000	1,200,000	0	0	1,500,000	1,500,000	Yes
22477	2020	004	New Mini Multi-Business Complex	Facilities - Other	10,577	400,000	2,000,000	0	0	0	2,410,577	2,400,000	Yes
24117	2020	005	Torreon Horse Canyon Road Improvement	Transportation - Highways, Roads, Bridges	0	8,000	300,000	750,000	0	0	1,058,000	1,058,000	Yes
12213	2020	006	New Youth Recreation Ctr Multi-Purpose Building	Facilities - Administrative Facilities	10,576	200,000	575,000	0	0	0	785,576	775,000	Yes
24116	2020	007	Renovate Presbyterian Medical Service Clinic	Facilities - Administrative Facilities	85,576	200,000	575,000	0	0	0	860,576	775,000	Yes
10198	2020	008	New Arts & Crafts Facility	Facilities - Arts (other than museums)	10,576	200,000	525,000	0	0	0	735,576	725,000	Yes
10199	2020	009	New NHA Housing Subdivision	Facilities - Housing Related Cap Infrastructure	0	18,000	400,000	2,300,000	0	0	2,718,000	2,718,000	Yes
19266	2020	010	New Torreon Scattered Powerline Project	Other - Utilities (publicly owned)	7,500	100,000	150,000	200,000	200,000	2,000,000	2,657,500	2,650,000	Yes
10474	2020	011	New Police Substation	Facilities - Other	10,576	200,000	500,000	0	0	0	710,576	700,000	Yes
15559	2020	012	Cavaditto Camp - Torreon Sth Bathroom Addtn	Facilities - Housing Related Cap Infrastructure	72,000	120,000	200,000	2,700,000	0	0	3,092,000	3,020,000	No
32317	2020	013	New Regional Government Complex Building	Facilities - Administrative Facilities	6,000	265,000	0	0	0	0	271,000	265,000	No
Grand Total for Torreon/Star Lake Chapter				13 projects	230,208	2,211,000	8,950,000	7,150,000	200,000	2,000,000	20,741,208	20,511,000	

NOTICE:
ICIP LISTING IS SUBJECT TO CHANGE WITHOUT NOTICE

Special Thanks To:
Navajo Division of Community Development
Navajo Land Department
McKinley County
Sandoval County
Capital Projects Management Project Department
Navajo Tribal Utility Authority
Bureau of Indian Affairs
Bureau of Land Management (BLM)
Jemez Electric Co-op
University of New Mexico-RGIS
McKinley County (GIS)
Tri-Chapter (Torreon,Ojo Encino, and Counselor)
Navajo Department of Transportation
New Mexico Department of Transportation
Na'neel'zhiin ji' olta' Inc.
Tse'yi gei High school
Torreon Fire Department
Torreon Emergency Medical Services
Navajo Housing Authority
Torreon/Star Lake Community Land Use Planning Committee (CLUPC)
Torreon/Star Lake Veteran's
National Indian Council On Aging (NICOA)
Indian Health Services (IHS)
Torreon/ Star Lake Community Library
New Mexico Indian Education Division
John Hopkins University

Southwestern Indian Polytechnic Institute
UNM-IDPI
Souder Miller & Associate's (SMA)
Southwestern Indian Polytechnic Institute (SIPI)- GIT Department
U.S. Department of the Interior
Navajo Nation Addressing Authority (NNAA)
United States Geological Survey (USGS)
Mc Cune Charitable Foundation
New Mexico Women's Foundation
New Mexico State Library

Honorable Daniel Tso- Council Delegate
Marlene Hoskie- Department of Community Development
Scott Andreasen-SMA
Andrew Robertson-SMA
Crispin Kinney-SMA
Myrtis Begay-NDCD
Alan Trujillo- Torreon Fire Dept.
Mervin Martinez- Torreon EMS

Torreon/Star Lake Chapter

P.O. Box 1024 * Cuba, New Mexico 87013 *(505)731-2336

Torreon@navajochapters.org-**Fax# 505-731-1514**

Daniel E Tso	David Rico	Richard Montoya Sr.	Sherry Begaye	Alex Sandoval	Wally Toledo	Cecelia Toledo	Carlandra Toledo
Council Delegate	*President*	*Vice President*	*Secretary/Treasurer*	*Land board*	*CSC*	*Accts. Maintenance Specialist*	*Office Specialist*

EXHIBIT B

RESOLUTION OF THE TORREON/STAR LAKE CHAPTER

TSL- 09/2019 - 68 - ___

APPROVING AND ADOPTING THE RECERTIFICATION OF THE TORREON/STAR LAKE CHAPTER'S

COMMUNITY LAND USE PLAN MANUAL AND COMMITTEE.

WHEREAS:

1. The Torreon/Star Lake Chapter is a duly certified chapter under the Navajo Nation Government pursuant to the 26 NNC, Section 33 and is recognized as one of the 110 Navajo Nation Chapters certified and enumerated in 11 NNC section 10; and
2. Pursuant to the Navajo Nation Code, Section 1 (B) the Torreon/Star Lake Chapter is delegated, the governmental authority to make decisions over local matter with Navajo Law, Customs, and Traditions; and
3. The Torreon/Star Lake Chapter Community Land Use Planning Committee(CLUPC) was re-established in January of 2018 by Resolution TSL-1/2018-059-05; and
4. Pursuant to Resolution No. CAP-34-98, the Navajo Nation adopted the Navajo Nation Local Governance Act "LGA", Title 26 of the Navajo Nation Code; and
5. To accommodate the short and long-term basic needs of the Chapter relating to community, economic, and infrastructure development and to preserve grazing and culturally significant areas, the Torreon/Star Lake Chapter determined that in the best interest of the community the recertification of the CLUPC manual is necessary to continue the planning process of Torreon/Star Lake Chapter.

NOW THEREFORE BE IT RESOLVED THAT:

1. The Torreon/Star Lake Chapter's Administration, Chapter Officials' and its membership approve and adopt the recertification of the Community Land Use Planning Committee and its Manual.
2. Torreon/Star Lake Chapter's CLUPC is comprised of eight local individuals that advocate for economic and infrastructure development as well the preservation of the Community's cultural area, Land Use, and grazing comprised of the following.

1.Leo Charley-CLUPC President	5.Daniel E. Tso-Council Delegate
2.Willis Castillo-CLUPC Vice Pres.	6.David Rico-Chapter President
3.Richelle Montoya-CLUPC Sec.	7.Richard Montoya Sr.-Chapter Vice Pres.
4.Jeremy Charley- CLUPC Planner	8.Sherry W. Begaye- Chapter Sec./Treasurer

Certification

We Hereby certify that the foregoing resolution was duly considered by the Torreon/Star Lake Chapter at a duly called meeting in Torreon, New Mexico at which a quorum was present and that the same was passed by a vote of 26 in favor, 0 opposed, and 1 abstained, the 8th day of September 2019.

Motion: Leo Charley Second: Wayne Castillo

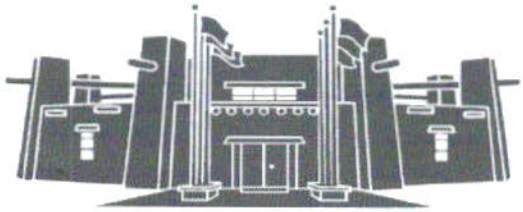
David Rico, President(TSLC)

Richard Montoya Sr., Vice-President(TSLC)

Sherry W. Begaye, Secretary/Treasurer(TSLC)

Alex Sandoval, Land Board Member(TSLC)

Office of Legislative Counsel
Telephone: (928) 871-7166
Fax # (928) 871-7576



Honorable Seth Damon
Speaker
24th Navajo Nation Council

MEMORANDUM

TO: Honorable Daniel E. Tso
Littlewater, Pueblo Pintado, Torreon, Whitehorse Lake, Baca/Brewitt, Casamero Lake, Ojo Encino, Counselor Chapters

FROM: Mariana Kahn
Mariana Kahn, Attorney
Office of Legislative Counsel

DATE: January 18, 2020

SUBJECT: PROPOSED STANDING COMMITTEE RESOLUTION, AN ACTION RELATING TO RESOURCES AND DEVELOPMENT COMMITTEE, CERTIFYING TORREON/STAR LAKE CHAPTER GOVERNANCE COMMUNITY-BASED LAND USE PLAN WHICH HAS REEVALUATED AND READJUSTED TORREON/STAR LAKE CHAPTER'S PREVIOUS COMMUNITY-BASED LAND USE PLAN

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 his 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.

The Office of Legislative Counsel confirms the appropriate standing committee(s) based on the standing committees powers outlined in 2 N.N.C. §§301, 401, 501, 601 and 701. Nevertheless, "the Speaker of the Navajo Nation Council shall introduce [the proposed resolution] into the legislative process by assigning it to the respective oversight committee(s) of the Navajo Nation Council having authority over the matters for proper consideration." 2 N.N.C. §164(A)(5).

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.