



Conditional Use Permit Application

Property Owner: David and Sandy Wilcoxen Phone: 360-920-6311
Owner's Mailing Address, City, State & Zip: PO Box 717 Rillito, AZ 85654
Applicant (if different from owner): William Jones Phone: 520-360-7413
Applicant's Mailing Address, City, State & Zip: 7981 N Patrick Henry Pl Tucson, AZ 85741
Applicant's or Owner's Email Address: wljones8@comcast.net
Property Address or Tax Code: 208-380-190
Type of Use Proposed for the Property: Campgrounds

Discuss the proposed use and its compatibility with the surrounding area: Primarive camping, Nature Trails, Desert Exploration, Night Sky Observation, Star Parties, Old West Cowboy Cookouts, Native Flora and Fauna Education, and preservation of existing Vegetation

The applicant agrees to contact the [Regional Flood Control District](#) to discuss the proposal prior to application submittal.

The applicant agrees to contact United States Fish and Wildlife Service at scott_richardson@fws.gov and provide a written notice that an application for a conditional use permit has been submitted a minimum of 15 days prior to the public hearing date.

This application is for a (Select one):

Type I Conditional Use Type II Conditional Use Type III Conditional Use

Terms and Conditions

I confirm the information provided is true and accurate to the best of my knowledge. I am the owner of the above described property or have been authorized by the owner to make this application. (By checking the box, I am electronically signing this application.)

Date: 01/21/2020

Campsite Narrative

The vision of Stone Goat Ranch campsites is to start with a very few campsites and grow as the market demands to a maximum of 50 campsites when fully built out. We will provide a central shower and bathroom building, wifi, and some central electric outlets. We have a unique site in that we are in the middle of the Ironwood National Monument, so people can explore the natural wonders that the monument has to offer. We have 640 deeded acres and 16,000 leased acres, and are an operating family cattle ranch also. Our campsites will be mostly for adventure style camping, large RVs are not suitable at our location.



201 N. Stone Avenue, 2nd Floor
Tucson, AZ 85701-1207
(520) 724-9000

Biological Impact Report

(Not Applicable for Rezonings that Require a Site Analysis)

The Biological Impact Report assists staff in assessing a proposed project's potential to impact sensitive biological resources and is required by the Pima County Zoning Code Chapter 18.91. A project's design should conserve these important resources.

This report will include information provided by both Pima County Planning staff (Part I) as well as the applicant (Part II).

Part I. Information Provided by Pima County staff:

Pima County Planning staff will provide the following information for the proposed project site, as applicable:

1. Is the project located in the Maeveen Marie Behan Conservation Lands System?
Any Special Species Management Areas?
2. Is the project in the vicinity of any of the six Critical Landscape Linkages?
3. Is the project Designated for acquisition as a Habitat Protection or Community Open Space property?
4. Is the project located within the Priority Conservation Area for any of the following species?
 - a. Cactus ferruginous pygmy-owl
 - b. Western burrowing owl
 - c. Pima pineapple cactus
 - d. Needle-spined pineapple cactus

Part II. Information Provided by the Applicant:

1. Has the owner of the project site had any communications with Pima County about the County potentially acquiring the property?

If yes, provide a summary of those communications: _____



2. Several species are of particular interest. Please fill out the following table to the best of your ability.

Species	Ever found on project site?	Date of last observation if found on project site?	Future surveys planned?
Cactus ferruginous pygmy owl	No <input type="checkbox"/>	<input type="text"/>	No <input type="checkbox"/>
Western burrowing owl	No <input type="checkbox"/>	<input type="text"/>	No <input type="checkbox"/>
Pima pineapple cactus	No <input type="checkbox"/>	<input type="text"/>	No <input type="checkbox"/>
Needle-spined pineapple cactus	No <input type="checkbox"/>	<input type="text"/>	No <input type="checkbox"/>

Contact the Office of Sustainability and Conservation at 520-724-6940 if you have any questions about this report.



LETTER OF AUTHORIZATION

As required by Arizona Revised Statutes I hereby certify that I am the owner of the property referenced below and that the party whose name is listed below is authorized to take out Development Services permits in my name:

20801 W Manville Rd 208-380-190

Property Address

CONDITIONAL USE PERMIT - TYPE 1

Type of Permit Applied for: (SFR/MH/Remodel/Addition/Fence or Wall/Home Occupation/Child Care/Adult Care/Secondary Dwelling/Assisted Living/Group Home)

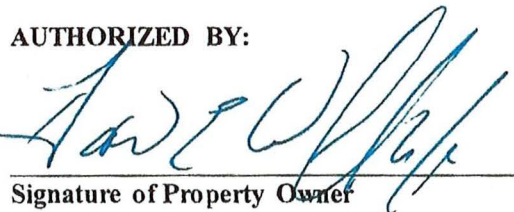


Signature of Applicant

2/28/20

Date

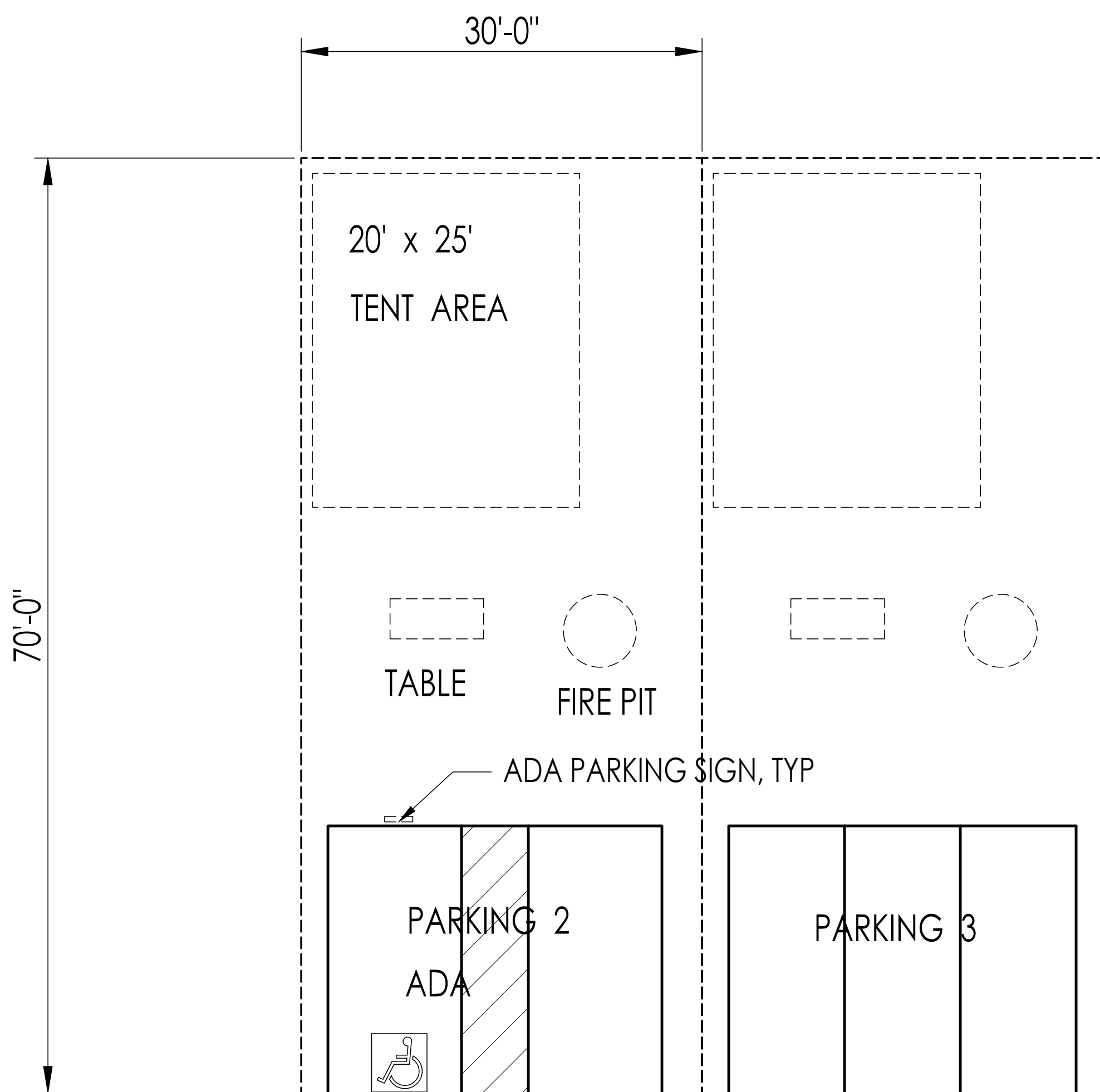
AUTHORIZED BY:



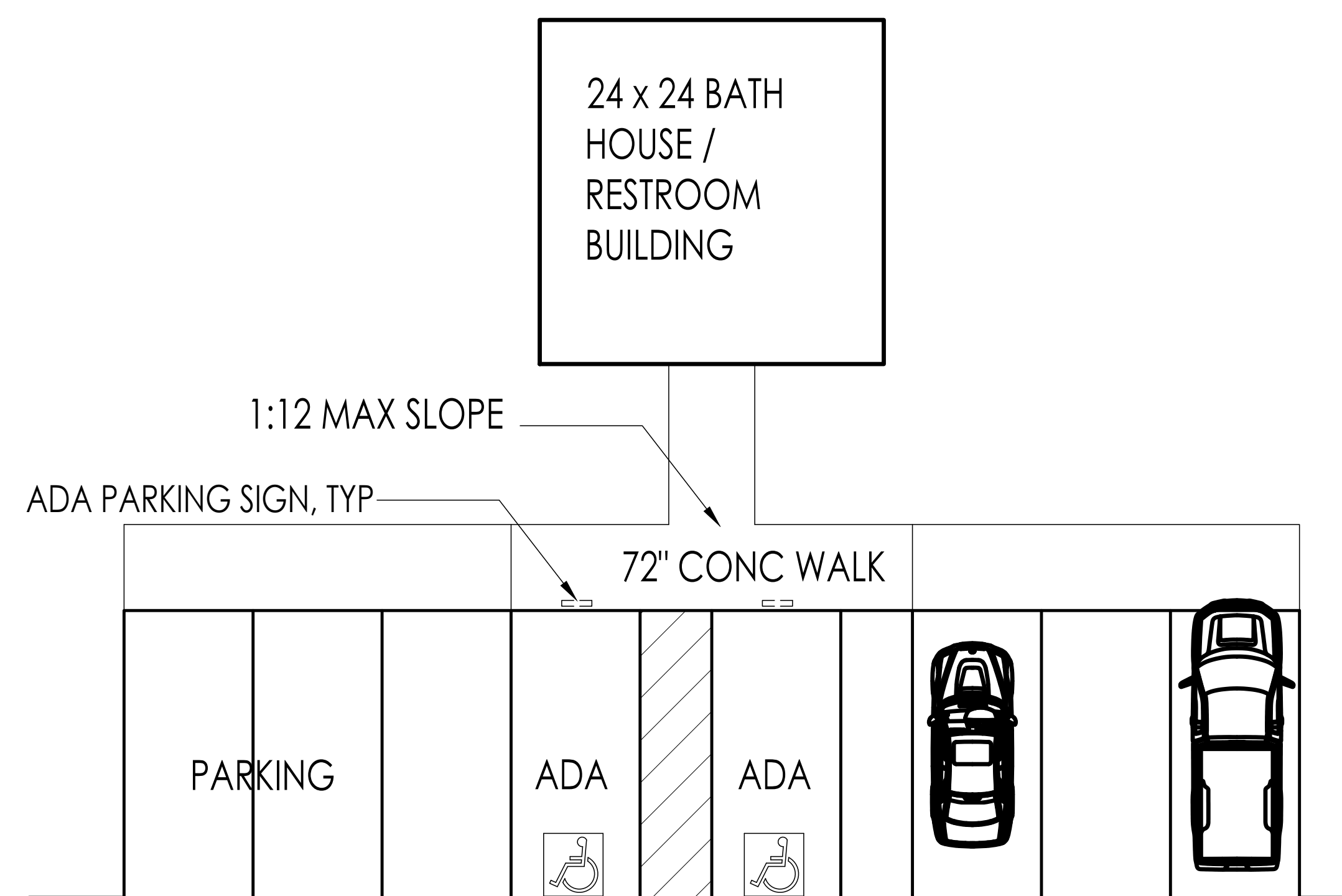
Signature of Property Owner

1.23.20

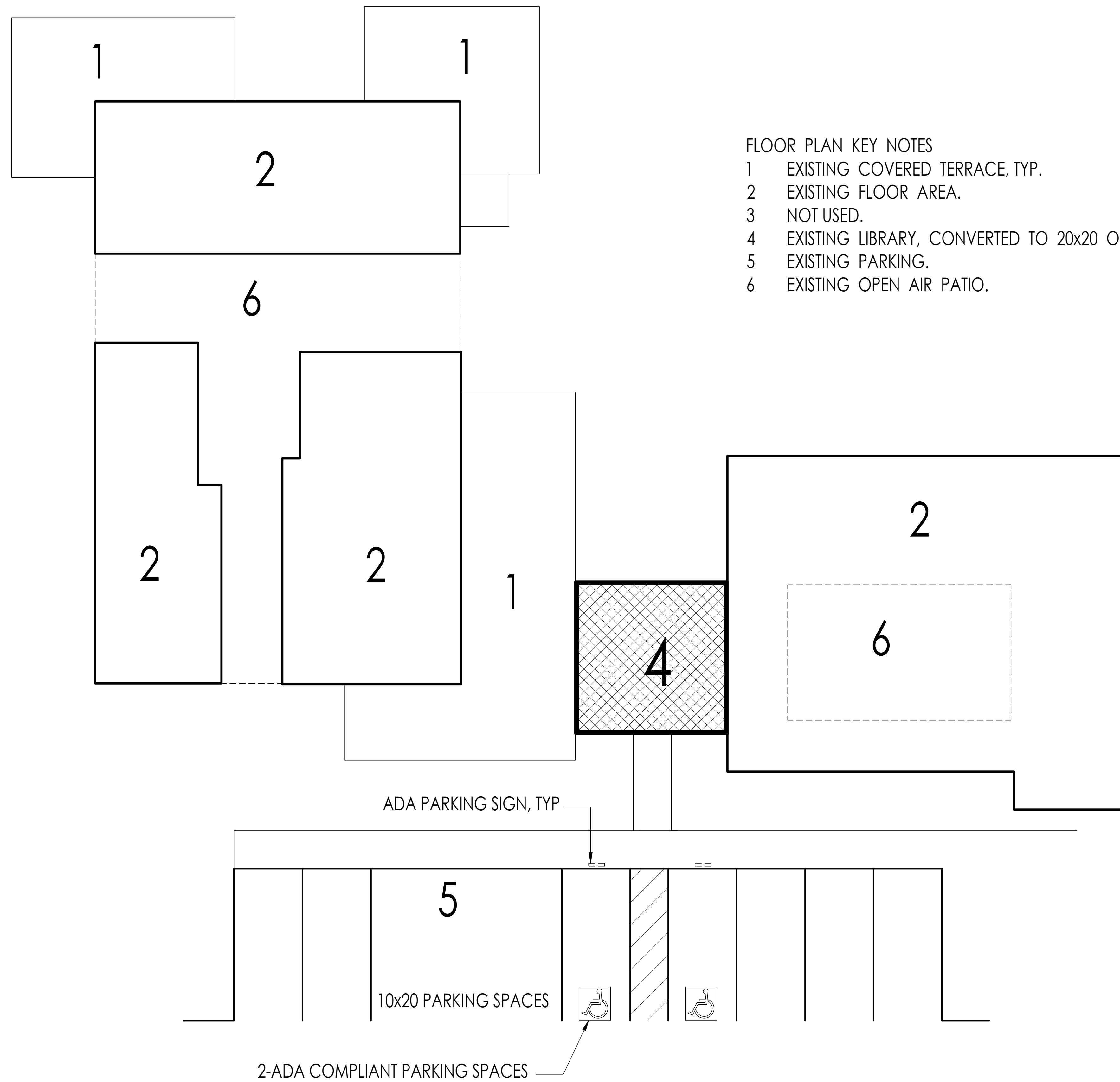
Date



TYP. CAMP SITE



TOILET BLDG 20x20

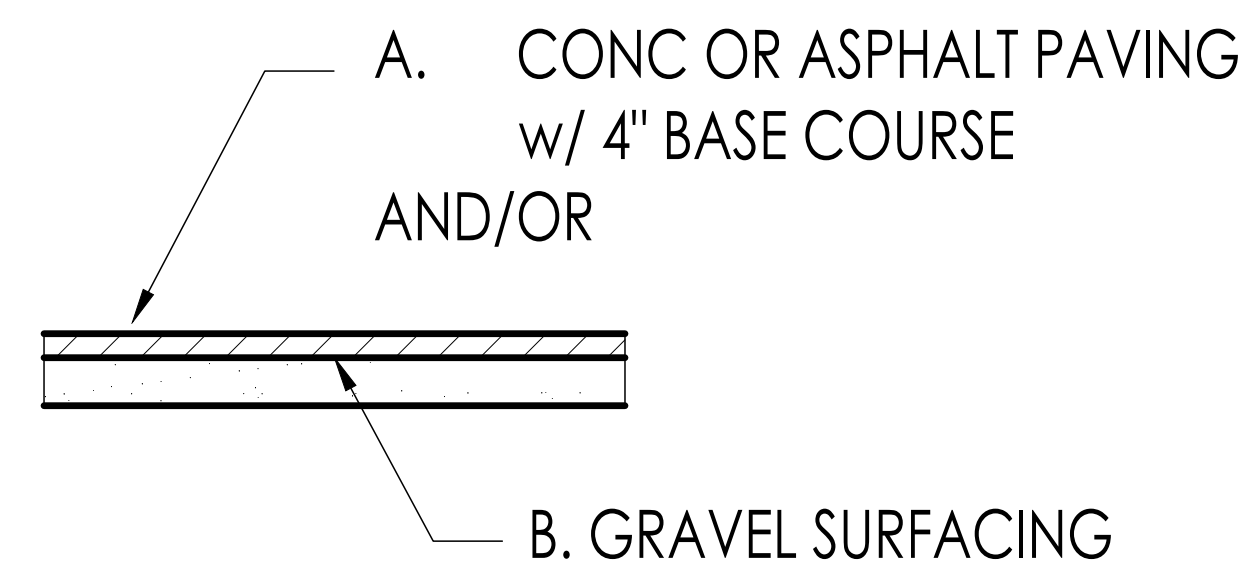


FLOOR PLAN KEY NOTES

- 1 EXISTING COVERED TERRACE, TYP.
- 2 EXISTING FLOOR AREA.
- 3 NOT USED.
- 4 EXISTING LIBRARY, CONVERTED TO 20x20 OFFICE.
- 5 EXISTING PARKING.
- 6 EXISTING OPEN AIR PATIO.

FLOOR PLAN

SCALE: 1/8" = 1'-0"



TYP. PAVING

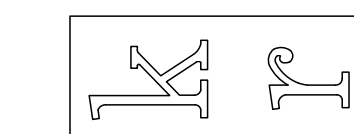
date: 2-12-2020

job no. 20-07

rev.

kirke rice
architect pllc

10 e. madrid drive
tucson, arizona 85704
tele: 1-520-979-0668



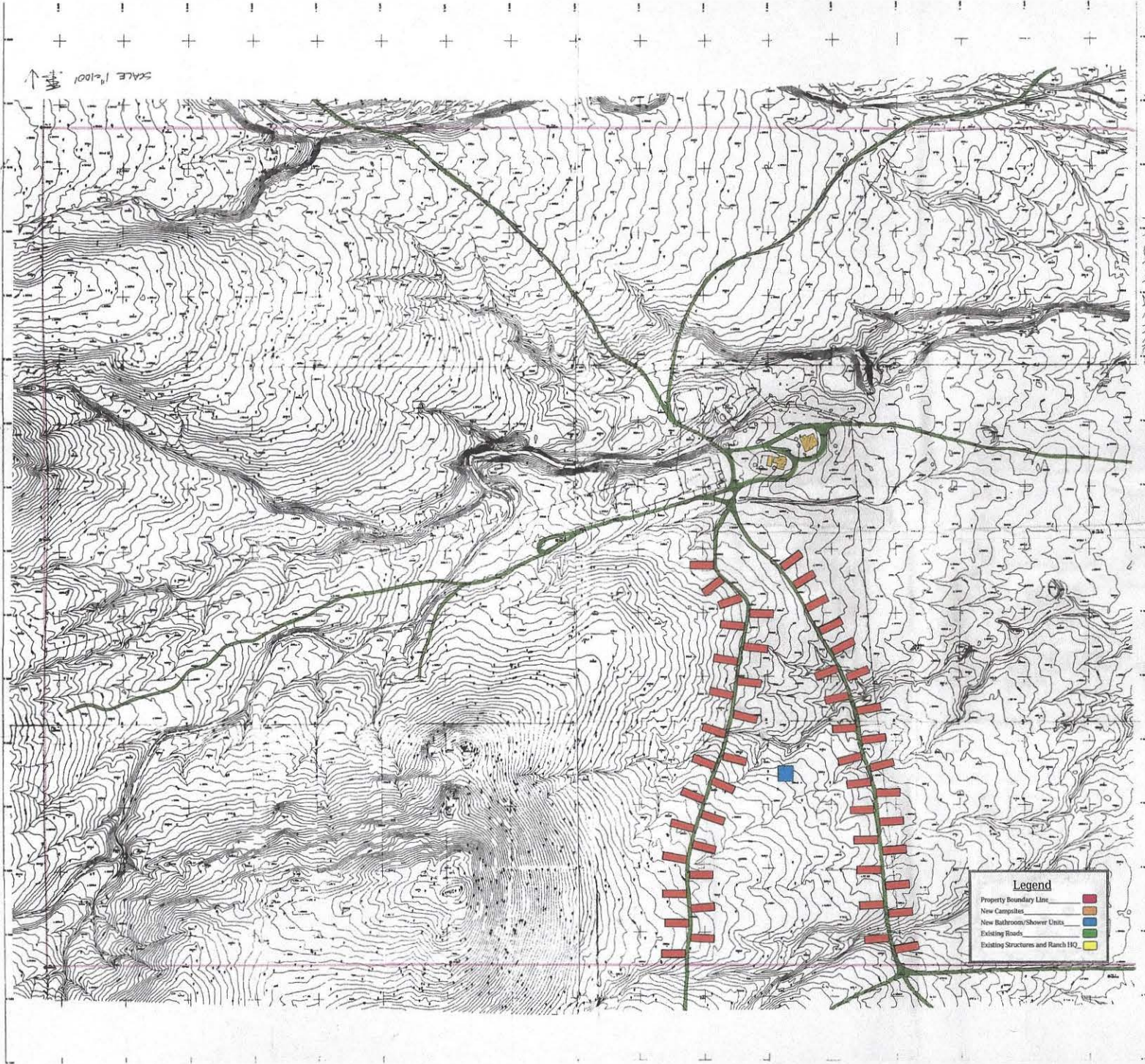
The drawings and/or details contained on this sheet shall not be revised, reproduced or reused without written permission and/or approval from Kirke Rice, Architect pllc

WILCOXEN CAMP GROUNDS

H A C I E N D A
20801 W MANVILLE RD
TUCSON, ARIZONA

FLOOR PLAN

Sheet



SCALE 1"=100'

Legend	
Property Boundary Line	Red dashed line
New Campsites	Orange square
New Bathroom/Shower Units	Blue square
Existing Roads	Green line
Existing Structures and Ranch HQ	Yellow rectangle

DATE: August 31, 2020



TO: Chris Poirier
Deputy Director, Development Services

FROM: Ana M. Olivares, P.E.
Director, Transportation

SUBJECT: Permit No. 20CU00001 Agua Blanco Ranch Road (Manville Road)

Department of Transportation (DOT) understands that the applicant is interested in a conditional use permit that will increase travel within DOT right of way on Agua Blanco Ranch Road (Manville Road).

In 1983, Bureau of Land Management (BLM) and Pima County signed a right of way grant for a 60' x 3.1 mile length of Agua Blanco Ranch Road. While this agreement did exist, DOT does not have a history of maintaining this road, and the grant expired in 2013.

In 2019, Pima County signed a new grant/temporary use permit for a 30' x 24,928' long (4.72 mile) right of way for Agua Blanco Ranch Road.

DOT does not currently provide maintenance for this roadway and does not have funding to do so. Moreover, DOT does not currently accept roads for maintenance unless they meet our current paved roads standards. The road is very sandy, has no drainage provisions and would provide significant challenges to maintenance should that be required. It would be challenging to maintain to even the BLM primitive road standard with the available 30' right of way width and a higher standard may be necessary depending on the requested use.

DOT supports the applicant's request for a conditional use, however, this use will result in increased travel and maintenance needs. Accordingly, DOT can only support the conditional use should the applicant be required to provide any maintenance necessary for that use and request that if the permit is granted, that it be conditioned such that it provides no potential for maintenance liability for the Department now or in the future.

DOT can assist with any necessary right of way permitting or licensing agreements with the property owner.

Please let us know if you have any questions and keep us in the loop as this permit progresses.

AMO:JC:dg

Attachments

c: Kathryn Skinner, Deputy Director
Jim Cunningham, Deputy Director
Joseph Godoy, Project Manager, Development Services

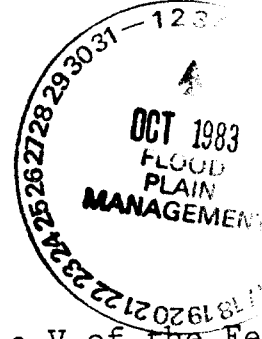


United States Department of the Interior

IN REPLY REFER TO

A-18541
2800(025)

BUREAU OF LAND MANAGEMENT
PHOENIX DISTRICT OFFICE
2929 WEST CLARENDON AVENUE
PHOENIX, ARIZONA 85017



RIGHT-OF-WAY

Section A

1. There is hereby granted, pursuant to Title V of the Federal Land Policy and Management Act of 1976 (43 U.S.C. 1761) a nonexclusive, nonpossessory right-of-way to:

Pima County Transportation and
Flood Control District
1313 S. Mission Road
Tucson, Arizona 85713

In case of change of address the holder shall immediately notify the authorized officer.

2. To use, subject to terms and conditions set out below, the following described Public Land:

G&SRM
T. 13 S., R. 9 E., Section 13: SE $\frac{1}{4}$ SE $\frac{1}{4}$
Section 23: SE $\frac{1}{4}$ NE $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$
Section 24: N $\frac{1}{2}$ N $\frac{1}{2}$
Section 26: NW $\frac{1}{4}$ NW $\frac{1}{4}$
Section 27: S $\frac{1}{2}$ NE $\frac{1}{4}$

3. Description of the right-of-way facility and purpose:

Agua Blanco Ranch Road

Road right-of-way not to exceed 60' x 3.1 miles

A map showing the location of the right-of-way over the above described public land is attached hereto as Exhibit "A".

SEE R-753
IN PCKET 9
FOLDER 2

PLANNED BY	J.B.
DATE	12/14/83
DESIGNED BY	F.C.S.
DATE	1-12-84



7141-1-168

Agua Blanco Ranch Road
TC

Section B

1. The right-of-way holder agrees to comply with all the applicable regulations contained in 43 CFR 2800.
2. If the right-of-way holder violates any of the terms and conditions to this grant, the authorized officer, after giving written notice may declare the grant terminated.
3. This grant is subject to all valid rights existing on the effective date of this grant.
4. There is reserved to the authorized officer, the right to grant additional rights-of-way or permits for compatible use on, over, under, or adjacent to the land involved in this grant.
5. The right-of-way shall be relinquished to the United States if the authorized uses are no longer needed.
6. All other terms and conditions. Compliance will be in accordance with the terms and conditions as specified herein and in Exhibits "B" and "C" attached hereto and made a part hereof.

Per 43 CFR 2803.1-2(c) no rental fees will be required.

7. This right-of-way grant shall terminate 30 years from the effective date of this grant unless prior thereto it is relinquished, abandoned, terminated, or otherwise modified pursuant to the terms and conditions of this grant or of any applicable Federal law or regulation.

This right-of-way may be renewed. If renewed the right-of-way will be subject to regulations existing at the time of renewal, and such other terms and conditions deemed necessary to protect the public interest.

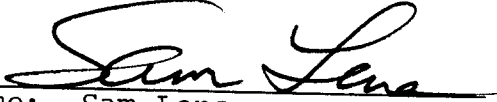
8. This grant shall be reviewed at the end of the twentieth year and at regular intervals thereafter.
9. The holder shall, subsequent to construction and prior to commencing operations, submit to the BLM Authorized Officer a Certificate of Construction verifying that the facility has been constructed and tested in accordance with the terms of the right-of-way grant, and in compliance with any required plans and specifications, and applicable Federal and State laws and regulations.

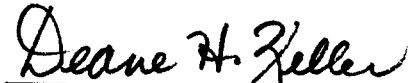
Section C

The effective date of this right-of-way grant is the date of execution by the Authorized Officer.

The undersigned agrees to the terms and conditions of this right-of-way grant:

The right-of-way grant is executed this 28 day of September, 1983.




Assoc. District Manager
BLM Authorized Officer

Name: Sam Lena
Pima County, Arizona
Board of Supervisors
Chairman

Title _____

SEP 6 1983
Date _____

ATTEST:

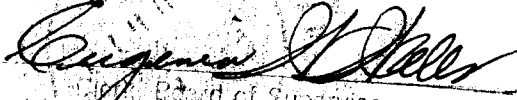

Eugene H. Keller
Board of Supervisors
Pima County, Arizona

EXHIBIT "B"

BUREAU STANDARD STIPULATIONS

1. The Holder shall comply with the applicable Federal and State laws and regulations concerning the use of pesticides (i.e., insecticides, herbicides, fungicides, rodenticides, and other similar substances) in all activities/operations under this Grant. The Holder shall obtain from the Authorized Officer approval of a written plan prior to the use of such substances. The plan must provide the type and quantity of material to be used; the pest, insect, fungus, etc., to be controlled; the method of application; the location of or storage and disposal of containers; and other information that the Authorized Officer may require. The plan should be submitted no later than December 1, of any calendar year that covers the proposed activities for the next fiscal year (i.e., December 1, 1983, deadline for a fiscal year 1985 action). If need for emergency use of pesticides is identified, the use must be approved by the Authorized Officer. The use of substances on or near the right-of-way shall be in accordance with the approved plan. A pesticide shall not be used if the Secretary of the Interior has prohibited its use. A pesticide shall be used only in accordance with its registered uses and within other limitations if the Secretary has imposed limitations. Pesticides shall not be permanently stored on public lands authorized for use under this Grant.
2. The Holder shall indemnify the United States against any liability for damage to life or property arising from the occupancy or use of public lands under this grant.
3. The Holder agrees not to exclude any person from participating in employment or procurement activity connected with this grant on the grounds of race, creed, color, national origin, and sex, and to ensure against such exclusions, the Holder further agrees to develop and submit to the proper reviewing official specific goals and timetables with respect to minority and female participation in employment and procurement activity connected with this grant. The Holder will take affirmative action to utilize business enterprises owned and controlled by minorities or women in its procurement practices connected with this grant. Affirmative action will be taken by the Holder to assure all minorities or women applicants full consideration of all employment opportunities connected with this grant. The Holder also agrees to post in conspicuous places on its premises which are available to contractors, subcontractors, employees, and other interested individuals, notices which set forth equal opportunity terms; and to notify interested individuals, such as bidders, contractors, purchasers, and labor unions or representatives of workers with whom it has collective bargaining agreements, of the Holder's equal opportunity obligations.

EXHIBIT "C"
SPECIAL STIPULATIONS

1. BLM should be contacted 60 days before any previously undisturbed areas are disturbed.
2. A botanical clearance will be required before any previously undisturbed areas are disturbed.

LEGAL DESCRIPTION
FOR AUGA BLANCO RANCH ROAD

A 60.00 feet right-of-way easement, 30.00 feet on either side of a line described as:

Commencing at a Malapais stone marking the Northeast corner of Section 24, Township 13 South, Range 9 East of the Gila and Salt River Meridian;

thence on azimuth from North as observed by solar observation $0^{\circ}00'00''$, 41.23 feet to the Point of Beginning, said Point of Beginning being marked by a 1/2" iron pin, tagged "R.L.S. 13056";

thence along a curve to the right with a radius of 388.77 feet, an arc of 13.16 feet and a chord of azimuth $289^{\circ}45'26''$, 13.16 feet;

thence azimuth $290^{\circ}43'38''$ on tangent to the previously described curve, 96.80 feet;

thence azimuth $284^{\circ}43'57''$ a distance of 1.11 feet, to a point of curvature;

thence along the curve to the left with a radius of 6517.84 feet, an arc of 349.92 feet and a chord of azimuth $283^{\circ}11'40''$, 349.87 feet;

thence azimuth $281^{\circ}39'24''$ on tangent to the previously described curve, 186.70 feet, to a point of curvature;

thence along the curve to the left with a radius of 271.18 feet, an arc of 160.35 feet and a chord of azimuth $264^{\circ}43'00''$, 158.03 feet;

thence azimuth $247^{\circ}46'36''$ on tangent to the previously described curve, 121.30 feet, to a point of curvature;

thence along the curve to the right with a radius of 930.81 feet, an arc of 188.65 feet and a chord of azimuth $253^{\circ}34'59''$, 188.33 feet;

thence azimuth $259^{\circ}23'21''$ on tangent to the previously described curve, 40.53 feet, to a point of curvature;

thence along the curve to the left with a radius of 727.39 feet, an arc of 186.22 feet and a chord of azimuth $252^{\circ}03'19''$, 185.71 feet;

thence azimuth $244^{\circ}43'16''$ on tangent to the previously described curve, 35.28 feet, to a point on the North line of the Northeast one-quarter of said Section 24, said point being 1326.21 feet westerly of the Northeast corner of said Section 24, Township 13 South, Range 9 East of the Gila and Salt River Meridian;

thence azimuth $244^{\circ}43'16''$ on tangent to the previously described curve, 839.20 feet, to a point of curvature;

thence along the curve to the left with a radius of 5447.96 feet, an arc of 536.06 feet and a chord of azimuth $241^{\circ}54'08''$, 535.84 feet;

thence azimuth $239^{\circ}05'00''$ on tangent to the previously described curve, 295.45 feet, to a point of curvature;

thence along the curve to the right with a radius of 688.95 feet, an arc of 242.40 feet and a chord of azimuth $249^{\circ}09'47''$, 241.15 feet;

thence azimuth $259^{\circ}14'33''$ on tangent to the previously described curve, 241.97 feet, to a point of curvature;

thence along the curve to the right with a radius of 234.74 feet, an arc of 93.66 feet and a chord of azimuth $270^{\circ}40'23''$, 93.04 feet;

thence azimuth $282^{\circ}06'12''$ on tangent to the previously described curve, 185.88 feet, to a point of curvature;

thence along the curve to the right with a radius of 566.94 feet, an arc of 150.04 feet and a chord of azimuth $289^{\circ}41'06''$, 149.60 feet;

thence azimuth $297^{\circ}16'00''$ on tangent to the previously described curve, 44.53 feet, to a point of curvature;

thence along the curve to the left with a radius of 955.37 feet, an arc of 206.38 feet and a chord of azimuth $291^{\circ}04'41''$, 205.98 feet;

thence azimuth $284^{\circ}53'22''$ on tangent to the previously described curve, 219.90 feet, to a point of curvature;

thence along the curve to the right with a radius of 443.36 feet, an arc of 143.86 feet and a chord of azimuth $294^{\circ}11'08''$, 143.23 feet;

thence azimuth $303^{\circ}28'53''$ on tangent to the previously described curve, 28.82 feet, to a point of curvature;

thence along the curve to the left with a radius of 276.15 feet, an arc of 383.12 feet and a chord of azimuth $263^{\circ}44'11''$, 353.12 feet;

thence azimuth $223^{\circ}59'29''$ on tangent to the previously described curve, 933.74 feet, to a point on the West line of said Section 24, said point being 1310.70 feet Southerly of the Northwest corner of said Section 24, Township 13 South, Range 9 East of the Gila and Salt River Meridian;

thence azimuth $223^{\circ}59'29''$ on tangent to the previously described curve, 4.13 feet, to a point of curvature;

thence along the curve to the right with a radius of 4250.39 feet, an arc of 359.78 feet and a chord of azimuth $226^{\circ}24'59''$, 359.68 feet;

thence azimuth $228^{\circ}50'29''$ on tangent to the previously described curve, 18.74 feet, to a point of curvature;

thence along the curve to the left with a radius of 1887.33 feet, an arc of 303.08 feet and a chord of azimuth $224^{\circ}14'28''$, 302.75 feet;

thence azimuth $219^{\circ}38'26''$ on tangent to the previously described curve, 731.08 feet, to a point of curvature;

thence along the curve to the left with a radius of 2235.46 feet, an arc of 277.09 feet and a chord of azimuth $216^{\circ}05'23''$, 276.91 feet;

thence azimuth $212^{\circ}32'18''$ on tangent to the previously described curve, 381.32 feet;

thence azimuth $206^{\circ}32'00''$ a distance of 30.69 feet, to a point of curvature;

thence along the curve to the right with a radius of 917.52 feet, an arc of 292.74 feet and a chord of azimuth $215^{\circ}40'03''$, 291.50 feet;

thence azimuth $224^{\circ}48'25''$ on tangent to the previously described curve, 383.83 feet;

thence azimuth $225^{\circ}22'41''$ a distance of 615.54 feet, to a point of curvature;

thence along the curve to the right with a radius of 547.19 feet, an arc of 371.58 feet and a chord of azimuth $244^{\circ}49'54''$, 364.48 feet;

thence azimuth $264^{\circ}17'09''$ on tangent to the previously described curve, 18.60 feet, to a point of curvature;

thence along the curve to the left with a radius of 319.79 feet, an arc of 116.72 feet and a chord of azimuth $253^{\circ}49'47''$, 116.07 feet;

thence azimuth $243^{\circ}22'25''$ on tangent to the previously described curve, 22.48 feet, to a point of curvature;

thence along the curve to the left with a radius of 325.28 feet, an arc of 124.00 feet and a chord of azimuth $232^{\circ}27'08''$, 123.25 feet;

thence azimuth $221^{\circ}31'47''$ on tangent to the previously described curve, 408.28 feet;

thence azimuth $217^{\circ}48'45''$ a distance of 276.49 feet, to a point of curvature;

thence along the curve to the left with a radius of 1417.46 feet, an arc of 237.74 feet and a chord of azimuth $213^{\circ}00'17''$, 237.46 feet;

thence azimuth $208^{\circ}12'04''$ on tangent to the previously described curve, 19.08 feet, to a point of curvature;

thence along the curve to the right with a radius of 224.62 feet, an arc of 166.20 feet and a chord of azimuth $229^{\circ}23'53''$, 162.44 feet;

thence azimuth $263^{\circ}58'34''$ on tangent to the previously described curve, 51.92 feet, to a point of curvature;

thence along the curve to the left with a radius of 357.13 feet, an arc of 106.41 feet and a chord of azimuth $247^{\circ}03'10''$, 106.02 feet;

thence azimuth $238^{\circ}31'02''$ on tangent to the previously described curve, 336.84 feet, to a point of curvature;

thence along the curve to the left with a radius of 486.11 feet, an arc of 213.84 feet and a chord of azimuth $225^{\circ}54'54''$, 212.12 feet;

thence azimuth $213^{\circ}18'47''$ on tangent to the previously described curve, 453.53 feet;

thence azimuth $207^{\circ}34'21''$ a distance of 226.82 feet, to a point of curvature;

thence along the curve to the right with a radius of 723.33 feet, an arc of 187.04 feet and a chord of azimuth $214^{\circ}58'49''$, 186.52 feet;

thence azimuth $222^{\circ}23'17''$ on tangent to the previously described curve, 543.04 feet;

thence azimuth $216^{\circ}22'45''$ a distance of 121.83 feet, to a point of curvature;

thence along the curve to the right with a radius of 332.67 feet, an arc of 125.43 feet and a chord of azimuth $227^{\circ}10'49''$, 124.68 feet;

thence azimuth $237^{\circ}58'53''$ on tangent to the previously described curve, 288.33 feet;

thence azimuth $241^{\circ}43'32''$ a distance of 273.98 feet, to a point of curvature;

thence along the curve to the left with a radius of 1097.43 feet, an arc of 198.43 feet and a chord of azimuth $236^{\circ}32'45''$, 198.16 feet;

thence azimuth $231^{\circ}21'57''$ on tangent to the previously described curve, 85.57 feet, to a point of curvature;

thence along the curve to the right with a radius of 483.51 feet, an arc of 128.49 feet and a chord of azimuth $238^{\circ}58'45''$, 128.12 feet;

thence azimuth $246^{\circ}35'32''$ on tangent to the previously described curve, 99.53 feet, to a point of curvature;

thence along the curve to the left with a radius of 678.16 feet, an arc of 104.04 feet and a chord of azimuth $242^{\circ}11'50''$, 103.94 feet;

thence azimuth $237^{\circ}48'08''$ on tangent to the previously described curve, 226.85 feet, to a point of curvature;

thence along the curve to the right with a radius of 602.09 feet, an arc of 163.60 feet and a chord of azimuth $245^{\circ}35'12''$, 163.10 feet;

thence azimuth $253^{\circ}22'16''$ on tangent to the previously described curve, 338.06 feet, to a point of curvature;

thence along the curve to the left with a radius of 1159.73 feet, an arc of 174.77 feet and a chord of azimuth 249°03'14", 174.60 feet;

thence azimuth 244°44'13" on tangent to the previously described curve, 76.00 feet, to a point of curvature;

thence along the curve to the right with a radius of 670.63 feet, an arc of 136.73 feet and a chord of azimuth 250°34'40", 136.50 feet;

thence azimuth 256°25'08" on tangent to the previously described curve, 577.63 feet, to a point of curvature;

thence along the curve to the right with a radius of 1256.92 feet, an arc of 176.32 feet and a chord of azimuth 260°26'16", 176.18 feet, said point being a point of curvature;

thence along the curve to the left with a radius of 227.78 feet, an arc of 43.93 feet and a chord of 258°55'53", 43.86 feet, said point being marked by a 1/2" iron pin, tagged "R.L.S. 13056", said point also being the end of the described 60.00 feet right-of-way, said point also being on the North line of the South one-half of Section 27, said point being 2576.58 feet Westerly of the East one-quarter corner of Section 27, Township 13 South, Range 9 East of the Gila and Salt River Meridian, Pima County, Arizona.

118405

None

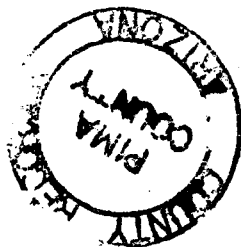
INDEXED	COPIES	BLOTTED
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State of Arizona }
County of Pima } ss

I hereby certify that the instrument was filed for record as requested.

PIMA CO. DEPT. OF TRANSPORTATION

Book 7141 Page 478-478
OCT 20 83-10AM



Witness my hand and Official Seal
this 20th day of October 1983

CHARLES J. KENNEDY, County Recorder

BY [Signature]
Deputy

REAL PROPERTY/ACQUISITION COVER SHEET

ACQUISITION COVER SHEET

RE-RECORDED DEED

PC SHAREPOINT HYPERLINK (internal)

DOCKET _____

Township Range Section

PAGE _____

SEQ. # _____

LEASE # _____

OTHER COUNTY RECORDATION # _____

REC.DATE _____

RP AGENT _____

FILE # _____

GRANTOR:

GRANTEE:

- Public
- Pima County
- Pima County Dot-FCD
- Pima County Flood Control District

- ACQUIRING DEPT: (FUNDING SOURCE)
- | | | | | |
|------------------------------|-----------------------------|------------------------------|-----------------------------|------------------------------|
| <input type="checkbox"/> ATT | <input type="checkbox"/> ED | <input type="checkbox"/> LIB | <input type="checkbox"/> PR | <input type="checkbox"/> SUS |
| <input type="checkbox"/> CA | <input type="checkbox"/> FC | <input type="checkbox"/> OEM | <input type="checkbox"/> SD | <input type="checkbox"/> TR |
| <input type="checkbox"/> CD | <input type="checkbox"/> FM | <input type="checkbox"/> PCA | <input type="checkbox"/> SS | <input type="checkbox"/> WW |

DOCUMENT CATEGORIES

- | | | |
|--|--|--------------------------------------|
| <input type="checkbox"/> RIGHT-OF-WAY | <input type="checkbox"/> PROPERTY | <input type="checkbox"/> STATE LEASE |
| <input type="checkbox"/> ROAD | <input type="checkbox"/> ROAD | (LEASE/PATENT/DEED/ESMT) |
| <input type="checkbox"/> DRAINAGE | <input type="checkbox"/> DRAINAGE | <input type="checkbox"/> ROAD |
| <input type="checkbox"/> BASIN (public) | <input type="checkbox"/> PARK | <input type="checkbox"/> DRAINAGE |
| <input type="checkbox"/> PUBLIC ACCESS (by deed) | <input type="checkbox"/> OPEN SPACE | <input type="checkbox"/> PROPERTY |
| <input type="checkbox"/> MITIGATION _____ | <input type="checkbox"/> FLAP (funding source) | <input type="checkbox"/> FEDERAL |
| <input type="checkbox"/> EASEMENT _____ | | (LEASE/PATENT/DEED/ESMT) |
| | | <input type="checkbox"/> ROAD |
| | | <input type="checkbox"/> DRAINAGE |
| | | <input type="checkbox"/> PROPERTY |

COMMENTS:

FOR DOT/EIM MAPPING & RECORDS USE ONLY

Township Range Section

Plotted By: _____ Date: _____

Checked By: _____ Date: _____

Polygon ID: _____

LONGITUDE/LATITUDE COORDINATES

(X) _____ (Y) _____

F. ANN RODRIGUEZ, RECORDER
Recorded By: LW
DEPUTY RECORDER
41

PCREA
PIMA CO REAL PROPERTY SERVICES
PICKUP



SEQUENCE: 20192750666
NO. PAGES: 10
10/02/2019
14:40:10

WHEN RECORDED RETURN TO:
PIMA COUNTY REAL PROPERTY SERVICES
201 N. STONE, 6TH FLOOR
TUCSON, AZ 85701

DOCUMENT TITLE: BLM Right of Way Grant/Temporary Use Permit

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT

RIGHT-OF-WAY GRANT/TEMPORARY USE PERMIT

Issuing Office
AZG020 - Tucson Field Office

Serial Number
AZA-018541

1. A (right-of-way) (permit) is hereby granted pursuant to:

- a. Title V of the Federal Land Policy and Management Act of October 21, 1976 (90 Stat. 2776; 43 U.S.C. 1761);
- b. Section 28 of the Mineral Leasing Act of 1920, as amended (30 U.S.C. 185);
- c. Other (describe) _____

2. Nature of Interest:

a. By this instrument, the holder Pima County Transportation Department, 201 N. Stone Ave., Tucson, AZ, 85701 receives a right to construct, operate, maintain, and terminate a 4.67 mile long access road, known as Agua Blanca Ranch Road on public lands (or Federal land for MLA Rights-of-Way) described as follows:

Gila and Salt River Meridian, Arizona (Pima County)

- T. 13 S., R. 09 E.,**
 - sec. 13, SE $\frac{1}{4}$ SE $\frac{1}{4}$;
 - sec. 23, SE $\frac{1}{4}$ NE $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$;
 - sec. 24, N $\frac{1}{2}$ N $\frac{1}{2}$;
 - sec. 26, NW $\frac{1}{4}$ NW $\frac{1}{4}$;
 - sec. 27, S $\frac{1}{2}$ NE $\frac{1}{4}$.
- T. 13 S., R. 10 E.,**
 - sec. 18, S $\frac{1}{2}$ S $\frac{1}{2}$.
 - sec. 17, S $\frac{1}{4}$ SW $\frac{1}{4}$.

- b. The right-of-way or permit area granted herein is 30 feet wide, 24,928 feet long and contains 17.168 acres, more or less. If a site type facility, the facility contains _____ acres.
- c. This instrument shall terminate on December 31, 2049, 30 years from its effective date unless, prior thereto, it is relinquished, abandoned, terminated, or modified pursuant to the terms and conditions of this instrument or of any applicable Federal law or regulation.
- d. This instrument may may not be renewed. If renewed, the right-of-way or permit shall be subject to the regulations existing at the time of renewal and any other terms and conditions that the authorized officer deems necessary to protect the public interest.
- e. Notwithstanding the expiration of this instrument or any renewal thereof, early relinquishment, abandonment, or termination, the provisions of this instrument, to the extent applicable, shall continue in effect and shall be binding on the holder, its successors, or assigns, until they have fully satisfied the obligations and/or liabilities accruing herein before or on account of the expiration, or prior termination, of the grant.

3. Rental:

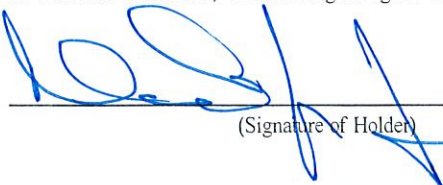
For and in consideration of the rights granted, the holder agrees to pay the Bureau of Land Management fair market value rental as determined by the authorized officer unless specifically exempted from such payment by regulation. Provided, however, that the rental may be adjusted by the authorized officer, whenever necessary, to reflect changes in the fair market rental value as determined by the application of sound business management principles, and so far as practicable and feasible, in accordance with comparable commercial practices.

See Cover Letter

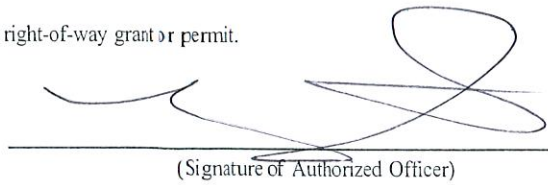
4. Terms and Conditions:

- a. This grant or permit is issued subject to the holder's compliance with all applicable regulations contained in Title 43 Code of Federal Regulations parts 2800 and 2880.
- b. Upon grant termination by the authorized officer, all improvements shall be removed from the public lands within 180 days, or otherwise disposed of as provided in paragraph (4)(d) or as directed by the authorized officer.
- c. Each grant issued pursuant to the authority of paragraph (1)(a) for a term of 20 years or more shall, at a minimum, be reviewed by the authorized officer at the end of the 20th year and at regular intervals thereafter not to exceed 10 years. Provided, however, that a right-of-way or permit granted herein may be reviewed at any time deemed necessary by the authorized officer.
- d. The stipulations, plans, maps, or designs set forth in Exhibit(s) A & B, dated August 26, 2019, attached hereto, are incorporated into and made a part of this grant instrument as fully and effectively as if they were set forth herein in their entirety.
- e. Failure of the holder to comply with applicable law or any provision of this right-of-way grant or permit shall constitute grounds for suspension or termination thereof.
- f. The holder shall perform all operations in a good and workmanlike manner so as to ensure protection of the environment and the health and safety of the public.

IN WITNESS WHEREOF, The undersigned agrees to the terms and conditions of this right-of-way grant or permit.



(Signature of Holder)



(Signature of Authorized Officer)

Manager, Pima County Real Property Services

(Title)

Acting Field Manager

(Title)

9/17/19

(Date)

9/27/2019

(Effective Date of Grant)



**Pima County
Right-of-Way
AZA-018541**

4.67 Miles Long
(24,928.6 Feet Long)
30 Feet Wide
17.168 Acres

UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
Tucson Field Office

Date: 8/26/2019

Legend

- Agua Blanca Ranch Road
- Manville Road
- National Monument Boundary
- Township Lines
- Section Lines

Land Owner

- BLM
- Private
- State
- Water Flowlines
- Other Roads
- Primitive Roads



Disclaimer: This product may not meet BLM standards for accuracy and content. Different data sources and input scales may cause some misalignment of data layers.



Bureau of Land Management Standard Stipulations
AZA-018541
RIGHT-OF-WAY

1.0 Definitions

- 1.1. The Tucson Field Manager or its designee is the Authorized Officer (AO), as defined by 43 CFR 2920.0-5(c).
- 1.2. "Grantee," or "holder," means Pima County, and any and all assignees that may be of record, including all agents, contractors, sub-contractors, and employees.
- 1.3. "Grant," means the right-of-way, license, lease, permit, or other permission granted by the United States to the grantee for the use of public lands and resources.
- 1.4. "IFNM" means Ironwood Forest National Monument.

2.0 General

- 2.1. The right-of-way reserves to the Secretary of the Interior, or lawful delegates, the right to grant additional rights-of-way, leases, or easements for compatible uses over, under, within or adjacent to the lands involved in this grant.
- 2.2. The right-of-way grant herein granted shall be subject to the express covenant that it will be modified, adapted, or discontinued if found by the Secretary to be necessary, without liability or expense to the United States, so as not to conflict with the use and occupancy of the land for any authorized works which may be hereafter constructed thereon under the authority of the United States.
- 2.3. All activities directly or indirectly associated with construction, operation and maintenance shall be conducted within the limits of the approved right-of-way. This right-of-way does not allow for any surface-disturbing activities outside the right-of-way area.
- 2.4. The holder shall comply with all State and Federal laws applicable to the authorized use and such additional state and Federal laws, along with the implementing regulations, that may be enacted and issued during the term of the grant.
- 2.5. The holder shall notify the AO prior to commencement of emergency maintenance outside of the right-of-way to discuss repair and construction activities.
- 2.6. Any modification to the right-of-way initiated by the holder may require the submission of an environmental assessment, cultural resource survey and biological evaluation to the Bureau of Land Management's AO.
- 2.7. The existing road in this ROW is identified in the IFNM Transportation Management Plan (TMP) as a Primitive Road Type A and shall be maintained to the standards in Appendix E: (<https://go.usa.gov/xVD2u>), and see last page.
- 2.8. The holder shall maintain the right-of-way in a safe, useable condition as directed by the authorized officer and a regular maintenance program shall be adhered to.

EXHIBIT A.

- 2.9. The holder shall not close the ROW across public lands to off-highway-vehicle (OHV) traffic, nor shall the holder post signs within the ROW prohibiting OHV use.
- 2.10. Upon determination by the AO, the holder will be responsible for reimbursing the BLM for reasonable costs of processing amendments or review of changes or discoveries resulting from use and operation of the ROW.

3.0 Environmental

- 3.1. All waste material resulting from construction or use of the site by holder shall be removed from the site and shall be disposed of promptly at an appropriate waste disposal site. "Waste" means all discarded matter including, but not limited to, human waste, trash, garbage, refuse, oil drums, petroleum products, ashes, and equipment.
- 3.2. The holder will maintain the road in a good and safe condition, and perform mitigation within the right-of-way for erosion control and dust mitigation.
- 3.3. The holder is responsible if noxious weeds become established within the ROW. Weed control is required, to a reasonable extent, in order to remove invasive weeds and their distribution resulting from the use of the ROW. The holder shall consult with the authorized officer for acceptable weed control methods, which include compliance with U.S. Environmental Protection Agency (EPA) and BLM requirements and policies.

4.0 Cultural

- 4.1. Any archaeological or historical artifacts or remains, or vertebrate fossils discovered during operations shall be left intact and undisturbed; all work in the area shall stop immediately and the AO shall be notified immediately. Commencement of operations shall be allowed upon clearance by the AO.
- 4.2. Upon discovery of any human remains, funerary objects, sacred objects or objects of cultural patrimony as defined in the Native American Graves Protection and Repatriation Act (P.L. 101-601; Stat. 3048; 25 U.S.C. 3001) by the holder, or any person working on his behalf, on public or Federal lands, shall be immediately reported to the AO. The holder shall continue to protect the immediate area of the discovery until notified by the AO that operations may resume.
- 4.3. An additional cultural and paleontological resource survey may be required in the event the project location is changed or additional surface disturbing operations are added to the project after the initial survey. Any such survey would have to be completed prior to commencement of operations.
- 4.4. An evaluation of the discovery will be made by the AO to determine appropriate actions to prevent the loss of significant cultural or scientific values. The holder will be responsible for the cost of the evaluation and the AO will make any decision as to proper mitigation measure after consulting with the holder.

5.0 Hazardous Materials/Pesticides/Liability

- 5.1. The holder(s) shall comply with all applicable Federal laws and regulations existing or hereafter enacted or promulgated. In any event, the holder(s) shall comply with the Toxic Substances

EXHIBIT A.

Control Act of 1976, as amended (15 U.S.C. 2601, et.seq.) with regard to any toxic substances that are used, generated by or stored on the right-of-way or on facilities authorized under this right-of-way grant. (See 40 CFR, Part 702-799 and especially, provisions on polychlorinated biphenyls, 40 CFR 761.1-761.193.) Additionally, any release of toxic substances (leaks, spills, etc.) in excess of the reportable quantity established by 40 CFR, Part 117 shall be reported as required by the Comprehensive Environmental Response, Compensation and Liability Act of 1980, Section 102b. A copy of any report required or requested by any Federal agency or State government as a result of a reportable release or spill of any toxic substances shall be furnished to the AO concurrent with the filing of the reports to the involved Federal agency or State government.

- 5.2. The holder of Right-of-way number AZA-018541 agrees to indemnify the United States against any liability arising from the release of any hazardous substance or hazardous waste (as these terms are defined in the Comprehensive Environmental Response, Compensation and Liability Act of 1980, 42 U.S.C. 9601, et.seq., or the Resource Conservation and Recovery Act of 1976, 42 U.S.C. 6901, et.seq.) on the right-of-way (unless the release or threatened release is wholly unrelated to the right-of-way holder's activity on the right-of-way). This agreement applies without regard to whether a release is caused by the holder, its agent, or unrelated third party.
- 5.3. Use of pesticides or herbicides shall comply with the applicable Federal and State laws. Pesticides and herbicides shall be used only in accordance with their registered uses and within limitations imposed by the Secretary of the Interior. Prior to the use of pesticides or herbicides, the grantee shall obtain from the AO written approval of a plan showing the type and quantity of materials to be used, pest(s) to be controlled, method of application, location of storage and disposal of containers, and any other information deemed necessary by the AO. Emergency use of pesticides or herbicides shall be approved in writing by the AO prior to such use.

6.0 Wildlife

- 6.1 It is against State law to collect desert tortoise from the wild. If desert tortoises are found in an active construction or maintenance area, they shall be removed from the area and released, in the shade, unharmed. When moving a tortoise, approach the tortoise from the end of the shell with the head. Note the direction the tortoise was heading and carefully carry it low to the ground and no more than 150 feet and release it in the direction that it was heading. If possible place the tortoise in the shade. Carry the tortoise upright, in its normal walking position. Do not tip it from side to side or upside down. If a tortoise becomes frightened, it may empty its bladder as a defense mechanism. The loss of bladder fluids can place the tortoise under additional stress because tortoise store water in the bladder for use during the dry times.

7.0 Water

- 7.1. The holder shall comply with the construction practices and mitigating measures pertaining to discharge of dredged or fill materials in to waters of the United States established by 33 CFR 323.1, " pursuant to Section 404 of the Clean Water Act. If the proposed action falls under the scope of a nationwide general permit, the holder shall contact the appropriate office of the Army Corps of Engineers and notify the BLM of this contact. If the action is within the non-notification standards of the nationwide permit, then documentation of such shall be provided to the BLM. If the proposed action exceeds the parameters of, or is not covered by, a nationwide general permit,

EXHIBIT A.

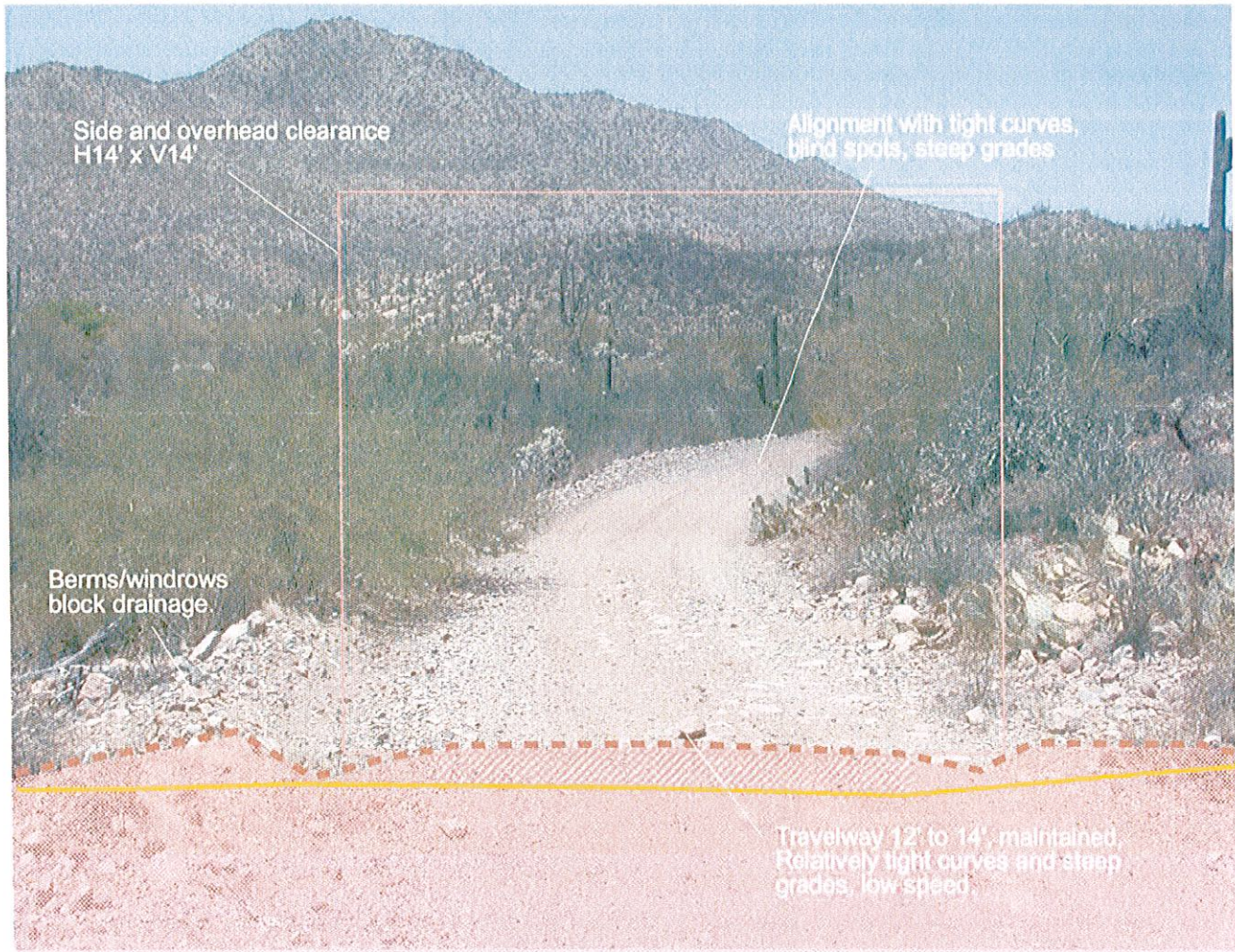
the holder shall obtain an individual permit from the appropriate office of the Army Corps of Engineers and provide the authorized officer with a copy of the same. Failure to comply with this requirement shall be cause for suspension or termination of this right-of-way grant.

- 7.2. If applicable, the holder shall submit, for the authorized officer's review and approval, designs and plans approved by the Arizona Department of Environmental Quality for a Stormwater Construction General Permit, including a Stormwater Pollution Prevention Plan, prior to beginning construction, maintenance or other surface disturbing activity.

8.0 Monuments

- 8.1. Evidence of the Public Land Survey System (PLSS) and related Federal property boundaries will be identified and protected prior to commencement of any ground disturbing activity. This will be accomplished by contacting Bureau Land Management (BLM) Cadastral Survey to coordinate data research, evidence examination and evaluation, and locating, referencing or protecting monuments of the PLSS and related land boundary markers from destruction. In the event of obliteration or disturbance of the Federal boundary evidence the responsible party shall immediately report the incident, in writing, to the Authorizing Official. BLM Cadastral Survey will determine how the marker is to be restored. In rehabilitating or replacing the evidence the responsible party will be instructed to use the services of a Certified Federal Surveyor (CFedS), procurement shall be per qualification based selection, or reimburse the BLM for costs. All surveying activities will conform to the Manual of Surveying Instructions (Manual) and appropriate State laws and regulations. Local surveys will be reviewed by Cadastral Survey before being finalized or filed in the appropriate State or county office. The responsible party shall pay for all survey, investigation, penalties, and administrative costs.

Primitive Road Type A:



Typical 'Type A' Primitive Road: Narrow single lane, low volume, low speed primitive road used by Type 6 wild land fire engine, utility line truck and other vehicles for administrative purposes and public use. Some of these roads are designated for administrative vehicles only (service roads for utility rights of way including natural gas transmission pipeline, electric power lines and high voltage transmission lines), and are open to public use by non-motorized travel only. These routes are not intended to accommodate passenger car access or mini-bus, though may be temporarily useable by these vehicles for a period after maintenance work.

1. **Functional class:** 'Local' or 'Resource'.
2. **Maintenance intensity:** Level 3.
3. **Traffic type:** Administrative and emergency access by Type 6 wild land fire engine and public use. Predominantly high clearance 2WD or 4WD vehicles and OHVs (all - terrain vehicle, utility vehicle motorcycle).
4. **Traffic volume:** varies depending on time of year, type of route and location. ADT 50 to 150 vehicles during peak times (fall-winter-spring weekends, holidays, and events).

EXHIBIT A.

5. **Speed:** 15 miles per hour.
6. **Cut and Fill Banks:** At angle of repose depending on soil conditions. Allow natural revegetation.
7. **Travel way width:** 14 feet with turnouts or spot widening.
8. **Curves and alignment:** Short radius (<25 ft.) horizontal curves common, with rolling vertical curves.
9. **Driving surface:** Natural soil, unpaved surface (bedrock, consolidated stone/cobble, gravel). Roads on soils prone to fugitive dust will be capped with aggregate to minimize air quality impacts
10. **Grades:** Gentle to moderate grades depending on topography (max. 12%).
11. **Drainage:** Open or confined by berms, waterbars and turnout ditches at intervals depending on natural drainage patterns and soil type. Low water crossings typically, with culverts in spots.
12. **Vegetation clearance:** Minimal side clearance (12 to 14 feet horizontal, 16 feet overhead).
13. **Construction/maintenance equipment:** These roads typically have a narrow travel way and restricted operating clearance. Road maintenance requiring earthwork will be performed using small construction equipment to minimize collateral disturbance to adjacent soils and vegetation. Dozer with 6-way blade less than 11 ft. width will be used (Caterpillar D3C, D3G, D4G, D4H, or equivalent, Sweco tractor).

Maintenance on roads limited to administrative vehicles will only be performed when the authorized utility infrastructure requires maintenance work and access by line trucks and other vehicles, and will be subject to case by case notifications and approval by BLM.

Excerpt from:

Appendix E: INFM Transportation Maintenance Guidelines;

Ironwood Forest National Monument Travel Management Plan, Decision Record September 12, 2014,

See full document at: <https://go.usa.gov/xVD2u>

Rita Leon

From: David Cummings
Sent: Wednesday, June 28, 2017 10:47 AM
To: Rita Leon; Priscilla Cornelio; Rick Ellis; Joe Soto; Chris Cawein
Cc: Timothy Murphy; Vanessa Prileson; Ana Olivares
Subject: RE: AZA-018541, Agua Blanco Road

We maintain only to Eakes Road. West of that we don't touch.

From: Rita Leon
Sent: Wednesday, June 28, 2017 10:27 AM
To: Priscilla Cornelio <Priscilla.Cornelio@pima.gov>; Rick Ellis <Rick.Ellis@pima.gov>; David Cummings <David.Cummings@pima.gov>; Joe Soto <Joe.Soto@pima.gov>; Chris Cawein <Chris.Cawein@pima.gov>
Cc: Timothy Murphy <Tim.Murphy@pima.gov>; Vanessa Prileson <Vanessa.Prileson@pima.gov>; Ana Olivares <Ana.Olivares@pima.gov>
Subject: RE: AZA-018541, Agua Blanco Road

Yes

From: Priscilla Cornelio
Sent: Wednesday, June 28, 2017 10:26 AM
To: Rita Leon <Rita.Leon@pima.gov>; Rick Ellis <Rick.Ellis@pima.gov>; David Cummings <David.Cummings@pima.gov>; Joe Soto <Joe.Soto@pima.gov>; Chris Cawein <Chris.Cawein@pima.gov>
Cc: Timothy Murphy <Tim.Murphy@pima.gov>; Vanessa Prileson <Vanessa.Prileson@pima.gov>; Ana Olivares <Ana.Olivares@pima.gov>
Subject: RE: AZA-018541, Agua Blanco Road

If we renew the lease will we have to maintain the road?

Priscilla S. Cornelio, P.E., Director
Pima County Department of Transportation
201 N. Stone Avenue, 4th Floor
Tucson, AZ 85701-1207
(520) 724-6410
MailStop: DT-PWDOT4-310



Connect



Connect

From: Rita Leon
Sent: Wednesday, June 28, 2017 9:22 AM
To: Priscilla Cornelio <Priscilla.Cornelio@pima.gov>; Rick Ellis <Rick.Ellis@pima.gov>; David Cummings <David.Cummings@pima.gov>; Joe Soto <Joe.Soto@pima.gov>; Chris Cawein <Chris.Cawein@pima.gov>

Cc: Timothy Murphy <Tim.Murphy@pima.gov>; Vanessa Prileson <Vanessa.Prileson@pima.gov>
Subject: RE: AZA-018541, Agua Blanco Road

County did not renew the BLM ROW AZA-018541, for Agua Blanco Rd. aka Manville Rd per the attached emails. BLM has informed me that the ROW needs to be renewed because it still serves private residents, and emergency services. I will be renewing and Pima County please let me know if you have any question.

Rita

From: Hartney, Margaret (Maggie) [<mailto:mhartney@blm.gov>]
Sent: Monday, June 19, 2017 1:34 PM
To: Rita Leon <Rita.Leon@pima.gov>
Subject: AZA-018541, Agua Blanco Road

Hi Rita,

I wanted to talk to you about ROW authorization AZA-018541, for Agua Blanco Road. This ROW expired in 2013 and the BLM has not received an application for renewal. Since it appears that the road still serves private residents, renewal seems to be the right action. I have attached the application form and instructions for a complete submission. Please let me know if you have any questions.

Thanks,

Maggie Hartney
BLM Tucson, AZ
Realty Specialist
(520) 258-7228

Rita Leon

From: Kerry Baldwin
Sent: Monday, August 06, 2012 11:08 AM
To: Rita Leon
Subject: RE: aqua blanco - Manville

Rita- not at this time so we are good with letting expire.

Kerry

From: Rita Leon
Sent: Monday, August 06, 2012 10:57 AM
To: Kerry Baldwin
Subject: RE: aqua blanco - Manville

Kerry, Before I reply to BLM that we will not be maintaining, or renewing the ROW that expires in 2013. Do you foresee NRPR needing this ROW in the future?

Rita

From: Kerry Baldwin
Sent: Friday, July 13, 2012 3:37 PM
To: Kerry Baldwin; Rita Leon
Cc: Ben Goff; David Cummings
Subject: RE: aqua blanco - Manville

Ok, I finally got to everyone and checked on known potential open space acquisitions on this. We do not see any immediate need for maintaining the ROW.

Thanks for asking.

Kerry

From: Kerry Baldwin
Sent: Friday, July 13, 2012 11:50 AM
To: Rita Leon
Cc: Ben Goff; David Cummings
Subject: RE: aqua blanco - Manville

Still trying to get input from everyone. I'm betting no but give a few more days!

Thanks

Kerry

From: Rita Leon
Sent: Friday, July 13, 2012 8:23 AM
To: Kerry Baldwin
Cc: Ben Goff; David Cummings
Subject: FW: aqua blanco - Manville

Kerry, Have you had a chance to review?

Rita

From: Ben Goff
Sent: Tuesday, July 03, 2012 4:39 PM
To: Kerry Baldwin
Cc: David Cummings; Rita Leon
Subject: FW: aqua blanco - Manville

Kerry,

Does NRPR have any interest in keeping the Agua Blanco Ranch Road right-of-way west of Manville Road as described in the attached documents? As best as I can tell Pima County DOT has never routinely maintained the road, although we may have bladed it a time or two in response to a special request. We are following up on determining if there is adjacent right-of-way which connects this segment to Manville Road. Please let me know if your department would like for this to remain. Thanks. BHG

From: Ben Goff
Sent: Monday, July 02, 2012 10:38 AM
To: Rita Leon
Cc: David Cummings; Matt Martinez; Joe Soto
Subject: RE: aqua blanco - Manville

Rita,

The right-of-way grant terminates after 30 years (Section B, item 7.) which is on September 28, 2013. Is there any desire by Pima County, especially NRPR, to renew it? I am not aware of any county purpose being served by this apparently isolated piece of public r/w. BHG

From: Rita Leon
Sent: Monday, July 02, 2012 8:15 AM
To: Joe Soto; Ben Goff
Cc: David Cummings; Matt Martinez
Subject: RE: aqua blanco - Manville

I have attached ROW given to PC Transportation and FCD from BLM for Agua Blanco Ranch Rd.

Rita

From: Joe Soto
Sent: Friday, June 29, 2012 4:44 PM
To: Ben Goff
Cc: David Cummings; Matt Martinez; Rita Leon
Subject: Re: aqua blanco - Manville

Hi All,

Way Back in 1993 I was working for Rudy Daniels and we went in to assist the BLM on a "ONE TIME" Deal to help grade a few areas that went to the ranches and the Ironwood Forest Property. This was post '93 flood repairs! Jim Stokes and I went back in there, and years later we never went back in there. I don't believe we have any R/W at all in there.

Thanks,
Joe P. Soto
Sent from my iPhone

On Jun 29, 2012, at 4:21 PM, "Ben Goff" <Ben.Goff@pima.gov> wrote:

Dave,

I don't believe we maintained Manville Road past the Blanco Wash (Eakes Avenue alignment, the current western maintenance limit), but I can't verify that with the records I have in hand. The 1981 maintained road atlas did not have coverage west of T13S, R11E. The 1993 atlas shows the maintenance limit about where it is today. Aerial photography shows what I believe is a cattle guard and a gate at the end of the maintained road. The cattle guard does not show on the MapGuide PCDOT infrastructure layer, so it may belong to someone else. I can check around for an intermediate atlas that may be more informative. However, if we ever maintained the road in the past, however sporadically, we were not showing it 20 years ago. BHG

From: David Cummings
Sent: Friday, June 29, 2012 2:51 PM
To: Rita Leon
Cc: Ben Goff; Joe Soto; Matt Martinez
Subject: aqua blanco - Manville

Hey Rita,

I know there are some old ranch roads that we perform sporadic maintenance on, but I don't recall this ever being one of them. Our maintenance ends on Manville several miles east.

Ben / Matt – any info on if this is our responsibility?

From: Rita Leon
Sent: Wednesday, June 27, 2012 1:57 PM
To: David Cummings
Cc: Ben Goff
Subject: FW: ROW T-13S, R9E

David, I am forwarding an email from BLM below, they are looking for a contact in transportation to look at the road ROW known as Manville Rd and Agua Blanca Ranch Rd. that needs maintenance. BLM would like to go into a joint project (IGA) for road improvements. Let me know if you are the person that I would give as contact.

Rita

From: Mendoza, Francisco J [<mailto:fmendoza@blm.gov>]
Sent: Monday, June 25, 2012 4:20 PM
To: Rita Leon
Subject: RE: ROW T-13S, R9E

Rita,

Thank you for sending the Agua Blanco Ranch Rd ROW; it is the information I was wondering about.

There seems to be a gap between the west end of Manville Rd and the Agua Blanco Ranch Rd ROW (T13S R10E Secs 17, 18); see attached map.

Rita Leon

From: Kerry Baldwin
Sent: Monday, August 06, 2012 11:08 AM
To: Rita Leon
Subject: RE: aqua blanco - Manville

Rita- not at this time so we are good with letting expire.

Kerry

From: Rita Leon
Sent: Monday, August 06, 2012 10:57 AM
To: Kerry Baldwin
Subject: RE: aqua blanco - Manville

Kerry, Before I reply to BLM that we will not be maintaining, or renewing the ROW that expires in 2013. Do you foresee NRPR needing this ROW in the future?

Rita

From: Kerry Baldwin
Sent: Friday, July 13, 2012 3:37 PM
To: Kerry Baldwin; Rita Leon
Cc: Ben Goff; David Cummings
Subject: RE: aqua blanco - Manville

Ok, I finally got to everyone and checked on known potential open space acquisitions on this. We do not see any immediate need for maintaining the ROW.

Thanks for asking.

Kerry

From: Kerry Baldwin
Sent: Friday, July 13, 2012 11:50 AM
To: Rita Leon
Cc: Ben Goff; David Cummings
Subject: RE: aqua blanco - Manville

Still trying to get input from everyone. I'm betting no but give a few more days!

Thanks

Kerry

From: Rita Leon
Sent: Friday, July 13, 2012 8:23 AM
To: Kerry Baldwin
Cc: Ben Goff; David Cummings
Subject: FW: aqua blanco - Manville

Kerry, Have you had a chance to review?

Rita

From: Ben Goff
Sent: Tuesday, July 03, 2012 4:39 PM
To: Kerry Baldwin
Cc: David Cummings; Rita Leon
Subject: FW: aqua blanco - Manville

Kerry,

Does NRPR have any interest in keeping the Agua Blanco Ranch Road right-of-way west of Manville Road as described in the attached documents? As best as I can tell Pima County DOT has never routinely maintained the road, although we may have bladed it a time or two in response to a special request. We are following up on determining if there is adjacent right-of-way which connects this segment to Manville Road. Please let me know if your department would like for this to remain. Thanks. BHG

From: Ben Goff
Sent: Monday, July 02, 2012 10:38 AM
To: Rita Leon
Cc: David Cummings; Matt Martinez; Joe Soto
Subject: RE: aqua blanco - Manville

Rita,

The right-of-way grant terminates after 30 years (Section B, item 7.) which is on September 28, 2013. Is there any desire by Pima County, especially NRPR, to renew it? I am not aware of any county purpose being served by this apparently isolated piece of public r/w. BHG

From: Rita Leon
Sent: Monday, July 02, 2012 8:15 AM
To: Joe Soto; Ben Goff
Cc: David Cummings; Matt Martinez
Subject: RE: aqua blanco - Manville

I have attached ROW given to PC Transportation and FCD from BLM for Agua Blanco Ranch Rd.

Rita

From: Joe Soto
Sent: Friday, June 29, 2012 4:44 PM
To: Ben Goff
Cc: David Cummings; Matt Martinez; Rita Leon
Subject: Re: aqua blanco - Manville

Hi All,

Way Back in 1993 I was working for Rudy Daniels and we went in to assist the BLM on a "ONE TIME" Deal to help grade a few areas that went to the ranches and the Ironwood Forest Property. This was post '93 flood repairs! Jim Stokes and I went back in there, and years later we never went back in there. I don't believe we have any R/W at all in there.

Thanks,
Joe P. Soto
Sent from my iPhone

On Jun 29, 2012, at 4:21 PM, "Ben Goff" <Ben.Goff@pima.gov> wrote:

Dave,

I don't believe we maintained Manville Road past the Blanco Wash (Eakes Avenue alignment, the current western maintenance limit), but I can't verify that with the records I have in hand. The 1981 maintained road atlas did not have coverage west of T13S, R11E. The 1993 atlas shows the maintenance limit about where it is today. Aerial photography shows what I believe is a cattle guard and a gate at the end of the maintained road. The cattle guard does not show on the MapGuide PCDOT infrastructure layer, so it may belong to someone else. I can check around for an intermediate atlas that may be more informative. However, if we ever maintained the road in the past, however sporadically, we were not showing it 20 years ago. BHG

From: David Cummings
Sent: Friday, June 29, 2012 2:51 PM
To: Rita Leon
Cc: Ben Goff; Joe Soto; Matt Martinez
Subject: aqua blanco - Manville

Hey Rita,

I know there are some old ranch roads that we perform sporadic maintenance on, but I don't recall this ever being one of them. Our maintenance ends on Manville several miles east.

Ben / Matt – any info on if this is our responsibility?

From: Rita Leon
Sent: Wednesday, June 27, 2012 1:57 PM
To: David Cummings
Cc: Ben Goff
Subject: FW: ROW T-13S, R9E

David, I am forwarding an email from BLM below, they are looking for a contact in transportation to look at the road ROW known as Manville Rd and Agua Blanca Ranch Rd. that needs maintenance. BLM would like to go into a joint project (IGA) for road improvements. Let me know if you are the person that I would give as contact.

Rita

From: Mendoza, Francisco J [<mailto:fmendoza@blm.gov>]
Sent: Monday, June 25, 2012 4:20 PM
To: Rita Leon
Subject: RE: ROW T-13S, R9E

Rita,

Thank you for sending the Agua Blanco Ranch Rd ROW; it is the information I was wondering about.

There seems to be a gap between the west end of Manville Rd and the Agua Blanco Ranch Rd ROW (T13S R10E Secs 17, 18); see attached map.



**PIMA COUNTY
DEVELOPMENT SERVICES DEPARTMENT**

201 N. Stone Avenue, 1st Floor
Tucson, Arizona 85701-1207

CARLA BLACKWELL
Director

Phone: (520) 740-6520
FAX: (520) 798-1843

September 14, 2020

Page 1 of 5

HEARING ADMINISTRATOR'S FINDINGS AND DECISION

P20CU00001

**WILCOXEN — W. MANVILLE ROAD
Type I Conditional Use – Campground**

Background & Authority

Chapter 18.97, in accordance with Section 18.13.030 of the Pima County Zoning Code, requires a Type I conditional use permit (CUP) for a campground (considered an "other use which is similar in type, scale, and intensity as other listed conditional uses") on property zoned RH (Rural Homestead). (District 3)

Particulars of the Request

This particular request pertains to a proposed campground on private property that is adjacent to public lands in the form of Ironwood Forest National Monument. The site is approximately ten miles west of the intersection of Manville Road @ Sandario Road.

The applicant intends to offer primitive-style camping sites without individual water or electric service. The intention is to serve "adventure style" campers; large recreational vehicles are not appropriate given the remote location of the property and the long segment of primitive, unimproved roadway by which it is reached (more on this topic below). The applicant will provide a centralized shower and bathroom building, also therein offering wifi and some community electrical outlets. While ultimately envisioning fifty sites, they will begin with a smaller number and then add more over time as market demands indicate.

With respect to access, it should be noted that the Manville Road pavement ends approximately six miles west of its intersection with Sandario Road. From that point westward to the site, it is a primitive dirt road that exists only within a right-of-way easement (also known as Agua Blanco Ranch Road) through the Ironwood Forest National Monument. This segment of the road is primitive at best, with multiple difficult wash crossings. It is not suitable for most any vehicle that does not possess a high clearance and four-wheel drive capability. For this reason, the treatment of this roadway received significant attention during this conditional use permit process from the Bureau of Land Management, the Pima County Department of Transportation, the applicant, and the Hearing Administrator.

Public Hearing

In accordance with Pima County Zoning Code Section 18.97.030.F.3, a public hearing was opened on this application on June 29, 2020. The hearing was conducted telephonically due to the prevailing Covid-19 pandemic. Due to the aforementioned access issue pertaining to Manville Road (Agua Blanco Ranch Road) being as yet unresolved at that time, the public hearing was continued. The final public hearing on this application ultimately occurred on September 9, 2020. At same, the applicant's representative (Mr. William Jones) and a representative of the Bureau of Land Management (Ms. Colleen Bergmanis) were in concurrence as to suitable provisions for roadway maintenance by the property owner/applicant.

No (0) other individuals from the public attended the hearings to speak on this application and no other issues of note were raised during the public hearing process. All parties were generally accepting of a primitive-camping use at this location, given its remote setting and significant scenic beauty. The primary concern all along has been with providing suitable vehicular access to potential campers.

Staff reported that no (0) other public comment, telephone calls, emails or correspondence had been received on this request.

After hearing all of the above, the Hearing Administrator thanked the parties for working together to address the access issue and verbally indicated his intention to approve the application, subject to certain special conditions designed to frame the intended camping use as described in the submitted application.

Hearing Administrator's Comments

The Hearing Administrator thanks the Bureau of Land Management (BLM) for providing the suggested wording for a special condition addressing the maintenance of Manville Road (Agua Blanco Ranch Road) through the Ironwood Forest National Monument. The Hearing Administrator also thanks the owner and their applicant/representative for working in good faith with the BLM to satisfactorily resolve this issue.

Required Standards and Findings

Following are the Hearing Administrator's findings relative to the standards set by Pima County Code Sec. 18.97.030.F.3.c. These Sections stipulate that the following standards be met by the proposed use:

1. It will not be in serious conflict with the objectives of the general land use plan or the area plan in which situated.

The Comprehensive Plan designates the subject site as *Resource Sensitive (RS)*, the purpose of which is to identify land holdings with environmentally sensitive characteristics within close proximity to public preserves (such as national parks) and to help ensure uses which are compatible with same. In the present case, the *RS* designation applies due to the proximity of both the Ironwood Forest National Monument and, further to the east, Saguaro National Park West.

It is the Hearing Administrator's finding that, when operated under the stipulated special conditions attached to this approval, the proposed primitive-camping use is wholly compatible with the nearby public preserves and is not in conflict with the stated goals of the Comprehensive Plan.

2. It will provide safeguards for the protection of adjacent developed property, or if the adjacent property is undeveloped, for the legal permitted uses of such property.

The Hearing Administrator finds that the proposed use can coexist peacefully and respectfully with the surrounding public preserves and private properties and their legally permitted uses, as long as it is operated in accordance with the Special Conditions stipulated herein.

3. It has adequate accessibility to the County road network.

Access has been the central issue of this entire application, due to the primitive and unmaintained nature of the western segment of Manville Road (Agua Blanco Ranch Road). While the proposed use is a comparatively minimal traffic generator, it will bring a higher level of traffic than is now the case and, as importantly, will attract more private passenger vehicles with questionable ability to navigate a rough, primitive roadway possessing multiple challenging wash crossings. Provisions for going-forward roadway maintenance by the owner/applicant have been included in the special conditions of this approval. With these provisions in place, the Hearing Administrator finds access to be adequate.

4. It has sufficient off-street parking and loading facilities, that will be developed in accordance with County engineering standards.

Parking sufficiency and compliance with the Zoning Code will be verified during the review of the site plan required by the proposed Special Conditions.

5. It will meet County standards in terms of control of noise, smoke, glare or heat, odors, vibrations, fly, ash, dust, fumes, vapors, gasses, and other forms of air pollution, liquids and solid wastes.

The proposed use will not impact the surrounding properties in any of the above ways, nor otherwise interfere with their routine use. Special Conditions have been proposed to ensure the ultimate size and intensity of the campground going forward.

6. Hours of operation will not be detrimental to adjoining residents.

Hours of operation are found to not be an issue in this case. The site will serve short-term campers and provide for the type of passive activities that are compatible with the public preserve surrounding it. When operated in accordance with the proposed Special Conditions, the proposed use is found to not be detrimental to any adjoining properties.

7. Landscaping will be fully in conformance with zoning code regulations.

Landscaping requirements, if any, are a matter that will be verified with the review of the required site plan.

Hearing Administrator's Decision

This application for a Type I conditional use permit for a campground, on property zoned RH, is hereby **approved** by the Hearing Administrator, subject to the following standard and special conditions:

Standard Conditions

The Pima County Zoning Code allows the proposed use within the RH zone, subject to the Type I conditional use permit process.

Special Conditions

1. This conditional use permit approval is for a primitive/adventure-style campground and its customary appurtenant activities and uses for the campers, such as night-sky observation and “star parties”, western-themed cook-outs, and a centralized shower and bathroom building. No other non-residential or commercial uses are implied or approved for the property.
2. Special events and larger group gatherings, involving non-camper guests, such as weddings, planned celebrations, and/or other organized affairs are expressly prohibited.
3. The expectation of this use is that it is for primitive/adventure-style campers using private vehicles with the suitable clearance and four-wheel drive capability sufficient to safely navigate the primitive nature of Manville Road (Agua Blanco Ranch Road). Recreational vehicles (RV’s) and campers without such four-wheel drive capability and vertical clearance are not allowed.
4. The campground is limited to a total of no more than fifty (50) spaces. The use shall substantially adhere to the conceptual site plan submitted with this conditional use permit application. Any desired expansion of the campground by the applicant beyond the above fifty (50) spaces, or adding any more centralized facilities, will require a new CUP, public notice, and public hearing process.
5. No formal Development Plan or Site Construction Permit shall be required, other than that which may be required to satisfy Building Code requirements for the proposed centralized building.
6. The applicant shall submit, however, a more formal site plan with appropriate notes and drawn to scale, to the Pima County Chief Zoning Inspector, who is then tasked with reviewing it, coordinating as needed with other County reviewing departments, and for determining any related permits necessary to ensure compliance with applicable codes (e.g. Floodplain Use Permit and Riparian Habitat Mitigation requirements).
7. The access road to the property (Manville Road/Agua Blanco Ranch Road) shall be maintained by the landowner to a Primitive Road Type “B” standard; the details of this standard can be found in *Appendix E of the Ironwood Forest National Monument (IFNM) Transportation Maintenance Guidelines* document.
8. The designated check-in area for the campground does not require asphalt paving. Gravel or a similarly durable surface is acceptable, with the exception of any handicapped accessible parking spaces and routes, which shall be asphalt or concrete.
9. No amplified music is allowed and all group activities (such as cook-outs or “star parties”) shall conclude no later than 10:00 PM.
10. Any outdoor lighting fixtures shall comply with the Pima County Outdoor Lighting Ordinance.
11. The owner/applicant shall work in good faith with the Bureau of Land Management for the provision of signage along Manville Road (Agua Blanco Ranch Road).

Protest Period and Appeal Procedures

As is the case with all Type I conditional use permit applications, this decision is subject to a statutory 30-day protest period from the date of this decision. If a valid protest is received within the 30-day period from a property owner within the formal notification area, an appeal hearing will be scheduled before the Board of Supervisors, who shall then make the final decision on this conditional use permit. Given that the Hearing Administrator rendered his verbal approval of this application at the September 9, 2020 public hearing, the 30-day protest period shall commence from this public hearing date.

Any party interested in filing an appeal should contact Mr. Tom Nicholas Coussoulis, Senior Planner, at phone number 724.9000. Please be advised that filing fees apply to any appeal, and that these fees are payable by the party filing the appeal request.

Respectfully Submitted:

A handwritten signature in black ink, appearing to read "J. Portner", with a period at the end.

Jim Portner
Pima County Hearing Administrator

September 14, 2020
Date

APPENDIX E
TRANSPORTATION MAINTENANCE GUIDELINES
Ironwood Forest National Monument
Travel Management Plan

Maintenance guidelines for Monument Roads and Primitive Roads are established to achieve consistency in the way that Monument routes are maintained, and to ensure that only minimal maintenance work is accomplished for the access purposes that the different routes serve as identified in the land use allocations made in the IFNM RMP and the route designations established concurrently.

Monument transportation routes provide access for administrative purposes that require access by different types of vehicles depending on the management activities (i.e. special projects, resource surveys, monitoring, law enforcement and emergencies) including sport utility vehicles, off highway vehicles, 4WD trucks, service trucks, wild land fire engines, and transports for construction and maintenance equipment. Monument access routes also provide access for the use, maintenance and operation of existing facilities and improvements under current land use authorizations (i.e. utilities, transportation, communication sites, range improvements, wildlife waters) that need access by different types of vehicles for normal inspection, maintenance, and emergency repairs. The Monument routes also provide access to not-federal land inholdings, including residential areas and ranch headquarters which need access by passenger car and livestock trailer trucks. The routes also provide access for outdoor recreational use by the general public who visit the Monument by variety of motor vehicle types, including passenger car, pick up truck, motor home and various off highway vehicles. The different types of vehicles using Monument routes have differing physical characteristics and performance capabilities, which were considered in developing maintenance guidelines for Monument roads, primitive roads and trails.

Monument Primitive Roads will be maintained according to the guidelines described in this Appendix until standards for BLM Primitive Roads are established, as indicated in current Bureau travel management guidance¹, road maintenance guidance², and trail maintenance guidance³.

Maintenance according to these guidelines will ensure that reasonably reliable access by the type of vehicle identified in the TMP for roads and primitive roads is available. Routes maintained according to the different types of routes will be available for public use by vehicles that have similar geometric requirements based on the access vehicles' characteristics, performance and capabilities of the driver/operator. Maintenance standards and guidelines for administrative routes by public would allow physical access by medium class vehicles, but would be subject to the use restrictions and limitations described in the TMP.

¹ BLM Handbook, H-8342 Travel and Transportation Handbook, Bureau of Land Management, (page 116).

² BLM Manual 9113 - Roads.

³ BLM Manual 9114 - Trails.

1. Transportation Assets:

The Monument transportation assets to be maintained under this program include Roads, Primitive Roads, and Trails, according to BLM-wide definitions⁴. These definitions are constrained by the language of the Proclamation prohibiting “all motorized and mechanized vehicle use off road”, and to meet local Monument access needs, as noted below.

- a. **Road:** Linear route declared a road by the owner, managed for use by low-clearance vehicles having four or more wheels, and maintained for regular and continuous use.
- b. **Primitive Road:** A linear route managed for 4WD or high-clearance vehicles. Primitive Roads do not normally meet any BLM road design standards. Two types of Primitive Roads are defined to accommodate access needs in the Monument, as described in section 3 below.
- c. **Trail:** Linear route managed for human-powered, stock, or off-highway vehicle forms of recreation or for historic or heritage values. Trails are not generally managed for use by 4WD or high-clearance vehicles. Trails in the Monument are limited to non-motorized human- or livestock-powered travel.

2. Maintenance Intensities:

BLM Route Maintenance Intensities provide guidance for appropriate “standards of care” to recognized routes within the BLM. Recognized routes by definition include Roads, Primitive Roads, and Trails carried as Assets within the Bureau of Land Management Facility Asset Management System (FAMS).

Maintenance Intensities provide consistent objectives and standards for the care and maintenance of BLM routes according to identified management objectives. Maintenance Intensities are consistent with land-use planning management objectives (for example, natural, cultural, recreational setting, and visual quality). Maintenance Intensities provide operational guidance to field personnel on the appropriate intensity, frequency, and type of maintenance activities that should be undertaken to keep the route in acceptable condition and provide guidance for the minimum standards of care for the annual maintenance of a route.

Maintenance Intensities do not describe route geometry, types of route, types of use, or other physical or managerial characteristics of the route. Those items are addressed as other descriptive attributes to a route. Maintenance Intensities provide a range of objectives and standards, from “identification for removal” through “frequent and intensive maintenance”.

The definitions for BLM Transportation maintenance intensities are:

- a. **Level 0 Maintenance Description:** Existing routes that will no longer be maintained or declared as routes. Routes identified as Level 0 are identified for removal from the transportation System entirely.

⁴ Roads and Trails Terminology Technical Note 422, November 2006, U.S. Department of the Interior, Bureau of Land Management, Washington D.C. 20240

Maintenance Objectives: No planned annual maintenance. Meet identified environmental needs. No preventive maintenance or planned annual maintenance activities.

Maintenance Funds: No annual maintenance funds allocated.

- b. **Level 1 Maintenance Description:** Routes where minimal (low-intensity) maintenance is required to protect adjacent lands and resource values. These roads may be impassable for extended periods of time.

Maintenance Objectives: Low (Minimal) maintenance intensity. Emphasis is given to maintaining drainage and runoff patterns as needed to protect adjacent lands. Grading, brushing, or slide removal is not performed unless route bed drainage is being adversely affected, causing erosion. Meet identified resource management objectives. Perform maintenance as necessary to protect adjacent lands and resource values. No preventive maintenance. Planned maintenance activities will be limited to environmental and resource protection. Route surface and other physical features are not maintained for regular traffic.

Maintenance Funds: Maintenance funds provided to address environmental and resource protection requirements. No maintenance funds provided to perform preventive maintenance.

- c. **Level 2 RESERVED FOR POSSIBLE FUTURE USE**

- d. **Level 3 Maintenance Description:** Routes requiring moderate maintenance because of low-volume use (e.g., seasonally or year-round for commercial, recreational, or administrative access). Maintenance Intensities may not provide year-round access, but are intended to generally provide resources appropriate for keeping the route in use for the majority of the year.

Maintenance Objectives: Medium (Moderate) maintenance intensity. Drainage structures will be maintained as needed. Surface maintenance will be conducted to provide a reasonable level of riding comfort at prudent speeds for the route conditions and intended use. Brushing will be conducted as needed to improve sight distance when appropriate for management uses. Landslides adversely affecting drainage will receive high priority for removal; otherwise, they will be removed on a scheduled basis to meet identified environmental needs. Generally, they will be maintained for year-round traffic, including the annual maintenance necessary to protect adjacent lands and resource values. Preventive maintenance will be performed as required to generally keep the route in acceptable condition. Planned maintenance activities should include environmental and resource protection efforts, and annual maintenance of the route surface. Route surface and other physical features are maintained for regular traffic.

Maintenance Funds: Maintenance funds provided to preserve the route in the present condition, perform planned preventive maintenance activities on a scheduled basis, and address environmental and resource protection requirements.

- e. **Level 4 RESERVED FOR POSSIBLE FUTURE USE**

- f. **Level 5 Maintenance Description:** Routes for high (Maximum) maintenance because of year-round needs, high-volume traffic, or significant use. Also may include routes identified through management objectives as requiring high intensities of maintenance or to be maintained open year-round.

Maintenance Objectives: High (Maximum) maintenance intensity. The entire route will be maintained at least annually. Problems will be repaired as discovered. These routes may be closed or have limited access because of weather conditions but are generally intended for year-round use. Meet identified environmental needs. Generally maintained for year-round traffic. Perform annual maintenance necessary to protect adjacent lands and resource values. Perform preventive maintenance as required to generally keep the route in acceptable condition. Planned maintenance activities should include environmental and resource protection efforts, annual route surface. Route surface and other physical features are maintained for regular traffic.

Maintenance Funds: Maintenance funds provided to preserve the route in the present condition, perform planned preventive maintenance activities on a scheduled basis, and address environmental and resource protection requirements.

The maintenance guidelines for Monument routes identify the key geometric elements and typical dimensions required accommodate the type of access and vehicles the routes are intended to serve. These guidelines will be applied on maintenance projects for existing routes, and on any reconstruction or new construction. The environmental impact analysis of the Monument transportation maintenance program is based on the changes and modifications to existing route conditions required to maintain them in proper condition (vegetation clearance trimming, removal of plant growth in travel way, re-grading and reconstructing the road bed, etc.).

3. Primitive Road Maintenance Guidelines

The designated road and primitive road network in the Monument is in poor condition and the travel way, drainage, and vegetation clearance need to be maintained so the routes continue to provide the access purpose they serve. The roads and primitive roads have important administrative access needs that need to be accommodated, and they also have characteristics that are important for the recreational experience of Monument visitors in the different Recreation Management Zones established for the Monument. The existing roads and primitive roads were developed over time for mining, utilities and range improvement, and current condition vary greatly and affect the route's use-ability (grade steepness, roughness, travel-way width, horizontal and vertical alignment, side and overhead vegetation clearance).

Monument access vehicles identified in the (passenger cars, light trucks, stock 4WD high clearance vehicles, routes requiring use of all-terrain vehicles only, or to other OHVs with extremely capable equipment and driving skill.

The maintenance guidelines identify the desired physical condition of the different transportation assets, the type of access accommodated, and the ROW needs associated with the different types of motorized routes.

A. Typical Road Maintenance:

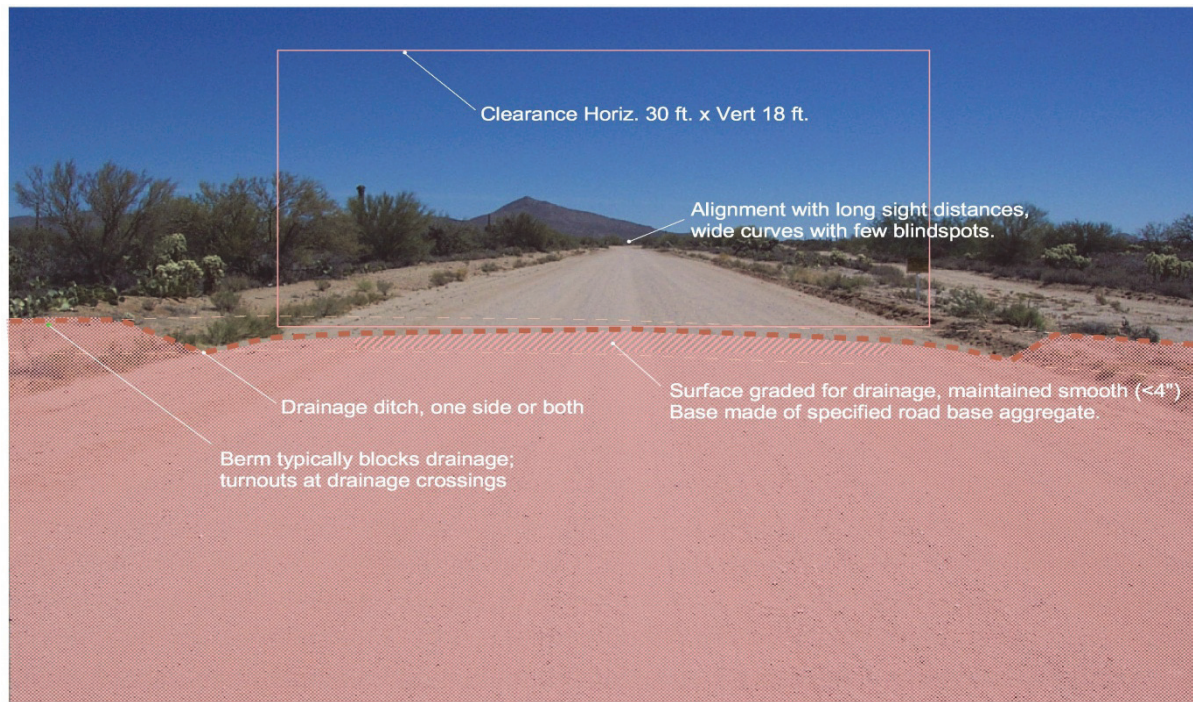


Figure E-1. **Typical Road:** Two lane roads used for general access to the Monument from the local public highways, used by all types of vehicles including wild land fire and emergency vehicles, passenger car and minibus. These roads maybe under a right of way to the local county, and are subject to county road standards. Roads across Monument lands may be improved to standards for low volume rural roads in accordance with BLM engineering handbook H-9113, and AASHTO standards for low volume roads⁵ to minimize impacts on Monument objects.

- a. Functional class: 'Collector', 'Local' or 'Resource'.
- b. Maintenance intensity: Level 5.
- c. Traffic type: All vehicle types (passenger car, motor home, trailer towing vehicles, heavy trucks and equipment).
- d. Traffic volume: Low volume, under 250 vehicles per day, varies seasonally with peak use in fall, winter and spring. Engineering analysis required with daily traffic levels of 150 to 250 vehicles.
- e. Speed: 35 miles per hour or higher.
- f. Cut and Fill Banks: Graded 3:1, or at angle of repose depending on soil conditions. Allow natural revegetation outside ditch.
- g. Travel way width: 24 feet overall, two lanes (plus 1:3 ditch one or both sides).
- h. Curves and alignment: Curvilinear alignment will be designed to promote low speeds. Typically open and broad horizontal curves, with gently rolling vertical curves; large radius over 200 feet, per engineering analysis.

⁵ Guidelines for Geometric Design of Very Low-Volume Local Roads (ADT \leq 400), American Association of State Highway and Transportation Officials, 2001.

- i. Driving surface: Asphalt or aggregate pavement, depending on engineering analysis. Roads in soils prone to fugitive dust will be surfaced with aggregate to minimize impacts on air quality.
- j. Grades: Flat to gentle grades, 12% max.
- k. Drainage: Crowned or outsloped depending on site conditions. Ditched on one or both sides, with lead off ditches as needed. Stabilized low water crossings with improved approaches; culverts or other drainage structures may be used at natural drainage crossings to achieve objectives.
- l. Vegetation clearance: Side clearance 4 feet from edge of roadway, 16 to 20 feet overhead clearance.
- m. Construction/maintenance equipment: Access by standard road maintenance equipment (motor grader, water truck, backhoe and 12-20 yard dump truck).

B. Typical Primitive Road Type A:

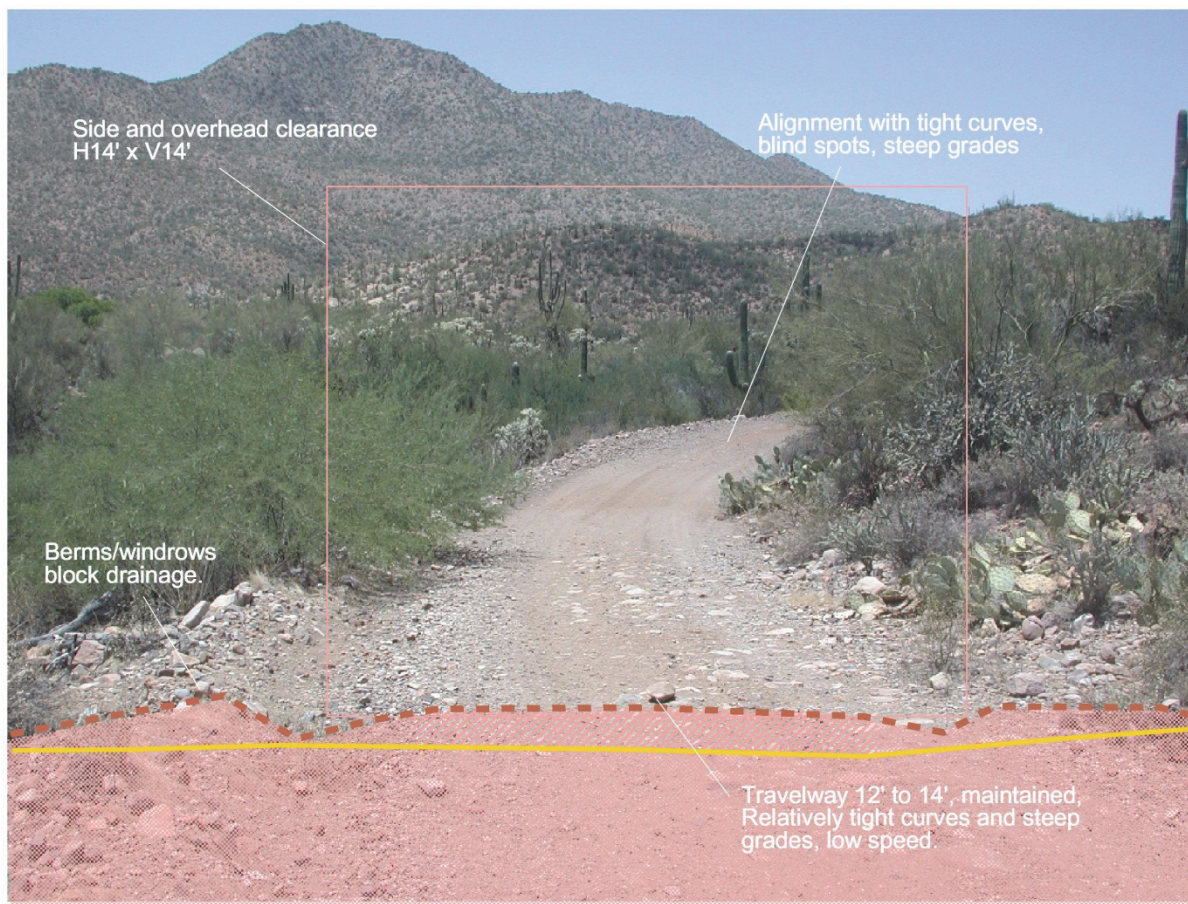


Figure E-2. **Typical ‘Type A’ Primitive Road:** Narrow single lane, low volume, low speed primitive road used by Type 6 wild land fire engine, utility line truck and other vehicles for administrative purposes and public use. Some of these roads are designated for administrative vehicles only (service roads for utility rights of way including natural gas transmission pipeline, electric powerlines and high voltage transmission lines), and are open to public use by non-motorized travel only. These routes are not intended to accommodate passenger car access or mini-bus, though may be temporarily useable by these vehicles for a period after maintenance work.

- a. Functional class: 'Local' or 'Resource'.
- b. Maintenance intensity: Level 3.
- c. Traffic type: Administrative and emergency access by Type 6 wild land fire engine. Predominantly high clearance 2WD or 4WD vehicles, and OHVs (all-terrain vehicle, utility vehicle, motorcycle).
- d. Traffic volume varies depending on time of year, type of route and location. ADT 50 to 150 vehicles during peak times (fall-winter-spring weekends, holidays, and events).
- e. Speed: 15 miles per hour.
- f. Cut and Fill Banks: At angle of repose depending on soil conditions. Allow natural revegetation.
- g. Travel way width: 14 feet with turnouts or spot widening.
- h. Curves and alignment: Short radius (<25 ft.) horizontal curves common, with rolling vertical curves.
- i. Driving surface: Natural soil, unpaved surface (bedrock, consolidated stone/cobble, gravel). Roads on soils prone to fugitive dust will be capped with aggregate to minimize air quality impacts
- j. Grades: Gentle to moderate grades depending on topography (max. 12%).
- l. Drainage: Open or confined by berms, waterbars and turnout ditches at intervals depending on natural drainage patterns and soil type. Low water crossings typically, with culverts in spots.
- k. Vegetation clearance: Minimal side clearance (12 to 14 feet horizontal, 16 feet overhead).
- l. Construction/maintenance equipment: These roads typically have a narrow travel way and restricted operating clearance. Road maintenance requiring earthwork will be performed using small construction equipment to minimize collateral disturbance to adjacent soils and vegetation. Dozer with 6-way blade less than 11 ft. width will be used (Caterpillar D3C, D3G, D4G, D4H, or equivalent, Sweco tractor)

Maintenance on roads limited to administrative vehicles will only be performed when the authorized utility infrastructure requires maintenance work and access by line trucks and other vehicles, and will be subject to case by case notifications and approval by BLM.

C. Typical Primitive Road Type B:

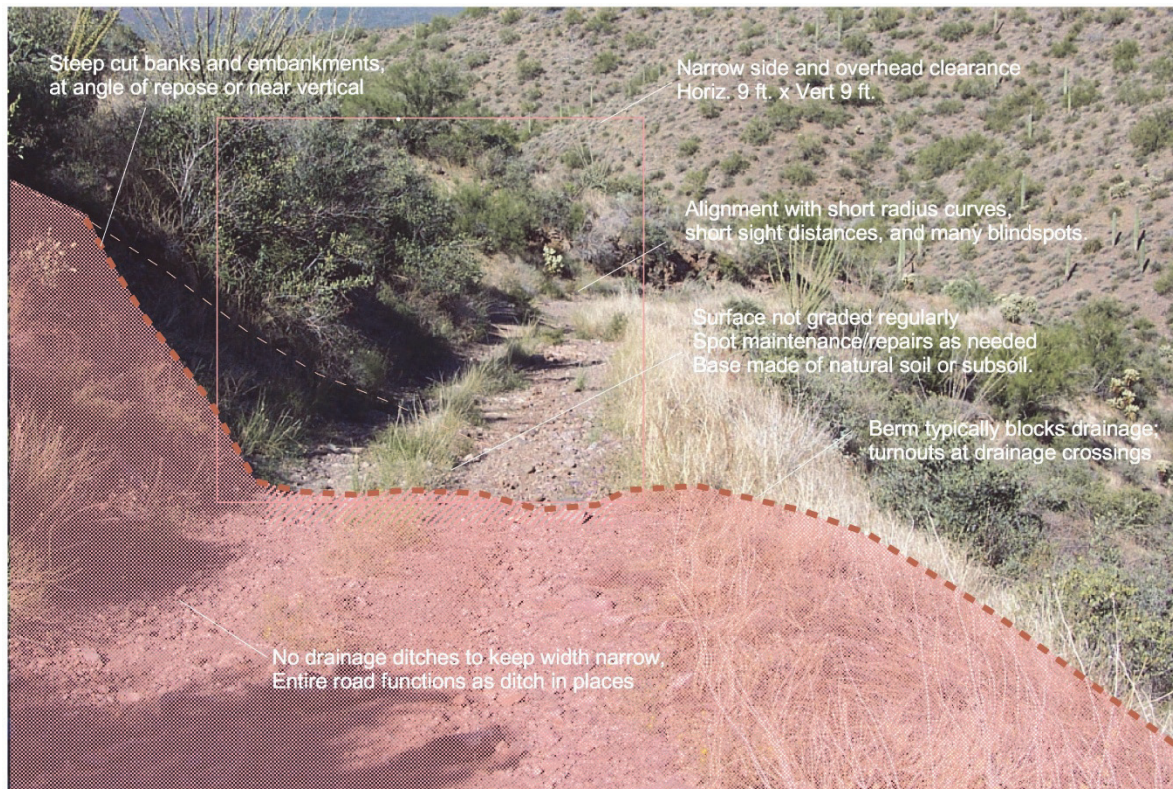


Figure E-3. **Typical 'Type B' Primitive Road:** Very narrow, low volume, low speed single lane road used by 4WD and OHV's for general administrative and recreational access. Not intended to accommodate 2WD, passenger car, or minibus. Land use activities will be constrained by narrow, rough primitive road conditions. These routes may be improved to meet temporary access needs on a case by case basis, subject to project specific plans and clearances.

- a. Functional class: 'Resource'.
- b. Maintenance intensity: Level 1.
- c. Traffic Type: Administrative and public use by predominantly high clearance 4WD vehicles, and OHVs (all-terrain vehicle, utility vehicle, motorcycle), and mixed non-motorized mechanized public travel (mountain bike, equestrian, hiking).
- d. Traffic volume: Very low and seasonal; ADT 50 or less vehicles, with use occurring during peak times (hunting season opening days, fall-winter-spring weekends, holidays, and special events).
- e. Speed: Very low speed, 5 to 15 miles per hour.
- f. Cut and Fill Banks: At stable angle of repose depending on soil conditions. Preserve natural vegetation growth if not interfering with travel-way.
- g. Travel way width: 10 feet with inter-visible passing turnouts, or spot widening.
- h. Curves and alignment: Tight and numerous horizontal and vertical curves common; curve radius <25 feet.
- i. Driving surface: Natural soil, unpaved, rough surface (bedrock, consolidated stone/cobble, gravel); roads on soils prone to fugitive dust will be capped with aggregate to minimize air quality impacts.
- j. Grades: moderate to very steep grades depending on topography (12% to 18%).

2. Drainage: Roadbed typically out-sloped at 6% for unobstructed cross drainage. Road sections obstructed by berms will be drained by clearing the berm, installing water bars and lead-off ditches at intervals depending on grade, natural drainage patterns and soil type. Low water crossings typically, with culverts in spots.

Sections of road entrenched by erosion (with the road grade down cut and below the prevailing ground surface, and under-cut natural drainage crossings) will be reconstructed to raise the road grade for proper drainage.

- k. Vegetation clearance: Minimal side clearance (10 feet, may encroach roadway to 8 feet). Overhead clearance 9 feet. Vegetation regrowth in travel way allowed.
- l. Construction/maintenance equipment: These roads typically have a very narrow travel way with limited operating clearance. Road maintenance requiring earthwork will be performed using the smallest conventional construction equipment available to minimize collateral disturbance to adjacent soils and vegetation. A dozer with 6-way blade less than 8 ft. width will be used (Komatsu D21A-8 or D21A-6, Caterpillar D4G or D4B, or equivalent, Sweco tractor).

D. Typical Trail:



Figure E-4. **Typical Trail, Non-Motorized, Non-Mechanized travel:** Narrow, low volume, single track trail used by hikers and equestrian riders for administrative and recreational access in primarily a wildland setting. These

trails are not intended to accommodate mountain bicycles, which are required to stay on designated roads and administrative roads by the Monument proclamation. Existing routes identified for closure will generally remain open to public use for non-motorized mechanized travel. Those routes will be allowed to reclaim naturally, and may be maintained to trail standards to accommodate passage by equestrians and hikers.

- a. Functional class: 'Resource'.
- b. Maintenance intensity: Level 1.
- c. Traffic Type: Administrative and public use by non-motorized non-mechanized (equestrian, hiking).
- d. Traffic volume: Very low and seasonal.
- e. Speed: Very low, 2 to 4 miles per hour.
- f. Cut and Fill Banks: At stable angle of repose depending on soil conditions. Preserve natural vegetation growth if not interfering with travel-way.
- g. Travel way width: 24" to 30".
- h. Curves and alignment: Following natural contours, tight and numerous horizontal and vertical curves common; curve radius 6 to 8 feet.
- i. Driving surface: Natural soil, unpaved, rough surface (bedrock, consolidated stone/cobble, gravel); roads on soils prone to fugitive dust will be capped with aggregate to minimize air quality impacts.
- j. Grades: Gentle to moderate with few steep grades if required by topographic conditions (max. 12% to 16%).
- k. Drainage: Trail bench typically out-sloped at 6% for unobstructed cross drainage. Trail sections that become ditched over time, or obstructed by berms will be drained by re-grading the outslope, clearing or breaching the berm, rolling the grade, installing water bars and lead-off ditches at intervals depending on grade, natural drainage patterns and soil type. Low water crossings typically.
- l. Vegetation clearance: Minimal side clearance (5 to 6 feet). Overhead clearance 9 feet. Low-growing vegetation will be allowed to encroach the clear zone.
- m. Construction/maintenance equipment: Trails typically have a very narrow travel way with a limited operating platform and clearance. Trail maintenance will be done with hand tools and equipment. Maintenance work requiring excavation or earthwork will be performed using power tools (gas or electric jack hammer). A mini-excavator may be used for trail work requiring relatively extensive excavation for efficiency or effectiveness of the effort (Takeuchi TB108, Kubota K008-3 or equivalent).

E. Typical Overland Route:



Figure E-5. **Typical Overland Access Route:** Narrow, very low volume, two track vehicle access route used for authorized administrative purposes for maintenance, operation, repair or replacement of existing facilities or improvements, or special projects that require vehicle access to transport tools, materials or supplies that can-not be transported by non-motorized means. These routes include existing routes previously constructed, but are not intended to accommodate regular on-going vehicle traffic. These routes will be allowed to reclaim naturally after each use, and restoration treatments may be applied if disturbance is likely to attract more use, or have a persistent impacts.

- a. Functional class: 'Resource'. These routes provide access to project sites or existing improvements or facilities that require very infrequent vehicle access.
- b. Maintenance intensity: Level 0. Travel way allowed to revegetate naturally
- c. Traffic Type: Administrative vehicles, depending on specific needs (truck, service vehicle, heavy equipment, fire engine, equestrian, hiking).
- d. Traffic volume: Very infrequent, one vehicle crew trip a year or less.
- e. Speed: Very low, 0 to 1 miles per hour; walking speed.
- f. Cut and Fill Banks: If the overland route uses an originally constructed roadbed, existing cut and fill slopes will be left 'as-is'. Preserve natural vegetation growth if not interfering with travel-way. Apply treatments to stabilize slope or bank erosion damaging resources or interfering with reclamation.

- g. Travel way width: 10' to 12', depending on the type of vehicle used.
- h. Curves and alignment: Following natural contours and openings in vegetation, no set curve or alignment, other than maneuvering the vehicle through tight and numerous horizontal and vertical curves, with aid of spotter common.
- i. Driving surface: Natural soil ground surface, variable (bedrock, consolidated stone/cobble, gravel, sand, silt); routes on soils prone to damage from compaction, rutting or mud will not be used when moist or wet.
- j. Grades: Gentle to moderate, avoiding steep grades as required by topographic conditions (max. 12%).
- k. Drainage: Natural surface runoff cross drainage, unobstructed, not intercepted. Use of route will avoid creating ruts that form ditches over time and intercept runoff. Existing ditches or ruts that are intercepting surface runoff will be mitigated with drainage control work using hand methods.
- l. Vegetation clearance: Minimal trimming for adequate side clearance and overhead clearance to allow passage by the vehicle at the time of use. Minimal trimming of low growing vegetation to accommodate vehicle driving over plants, without creating a fire hazard. Selective removal and transplanting of succulent and cacti regrowth in the travel-way.
- m. Construction/maintenance equipment: No construction or maintenance work will be performed. Only hand tools may be used to remove obstructions, or trim vegetation to gain passage, with minimum impact.