

Appendices

Appendix A - Lands to be Exchanged

Appendix B - Actions Analyzed for Cumulative Effects

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Appendix A – Lands to be Exchanged

Legal descriptions of Federal land.

Apache National Forest

Springerville Ranger District

Gila and Salt River Meridian, Apache County, Arizona
Township 8 North, Range 27 East

Sec. 22 – S1/2NE1/4SE1/4 (Tract A)
Sec. 23 – lots 2 and 3; S1/2NW1/4SW1/4.
Sec. 26 – lot 5.

Containing 70.57 record and surveyed acres, more or less.

Gila and Salt River Meridian, Apache County, Arizona
Township 8 North, Range 27 East

Sec. 35 – lots 2, 4, 5, 8, 9, 10, and 12. (Tract B)

Containing 267.17 record and surveyed acres more or less.

ALTOGETHER containing **337.74** record and surveyed acres, more or less.

Legal descriptions of non-Federal lands.

Apache National Forest

Alpine Ranger District

Gila and Salt River Meridian, Apache County, Arizona
Township 4 North, Range 28 East

Sec. 3 – SW1/4 SW1/4. (Rancho Alegre)
Sec. 10 – NW1/4 NW1/4.

Containing 79.76 record acres, more or less.

Gila and Salt River Meridian, Greenlee County, Arizona
Township 3 North, Range 31 East

Sec. 20 – N1/2 SE1/4. (Blue River Ranch)
Sec. 21 – N1/2 SW1/4.

Containing 158.68 record acres, more or less.

Springerville Ranger District

Gila and Salt River Meridian, Apache County, Arizona
Township 6 North, Range 27 East

Sec. 26 – SW1/4 NW1/4. (Thompson Ranch)

Sec. 27 – W1/2 NE1/4, SE1/4 NE1/4.

Containing 157.91 record acres, more or less.

ALTOGETHER containing **396.35** record acres, more or less.

Appendix B – Actions Analyzed for Cumulative Effects

Analysis of cumulative effects considers past, present, and reasonably foreseeable actions.

Past Actions

The affected environment has been created by a combination of natural events and human impacts. Depiction of the affected environmental consequences inherently includes past events and impacts.

The most recent Forest Service project completed in the vicinity of the proposed exchange is the Greer Lakes Improvement Project - This project involved replacement of existing boat ramps and toilet facilities and construction of armadas and one new toilet at the Greer Lakes (Tunnel, Bunch and River Reservoirs) (Doc. 41). This project was completed in 2006.

Present Actions

There is one other Forest Service Project currently being implemented in the area: the Greer Wildland Urban Interface Project.

Greer Wildland Urban Interface (WUI) - This project involves the pre-commercial thinning and commercial harvest of wood around the private lands in the Greer area with the desired outcome of reducing potential wildland fire impacts to private property. This project is currently being implemented (Doc 143).

No other present projects in this area are currently proposed or listed in the Schedule of Proposed Actions for the Apache-Sitgreaves National Forests.

Reasonably Foreseeable Actions

Residential Development

The cumulative effects analysis considers future residential development on the Federal lands even though Mr. Owens has stated there currently are no future plans for development or other disposition of the land.

Given the local zoning of the adjacent areas, it is reasonably foreseeable that the lands conveyed out of federal ownership could be developed for residential use. However, the future use or development on the lands conveyed out of federal ownership would become subject to all laws, regulations, and zoning authorities of state and local governing bodies. All potential future development would comply with the Apache County subdivision ordinance, Apache County Greer Conservation, Development and Management Program Ordinance (Phase I), and Arizona State laws and regulations.

Several development scenarios were analyzed. No development was considered the most likely scenario. Development with lot splits and development of a planned subdivision were also analyzed. A level of development was also analyzed to display the level of development the land could accommodate if the maximum legal development was to occur.

Assumptions for future development were derived from information contained in the report "Evaluation and Estimate of Projected Development Costs for Subdivision of 337 Acres in Greer, Apache County, Arizona", dated November 2003, prepared by Murphy Engineering Group (Murphy Engineering Report) (Doc 113). This document was prepared to display the level of development this land could accommodate if the maximum legal development was to occur. A summary of the basic requirements used in the analysis is as follows:

- Conceptual layout and lot density does not represent a development plan as detailed topographic information was not used to prepare the report. Layouts were for estimating infrastructure improvements. Minimum lot sizes of 1 acre are required in the Greer area (Doc 4, Section 307.01).
- Roads constructed to minimum County standard, which involves preparation of preliminary plan and engineering drawings that must be submitted to the County Planning Director for approval by the Planning and Zoning Commission (Subdivision Resolution, County of Apache, Arizona, Section IV).
- Although pavement is not required by County standards, it was assumed that all roads would be paved to meet market demands in the maximum development scenario (Doc 113).
- The County requires a drainage plan for stormwater runoff. (Zoning Ordinance of Apache County, Article 8)
- Necessary improvements, including required drainage facilities to manage stormwater runoff, would be constructed to insure downstream properties are protected from any increases in peak flow runoff due to development (Doc 113).
- Utilities comply with Arizona Corporation Commission regulations (Doc 113).
- Arizona Department of Environmental Quality (ADEQ) has jurisdictional authority for approving water and wastewater facilities. Public water and sanitary systems proposed to serve the subdivision must meet minimum ADEQ standards. The subdivision would be located within the Little Colorado Sanitary District, which has jurisdictional authority over properties within the District's boundaries therefore wastewater disposal would comply with the District's rules and regulations and be connected to its facilities. Each lot would be required to install a septic tank that would be connected to LCSD's collection system for treatment at its facility. Any upgrades or extensions necessary to provide service to the subdivision would be arranged for by the proponent (Doc 113).
- Water for domestic use would be provided by a central production and distribution system to the entire development, in the maximum development scenario.
- Fire protection facilities are included in development concept (Doc 113).
- All potential future development on the Federal lands would be subject to Apache County Greer Phase I regulations. Objectives of the Phase I include encouraging adequate open space, the evaluation and control of high density uses, and enhancement of visual aesthetics and maintenance of the rural village quality and image of Greer (Doc 4).

Applicable laws, regulations, and zoning modeled in the cumulative effects analysis:

- County standards for stormwater runoff (Zoning Ordinance of Apache County, Article 8).
- State of Arizona standards for roadways and streets (Arizona Administrative Code, Title 18, Chapter 2)
- 40 Code of Federal Regulations Parts 1500-1508

Future Land Adjustments

An inquiry has been received by the Springerville District Ranger regarding a proposal for a land exchange involving the 19 existing summer recreation residence permits that collectively make up the Little Colorado Summer Home Tract on approximately 35 acres located within the GRA. Although a formal exchange proposal has not been received it is possible in the foreseeable future that one involving these recreation residences may be submitted for consideration. There currently are no other inquiries or formal proposals for land exchange within the GRA at this time. A previous request by the Forest Service for Fiscal Year 2006 funding to purchase approximately 10 acres of land located along the Little Colorado River within the GRA was submitted to the Washington Office, but funding was never provided. Proposals to include this land in a future exchange proposal would also be considered. An exchange of the summer recreation residence tract out of federal ownership or Forest Service acquisition of the 10 acres along the Little Colorado River would result in a 1% or less change to the number of acres of federal and private lands in the GRA.

No other reasonably foreseeable projects in this area are currently proposed or listed in the Schedule of Proposed Actions for the Apache-Sitgreaves National Forests.

Relocation of Cross-Country Ski Trail

Tract B contains part of a cross-country ski trail along its southern boundary (approximately $\frac{3}{4}$ mile in length). The ski trail would be relocated south of the tract's boundary and above Rosey Creek. The trail will not be relocated within any part of the Rosey Creek floodplain.

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