

**U.S. Department of the Interior
Bureau of Land Management**

ENVIRONMENTAL ASSESSMENT

DOI-BLM-AZ-C020-2010-0021-EA

**Hidden Shores Village
Plan of Development Update**

**U.S. Bureau of Land Management
Concession Lease AZA 27305**

Proponent: Komick Ltd. Partnership
County: Yuma County, Arizona

8-31-2011

Bureau of Land Management
Yuma Field Office
2555 E. Gila Ridge Road
Yuma, AZ 85365

Prepared by: **Insert Project Lead's Name**
Date: **Insert Date Signed**



Table of Contents

1. CHAPTER 1 - INTRODUCTION.....	3
A. Project Location	3
B. Project Background.....	3
C. Purpose and Need for the Proposed Action	4
D. Decision to be Made.....	4
E. Scoping and Issues	4
2. CHAPTER 2 - PROPOSED ACTION AND ALTERNATIVES.....	5
A. Proposed Action (Alternative 1)	5
B. No Action Alternative (Alternative 2)	8
C. Alternatives Considered but Eliminated from Detailed Analysis	8
D. Conformance with Land Use Plan	9
E. Relationship to Statutes, Regulations, or Other Plans.....	11
3. CHAPTER 3 - AFFECTED ENVIRONMENT	11
A. General Project Setting.....	11
B. Resources / Concerns	12
1. Air Quality.....	14
2. Cultural & Historic Resources.....	14
3. Invasive & Non-Native Species	15
4. Native American Religious Concerns	15
5. Recreation.....	15
6. Socioeconomics	16
7. Threatened or Endangered Species.....	16
8. Vegetation.....	17
9. Visual Resources	17
10. Water Quality (Drinking or Groundwater).....	17
11. Wild Horses / Burros	18
12. Wildlife.....	18
4. CHAPTER 4 - ENVIRONMENTAL CONSEQUENCES.....	19
A. Potential Direct and Indirect Effects	19
1. Air Quality.....	19
2. Cultural & Historic Resources.....	20
3. Cultural & Historic Resources.....	20

4.	Invasive & Non-Native Species	20
5.	Recreation.....	21
6.	Socioeconomics	21
7.	Threatened and Endangered Species	21
8.	Vegetation.....	22
9.	Visual Resources	22
10.	Water Quality (Drinking or Groundwater).....	22
11.	Wild Horses / Burros	23
12.	Wildlife.....	23
B.	Mitigating Measures for the Proposed Action	23
C.	Cumulative Effects	24
1.	Introduction	24
2.	Past and Present Actions.....	24
3.	Reasonably Foreseeable Action Scenario.....	24
5.	CHAPTER 5 - TRIBES, INDIVIDUALS, ORGANIZATIONS OR AGENCIES CONSULTED.....	25
A.	Tribes:.....	25
B.	Bureau of Land Management (List of Prepareres):.....	26
C.	Federal, State, and County Agencies:	26
D.	Private Individuals:	26
6.	CHAPTER 6 – REFERENCES, GLOSSARY	26
A.	References Cited	26
B.	Glossary of Terms	27
C.	List of Acronyms/Initialisms Used in this EA	27
7.	APPENDICES	27
	Appendix A – Stipulations.....	28
	Appendix B – Biological Clearance	31
	Appendix C – Cultural Clearance	32
	Appendix D – Project Location Exhibit.....	33
	Appendix E – Hidden Shores Village Updated Plan of Development	34
	Appendix F– Visual Contrast Rating Worksheets	35

1. CHAPTER 1 - INTRODUCTION

A. Project Location

Hidden Shores Village, a concession managed by Bureau of Land Management (BLM) Yuma Field Office (YFO), is an existing RV and vacation home resort located north of Yuma along the eastern shore of the Colorado River in Yuma County, Arizona (See Appendix D – Project Location Exhibit). The project encompasses a total of approximately 30 acres of lands within the existing Hidden Shores Village boundaries (concession lease AZA 27305). The proposed project affects the following described public lands:

Gila and Salt River Meridian, Yuma County, Arizona

T. 6 S., R. 21 W.,

sec. 30, portions of NE¹/₄NW¹/₄, NW¹/₄NW¹/₄, SW¹/₄NW¹/₄ (within);

sec. 30, portions of N¹/₂NW¹/₄, W¹/₂ (within).

B. Project Background

On July 13, 1993, the BLM issued concession lease AZA 27305 to Hidden Shores RV Village, LLC. On February 24, 1995, concession lease AZA 27305 was amended to include 183 acres of additional lands in Section 30, T. 6 S., R. 21 W. On May 11, 1999, BLM issued a decision approving the assignment of concession lease AZA 27305 to Komick Ltd. Partnership (Proponent). This existing concession lease, AZA 27305, encompasses a total of approximately 229 acres in Section 30, T. 6 S., R. 21 W., G&SRM, Arizona.

In 2009 the Proponent submitted an application for an expansion of Hidden Shores Village in two distinct phases. Phase one included 196 RV and vacation home sites on approximately 48 acres both within existing lease boundaries and on additional BLM administered lands to the east. Phase two included 290 RV and vacation home sites on approximately 60 acres of additional BLM administered lands in Section 19 to the north. The proposal was reviewed by the ID Team in a scoping meeting on November 18th, 2009. Subsequent review, consultation and analysis through the National Environmental Policy Act (NEPA) of 1969 process looked at potential impacts to visual, tribal / cultural and wildlife resources.

In September of 2010, in an effort to reduce the effects on resources, the Proponent submitted a revised project that reduced the size and scale of the project by 40%. This 40% reduced proposal included two phases of development, similar to the original proposal, but both substantially reduced. Phase one included 112 RV and vacation home sites on 28 acres within existing lease boundaries and on 10 acres of additional BLM administered lands to the east in Section 30. Phase two included 170 RV and vacation home sites on approximately 38 acres of additional BLM administered lands in Section 19 to the north.

Further environmental review and consultation resulted in potential affects to visual, wildlife, and cultural / tribal resources in phase two of the proposals. The many significant cultural sites along with concerns over wildlife and visual resources proved difficult to mitigate or avoid. Therefore the project was reduced further to avoid impacts by eliminating the phase two portion of the project and reducing phase one to only lands that are entirely within the original lease boundary. This reduction results in a Proposed Action that no longer requires an amendment to expand the existing lease area of 229 acres.

The Proposed Action now encompasses approximately 30 acres of lands entirely within the boundaries of the existing concession lease. The entire 30 acres of the proposed project was originally analyzed in an Environmental Assessment completed in April of 1994 (EA-AZ-055-94-40) with a finding of no significant impact.

The Proponent has redeveloped the existing park and upgraded it consistent with BLM requirements imposed at inception of the original lease. Many unsafe or substandard structures were removed at a significant expense to the concessioner. The last phase of park development was completed in 2003 and a new clubhouse was completed in 2004. Facilities and amenities at Hidden Shores are being managed and maintained at the highest standards to ensure visitor satisfaction.

Recreational demands have increased in recent years in Yuma County and along the lower Colorado River. Hidden Shores Village has established a strong public demand and presence along the lower Colorado River. The park experiences approximately 410,250 visitor days per year. The occupancy rate of the park has consistently been above 95% and has been at capacity for over four years. The park remains at capacity today, all 576 existing sites and vacation homes are currently rented or leased, and the park currently has a waiting list of approximately 150 people. The current park is unable to accommodate the increased regional demand of recreational visitors.

C. Purpose and Need for the Proposed Action

The purpose and need for the proposed action is to meet the multiple use, public recreation mission of the BLM by managing for increased public recreational demand in the Lower Colorado River corridor. Therefore, an approved update to the Hidden Shores Village plan of development is needed, within current lease boundaries in accordance with Title III of FLPMA.

D. Decision to be Made

The BLM YFO would decide whether or not to grant approval to the Proponent for an update to the plan of development within existing lease boundaries at Hidden Shores Village.

E. Scoping and Issues

The original proposal was first presented to the YFO in a meeting on July 10th, 2009.

The Proposed Action was reviewed by the YFO NEPA Interdisciplinary Team (ID Team) at a scoping meeting held on November 18th, 2009 at which YFO provided a Statement of Work to the contractor. The following scoping issues were considered:

Air Quality	Socio-Economics
Climate Change	Soils
Environmental Justice	Threatened or Endangered Species
Floodplain	Travel Management
Fuels/Fire Management	Vegetation
Human Health and Public Safety	Visual Resources Management
Invasive Non-Native Species	Wasters, Hazardous or Solid
Water Quality	Migratory Birds
Minerals	Weeds
Native American Religious Concerns	Wetlands/Riparian Habitat
Paleontological Resources	Wild Horse and Burros
Recreation	Wildlife

After scoping and analysis the proposed project was reduced by 40% in September of 2010. The reduced Proposed Action was then presented to the public and agencies during a public meeting held October 12th, 2010 at the YFO. During the subsequent consultation process with agencies the reduced Proposed Action was reviewed by the ID Team at a scoping meeting held on February 11th, 2011. Through detailed environmental analysis and consultation the project was reduced further to remove all proposed development outside of the existing lease boundaries. The Proposed Action falls entirely within existing lease boundaries and within the limits of EA-AZ-055-94-49. No recreation activities or land uses different from those already long approved for the original resort are proposed. Scoping and review of previous analysis has resulted in a fewer number of resources identified as potentially affected.

2. CHAPTER 2 - PROPOSED ACTION AND ALTERNATIVES

Two alternatives were developed by the ID Team to address recreational demands and provide recreational opportunities to visitors of the area. The Proposed Action, Alternative 1, addresses recreational needs by expanding the existing park through the use of additional facilities within existing lease boundaries. Alternative 2 is the No-Action Alternative. Below is a detailed description of each alternative:

A. Proposed Action (Alternative 1)

The Proposed Action addresses recreational demands by developing an extension of the existing Hidden Shores Village, to the east, on approximately 30 acres that are within current lease boundaries. This development would consist of 126 RV and vacation home sites, associated improvements and amenities. The proposed action is illustrated in Appendix E – Hidden Shores Village Updated Plan of Development.

The development would begin in year one and is anticipated to take three to five years to

complete. The amenities proposed with each phase of development would be constructed concurrently with the construction of roadways, infrastructure, and RV and vacation home sites.

All buildings would be designed by architectural and engineering professionals and would follow all applicable codes. Standard commercial construction practices would be followed. It is anticipated that these buildings would be of standard wood frame construction sited and finished in a manner consistent with Visual Resource Management (VRM) best management practices.

The proposed activities and improvements would be completed in an environmentally friendly fashion. Every effort would be made to preserve the native conditions currently found on the site. The Proponent would comply with all Army Corp of Engineers 404 permitting for any construction within jurisdictional waters of the US. While processing the 404 permit, the Proponent would also submit to Arizona Department of Environmental Quality a CWA 401 Water Quality certification thereby obtaining approval from ADEQ that the proposed project and activities would not be expected to have a negative impact to the chemical, physical or biological integrity of the Colorado River water body. Prior to construction, the Proponent would also submit to ADEQ a Storm Water Prevention Plan that will limit any runoff during construction and soil stabilization.

All disturbed areas would be returned to a compacted and stable state. All cut and fill areas would be processed and reconstructed with suitable materials and compacted to construction standards. All phases would include the landscaping of improvements and disturbed areas. Where possible and feasible, some of the plant material would be harvested, temporarily staged, and used to re-vegetate the disturbed areas. Plant materials that cannot be salvaged would be cleared and disposed of according to applicable codes. Along with using some salvaged plant material for re-vegetation, indigenous drought tolerant plant materials would be used throughout the project. The Proponent would submit landscape plans to BLM for approval prior to installation.

Roadways & Infrastructure:

The Proponent would construct a total of approximately 5,375 linear feet of roadways and associated infrastructure including underground water, sewer, electric, and dry utilities. The roadways and utilities were designed and adequately sized to serve the proposed land uses within the project site. All roadways and infrastructure would be constructed through standard construction practices and would be surfaced with asphalt concrete. Construction would include cut and fill grading, aggregate base construction, trenching and backfill of utilities, asphalt paving, dust and erosion control, and stabilization and re-vegetation of disturbed areas.

The improvements have been designed to minimize cut and fill and to reduce the profile and visibility of roads, structures and utilities. Import or export of materials will not occur for this project. Construction efforts would require the

use of backhoes, graders, scrapers, rollers, water trucks, front end loaders, dump trucks, and other miscellaneous construction vehicles.

Underground gravity sewer and sewer force mains would be installed to collect sewage from each proposed site and convey to the existing wastewater treatment facility located within the existing village. The existing wastewater facility was originally engineered and constructed to provide the space for future expansion. Additional tank capacity would be added to the existing facility to treat wastewater and distribute treated effluent. Underground water distribution lines would be installed to convey water from the existing treatment facility, within the existing village, to each site of the expansion. A second in-line water treatment plant would be installed, expanding the existing water treatment facility, to provide additional redundancy and capacity if required.

RV and Vacation Home Sites:

The Proponent would construct 126 RV and vacation home sites. The sites would be 50'x100' graded pads with a concrete drive access off of the street. Concrete slabs, and necessary footings, would be poured for the parking of RV's and placement of manufactured homes. Each site would be serviced by underground electric, water, sewer, and dry utilities and hookups would be provided for RV's.

Hilltop Club and Pool Facility:

The Proponent would construct a swimming pool, spa, pool facility with restrooms, and small cabana type shade structures. All applicable codes will be followed in the construction of these facilities including the construction of a fence surrounding the improvements for safety and pool enclosure.

Pocket Park:

A pocket park would be constructed at centrally located location. This would include passive recreational amenities including picnic and bbq areas, informational kiosks, overlooks, benches, shade structures and playground equipment.

Controlled / Gated Access:

Fencing and gates would be constructed to provide controlled access to the natural desert by pedestrians and OHV users. There will be no immediate access from home sites to the open desert adjacent to these properties. All residents and visitors would be required to access the desert through the controlled access points. Boulders, fences, and gates will be utilized, where necessary, to establish and maintain this control and insure that users utilize these access points. Access will be closed six months a year and will be managed consistent with BLM travel management planning.

Landscaping:

All disturbed areas will be returned to a stable state. All cut and fill areas will be processed and reconstructed with suitable materials to construction standards. All

developed and disturbed areas will be landscaped and irrigated with acceptable native desert vegetation. All landscaping will consist of indigenous and low water use plant materials and irrigated with low volume irrigation components. All landscaping and irrigation will be done with water conservation in mind and consistent with VRM best management practices. Where possible and feasible some of the plant material will be harvested, temporarily staged, and used to re-vegetate the disturbed areas. Plant materials that cannot be salvaged will be cleared and disposed of according to applicable codes. The following is a list of plant materials that may be used : creosote, brittle bush, ocotillo, foothill Palo Verde, white bursage, desert lavender, desert marigold, penstemon, and others.

B. No Action Alternative (Alternative 2)

Under the No Action Alternative none of the Proposed Action components would be built, the plan of development amendment would not occur. If the proposal is otherwise acceptable following environmental and policy analysis a no action decision would not be in conformance with the Yuma RMP LR-020 & LR-021.

C. Alternatives Considered but Eliminated from Detailed Analysis

Original Expansion Proposal:

The Proponent originally submitted a plan of development for a major expansion to Hidden Shores Village in July of 2009. The proposal included development in two distinct phases. Phase one included 196 RV and vacation home sites on approximately 48 acres both within existing lease boundaries and on additional BLM administered lands to the east in Section 30. Phase two included 290 RV and vacation home sites on approximately 60 acres of additional BLM administered lands in Section 19 to the north. Both phases of development included the development of roadways, infrastructure and amenities. The proposal was reviewed by the ID Team in a scoping meeting on November 18th, 2009. Review and consultation resulted in potential affects to visual, wildlife, and cultural / tribal resources. In an effort to reduce impacts through avoidance and mitigation the project was substantially reduced and the original expansion proposal was eliminated from further analysis.

40% Reduced Expansion Proposal:

In September of 2010, in an effort to reduce the effects on resources, the Proponent submitted a revised project that reduced the scale size and scale of the project by 40%. This 40% reduced proposal included two phases of development, similar to the original proposal, but both substantially reduced. Phase one included 112 RV and vacation home sites on 28 acres within existing lease boundaries and on 10 acres of additional BLM administered lands to the east in Section 30. Phase two included 170 RV and vacation home sites on approximately 38 acres of additional BLM administered lands in Section 19 to the north. Both phases of development included the development of roadways,

infrastructure and amenities.

Further environmental review and consultation resulted in potential affects to visual, wildlife, and cultural / tribal resources in phase two of the proposals. The many significant cultural sites, proximity of phase 2 to backwaters and riparian areas, along with concerns over wildlife and visual resources proved difficult to mitigate or avoid. Therefore the project was reduced further to avoid impacts by eliminating the phase two portion of the project and reducing phase one to only lands that are entirely within the original lease boundary. The 40% reduced expansion proposal was eliminated from further analysis.

D. Conformance with Land Use Plan

The proposed action is in conformance with the *Yuma Field Office Resource Management Plan* (RMP) which was approved on January 29th, 2010. The proposed action is in conformance with the applicable RMP because it is specifically provided for in the following RMP decision(s):

- LR-020: Public lands are available to develop concessions for recreation opportunities to meet the growth of public recreation use on a case-by-case basis.
- LR-021: Issue new recreation concession leases on a case-by-case basis in conformance with FLPMA. Land use alternatives that should be considered during NEPA analysis include accommodating the current lessee's request, allowing other potential bidders an opportunity to enter the recreation concession lease program, converting the lease to a traditional BLM-managed recreation site, and restoring the land to wildlife habitat.
- LR-022: Concessions will be managed in accordance with its authorized concession lease including quarterly inspections for compliance with the terms and conditions of the leases.
- LR-023: Restrict occupancy within concessions to no more than 150 days in a calendar year.
- VM-009: Protect or restore native species in upland and riparian communities through an integrated weed management approach emphasizing prevention, containment, and early detection of invasive weeds.
- VM-018: Require use of native plant materials for landscaping at developed recreation sites within public lands.
- VM-019: Require concessions to get BLM approval for landscaping plans. Require the use of native plants and drought adapted vegetation.

- TE-004: There is no net loss or fragmentation of habitat for major life history requirements (i.e., breeding, feeding, or resting cover) for special status species.
- RR-046: The primary recreation management strategy for the Greater Yuma SRMA will be to target the demonstrated community tourism market. Residents of local communities are the primary visitors of the SRMA, who come to hike, camp, boat, fish, hunt, mountain bike, and ride horses and OHVs.
- RR-049: The Benefits-Based Recreation Management Objective for the Imperial Dam RMZ is to maintain and enhance the facilities at the Imperial Dam LTVA, South Shore, North Shore, Senator Wash Boat Launch, and Squaw Lake recreation sites as needed to meet recreational demands and comply with public health and safety requirements. These recreation sites, collectively known as the Imperial Dam Recreation Area, provide sustained economic benefits to surrounding communities from large numbers of regional, national, and international visitors.
- RR-058: Allocate the Imperial Dam RMZ within the Greater Yuma Community SRMA. The boating, floating, fishing, and swimming opportunities on the lower Colorado River and its associated backwaters cool down local and regional visitors throughout the long southwestern summers. The BLM-administered lands adjacent to both of the rivers' shorelines provide weekend residents, campers, and day-use visitors with exemplary OHV-riding opportunities. The Imperial Dam LTVA provides extended camping opportunities for winter visitors from September to April. Outstanding primitive recreation opportunities, such as hiking and wildlife viewing, are available in the Little Picacho Wilderness.
- TM-012: Limit motorized use within Limited OHV Management Areas to existing inventoried routes appearing on the YFO route inventory maps (Maps TMA-1 to TMA-5). Motorized travel will not be allowed on roads, trails, and drivable washes that are not included on the YFO route inventory maps. After the YFO Transportation System is finalized, limit motorized use within Limited OHV Management Areas to designated routes only.
- FM-004: Hazardous fuels around communities at risk within the WUI are reduced using mechanical treatment and prescribed fire, where applicable.
- FM-007: Implement the WUI fuel reduction program, with wildland fuels decreased and maintained at a manageable level, creating conditions conducive to safe, efficient, and effective firefighting.
- FM-030: Reduce and/ or remove hazardous fuels in recreation sites to improve public safety in coordination with the BLM Fire Management program.

E. Relationship to Statutes, Regulations, or Other Plans

The application is consistent with all local, State and Federal plans and programs and supports the multiple use recreation mission of the BLM. Statutes and regulations that apply to the Proposed Action include the following:

- The existing concession lease AZA-27305 issued on July 13, 1993, amended on February 24, 1995 and assigned to Proponent on May 11, 1999.
- Clean Water Act, Federal Water Pollution Act, 33 U.S.1251 et sq., and the National Pollutant Discharge Elimination System directs BLM resource management to achieve or sustain designated beneficial use standards for our Nations waters.
- The National Environmental Policy Act (NEPA) of 1969, as amended requires BLM to consider public land environmental impacts of proposed actions prior to acting, and minimize environmental conflict.
- The Endangered Species Act (ESA) of 1973, as amended, requires BLM to protect threatened and/or endangered species habitat on public land.
- National Historic Preservation Act (NHPA) of 1966 directs BLM to protect historic resources on public lands.
- Archaeological Resource Protection Act (ARPA) of 1979, as amended requires BLM to protect cultural resources on public land.
- American Indian Religious Freedom Act (AIRFA) of 1978, as amended requires BLM actions to appreciate Indian religious beliefs.
- Americans with Disabilities Act (ADA) of 1990, as amended requires developments on public land to enable handicapped access.

3. CHAPTER 3 - AFFECTED ENVIRONMENT

This section describes the existing conditions of the affected environment. The table below summarizes the resources and concerns reviewed for this project. Resources not present within the project study area, as well as those present and not affected, are not discussed. Those resources that have been identified by an interdisciplinary team as present and potentially affected are discussed below.

A. General Project Setting

The project area is located within the Lower Colorado River Valley division of the Sonoran Desert, which is classified as a dry, tropical climate characterized by hot summers, mild winters, low rainfall, high evaporation rates and low humidity. It is further characterized by summer and winter rainy seasons with higher elevations receiving more precipitation than the Colorado River plain. Overall precipitation is low, varying from 0.01 to 1.4 inches in the region. The Lower Colorado River Valley is the driest subdivision in the Sonoran Desert. Prevailing wind directions are from the north in the fall and winter months and from the south/southeast during summer months.

The project setting is located north of Yuma, Arizona in Yuma County along the lower

Colorado River, on an impounded water body just northeast of the Imperial Dam. The project area may be accessed by paved roadway from Arizona Highway 95 which leads south to the city of Yuma, a distance of 15 miles from the project. The impacted area includes an RV park and seasonal resort which has been present for at least 50 years.

The Proposed Action encompasses approximately 30 acres of lands entirely within the boundaries of the existing concession lease AZA-27305. The entire 30 acres of the proposed project was originally analyzed in an Environmental Assessment completed in April of 1994 (EA-AZ-055-94-40) with a finding of no significant impact.

Public visitation reaches 410,250 visitor days per year with peak periods occurring on weekends in the summer and from November to April during the winter season. The developed resort consists of RV and Vacation Home sites with full utilities, streets, visitor use buildings, boat launch ramp and enhanced open space. Visitors commonly ride horses or OHV's on BLM lands adjacent to the resort.

B. Resources / Concerns

The following table is a list of resources/concerns that were considered in this Environmental Assessment. Resources/concerns either not present or would not be affected by the Proposed Action will not be addressed further in this Environmental Assessment.

PROJECT RESOURCE REVIEW			
Resources & Programs Considered	Not Present	Present and Not Affected	Present and/or Potentially Affected
Air Quality*			X
Areas of Critical Environmental Concern	X		
Climate Change	X		
Cultural & Historic Resources*			X
Environmental Justice*	X		
Farmlands (Prime or Unique)	X		
Floodplains*	X		
Forests and Rangelands*	X		
Fuels/Fire Management	X		
Grazing	X		
Hazardous or Solid Wastes*	X		
Invasive & Non-Native Species			X
Law Enforcement		X	
Migratory Birds*	X		
Minerals		X	
Native American Religious Concerns*			X
Noise		X	
Paleontological Resources	X		
Public Health & Safety		X	
Recreation			X
Socioeconomics			X
Soils		X	
Threatened or Endangered Species*			X
Travel Management		X	
Vegetation			X
Visual Resources			X
Water Quality (Drinking or Groundwater)*			X
Wetlands/Riparian Zones*	X		
Wild & Scenic Rivers*	X		
Wild Horses/Burros			X
Wilderness*	X		
Wildlife			X

*Consideration Required by Law or Executive Order

1. Air Quality

As directed by the Federal Clean Air Act, the U.S. Environmental Protection Agency (EPA) established National Ambient Air Quality Standards (NAAQS) for six “criteria” pollutants at Title 40, CFR, Part 50 (40 CFR Part 50). EPA adopted these standards to protect the public health (primary standards) and the public welfare (secondary standards). The six pollutants of concern are carbon monoxide (CO), nitrogen dioxide (NO₂), ozone (O₃), particulate matter with an aerodynamic diameter less than 10 microns (PM₁₀), sulfur dioxide (SO₂), and lead. States are required to adopt standards that are at least as stringent as the NAAQS. The State of Arizona has adopted ambient air quality standards that are identical to the NAAQS. Existing operations are within an attainment area for all criteria pollutants and operates under an ADEQ General Air Quality Emissions Control Permit.

2. Cultural & Historic Resources

The region around the resort has a diverse cultural history including Native Americans, Spanish explorers and Anglo pioneers. Cultural resources are sites, structures, or areas of traditional use, or objects with historical, architectural, archeological or cultural importance. They include those important to living Native Americans for religious, spiritual, ancestral or traditional reasons.

Cultural remains within the project area represent remnants of the prehistoric archeological culture called Patayan. In addition, oral history and archival records indicate evidence of Protohistoric and Historic use may be present. However, only significant cultural resources are considered for potential adverse impacts from a federal action.

A cultural resource survey for the original project site was initially completed by Archaeological Consulting Services, Ltd. in 2008. Since the time of the original survey the project footprint was altered in size and shape. Additionally, the YFO conducted scoping with various Tribes and it was determined that the project area should be resurveyed to determine whether cultural resources were adequately identified and recorded by the original survey. The resurvey was conducted under BLM Cultural Resource Use Permit AZ-000406. The updated survey covered 117 acres in and around the original project site, the 40% reduced project sites and portions of the existing lease boundary.

The revised survey identified eight sites and sixty-eight isolated occurrences (IOs). Only nineteen IOs and no sites were located on the reduced project scope identified in the Proposed Action. The remaining portions of the reduced project scope identified in the Proposed Action were surveyed by a BLM archaeologist in August of 2011. This subsequent survey identified seven additional IOs. The IOs consist of isolated artifacts, features, and ephemeral trail segments; none of these meet ASM or BLM site criteria and are therefore by definition not eligible for listing on the National Register of Historic Places.

3. Invasive & Non-Native Species

Noxious and invasive weeds are listed by State and Federal law. They are usually considered exotics and are harmful or potentially harmful to agriculture, navigation, fish, wildlife or public health. Invasive weed species have a variety of origins including use as grain seed used in landscaping, livestock feed where horses are kept, boat ballast, packing material, reclamation and ornamental plants.

Invasive non-native species displace native plants as they compete for space, water, light, and nutrients, and may eventually alter the ecosystem. Their distribution varies in response to implemented control measures.

Within the vicinity of the proposed project area, there are at least eight different invasive non-native species which have been found along the floodplain of the lower Colorado River or along roadsides. These are: Bermuda grass (*Cynodon dactylon*), buffel grass (*Pennisetum ciliare*), fountain grass (*Pennisetum setaceum*), giant reed (*Arundo donax*), iceplant (*Mesembryanthemum* spp.), Mediterranean grass (*Schismus* spp.), puncturevine (*Tribulus terrestris*), and Ravenna grass (*Erianthus ravennae*).

4. Native American Religious Concerns

The Native American groups who claim ancestral or traditional ties to the lower Colorado River Valley include the Colorado Indian Tribes (Chemehuevi and Mohave), Fort Mohave, Yavapai-Apache, Yavapai-Prescott, Fort McDowell Yavapai, Cocopah, Quechan, Tohono O'odahm, and Hopi. During the scoping phases of the project these tribes were consulted to identify possible traditional cultural properties or other significant cultural landscapes in the project area that may be affected by the proposed undertaking.

5. Recreation

The Hidden Shores RV Village is a recreation concession lease authorized under FLPMA. The Proposed Action project area is located within the Greater Yuma Community Special Recreation Management Area (SRMA) and the Imperial Dam Recreation Management Zone (RMZ). Visitors come to hike, fish, boat, camp, mountain bike, and ride horses and OHV's. Primary activities would also include motor vehicle and OHV based landscape and wildlife viewing. Hidden Shores offers a special recreation niche for boating, floating, fishing and swimming opportunities on the Lower Colorado River backwaters throughout the long southwestern summers. Hidden Shores provides exemplary short and long term camping for weekend and seasonal visitors. The proposed project would maintain and enhance those opportunities while continuing to provide for public health and safety.

All categories of visitors may make use of Hidden Shores and the proposed project development, including:

- Winter visitors who migrate to Arizona from the northern states from October to April

- Families and groups from metropolitan centers and
- Local residents who visit the project area and adjacent BLM public lands on weekends or for short term stays.

Hidden Shores Village has established a strong presence along the lower Colorado River. The park experiences approximately 410,250 visitor days per year. The visitation / occupancy rate currently exceeds 95 percent with some visitors turned away during peak periods.

6. Socioeconomics

Under NEPA, economic and social effects of the propose action must be addressed if they are inter related to the natural and physical effects (40cfr section 1508-14).

The project is within the socioeconomic influence of the city of Yuma which has a resident population of approximately 100,000 people. This population grows substantially in the winter with the influx of winter visitors.

The park currently directly employs 15 full-time employees and 5 part-time employees. Numerous contractors and service companies also benefit directly from the ongoing operations and maintenance of the facilities at Hidden Shores. Throughout the development of the existing Hidden Shores Village the project has paid the BLM an average in excess of \$140,000 per year in lease and development fees. Since 1999 the park has generated in excess of \$1,400,000 in revenue for the BLM.

7. Threatened or Endangered Species

A Biological Evaluation was completed for the project by Archaeological Consulting Services, Ltd. on February 23rd, 2010 to evaluate the potential effects of the project on federally listed and sensitive species which may occur in the project vicinity.

The purpose of this Biological Evaluation (BE) is to evaluate the potential effects of project actions on federally threatened and endangered species which may occur in the project vicinity. This includes species protected under the Endangered Species Act of 1973, as amended (ESA) (16 US Code 1531-1544).

The actual project area features dry salty soils, very sparse plant cover and no water resulting in unfavorable habitat for some listed species. The US Fish and Wildlife Service (USFWS) species list for Yuma County was reviewed by a qualified biologist to determine species potentially occurring in the project vicinity.

BLM specialists, the AZGFD, and USFWS were consulted during the scoping phases of the project. A draft biological opinion was provided to BLM by USFWS on April 28, 2011. A draft assessment of potential natural resource damages was provided to BLM by AZGFD on May 18, 2011.

8. Vegetation

The planning area is within the Lower Colorado Valley Subdivision of the Sonoran Desert, characterized by extreme aridity. The project area is primarily open rocky plain very sparsely covered with drought tolerant shrubs, grasses and cacti. The project area begins only a few hundred feet from the river system and its associated riparian vegetation, divided by low-lying drainages rising to upland levels with a variety of upland vegetation types.

The vegetation may be classified in two communities. The *creosote bursage desert scrub community* where creosote bush, white bursage, triangle leaf bursage, ocotillo, white ratany, and jumping cholla may be found, and, the *palo verde-mixed cacti-mixed scrub* found on lower bajadas and valley bottoms where sparse saguaro, patchy understory of smaller cacti, shrubs, herbs, and grasses, often dominated by bursage.

9. Visual Resources

The VRM system is a tool to document a proposed activity's potential impacts to the landscape, develop mitigation measures to minimize those impacts, and maintain the scenic values of the public lands for the future.

The existing lease area is currently classified as VRM Class IV in the RMP. The objective of this class is to provide for management activities which require major modifications of the existing character of the landscape. The level of change to the characteristic landscape can be high. These management activities may dominate the view and be the major focus of viewer attention. However, every attempt should be made to minimize the impact of these activities through careful location, minimal disturbance, and repeating the basic elements. Most new projects would likely be approved in regards to a VRM perspective.

Visual resources within the proposed project area consist of a blend of natural and man-made features, including elements of Imperial Dam and its imposing industrial appearing water control machinery, the lake and brushy wet lands at its margin, and finally, the rising uplands with sparse desert vegetation. Also in view are major portions of Hidden Shores RV Village itself. Structures existing in the project area are no higher than 18 feet above ground level, have non-reflective surfaces and rooflines, are of muted pastel or earth tones.

10. Water Quality (Drinking or Groundwater)

The existing Concession Lease AZA 27305 provides for water rights to the Concessionaire for uses that are beneficial, consumptive and do not exceed the assigned water allocation. The Concessionaire shall provide such water for use by the public within the concession lease boundaries and meter its use. Currently the Concessionaire uses approximately 35,000 gallons per day, or 12,775,000 gallons of water per year.

11. Wild Horses / Burros

The BLM is the primary government agency responsible for managing and protecting these animals. There are no known wild horses in or near the project area. On the other hand, there is viable burro population inhabiting the area around Hidden Shores. The management goal for the BLM is to ensure a viable population of burros in balance with the habitat and other multiple uses. This includes ensuring that burros have access to water and adequate forage.

BLM has a monitoring program for vegetation and animal populations. When data indicate the burro population has exceeded the carrying capacity of the environment excess animals are removed and offered for adoption to the public.

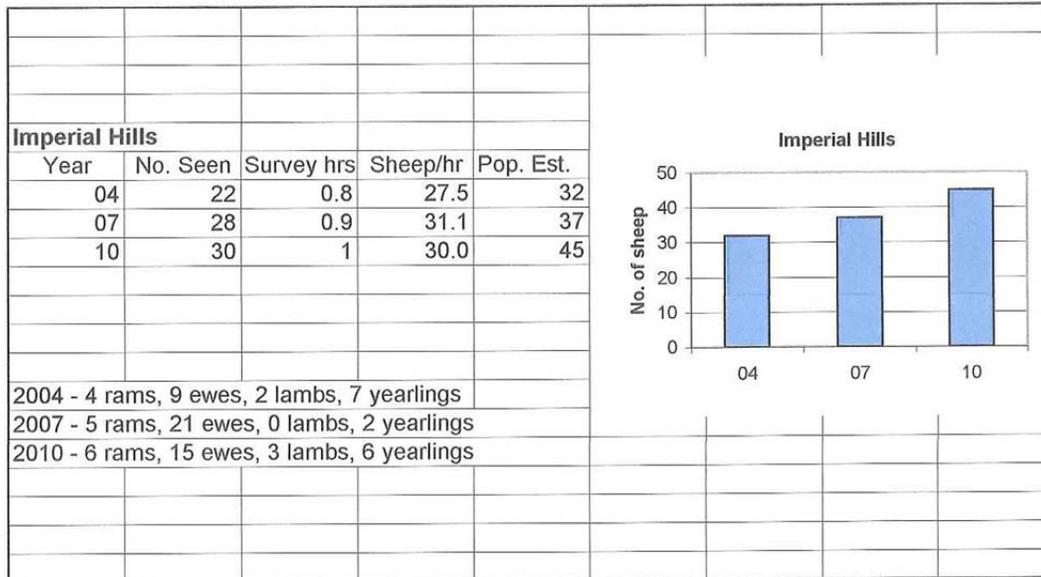
12. Wildlife

The following have the potential to occur within or adjacent to the project area:

California Black Rail
Desert Bighorn Sheep
Great Egret
Least Bittern
Sonoran Desert Tortoise
California Brown Pelican

Bighorn sheep are known to occur within the project limits and utilize adjacent backwater areas as water sources. The project area features Lowland Sonoran Desert Scrub. Open, rocky areas suitable for bighorn sheep exist within the project limits and throughout the project vicinity. The BLM and AZGFD are currently actively managing bighorn sheep within the project vicinity.

The following bighorn sheep survey data was provided by AZGFD for the Imperial Hills area:



Bighorn sheep often avoid areas of high level human activity but they have been observed within the project location.

4. CHAPTER 4 - ENVIRONMENTAL CONSEQUENCES

A. Potential Direct and Indirect Effects

This section describes the environmental consequences of those resources/concerns identified in Chapter 3 as present and/or potentially affected. Resources not present within the project study area, as well as those present and not affected, are not discussed.

1. Air Quality

a) Proposed Action

Current operations are in compliance with air quality standards. The primary source of pollutants is windblown dust and human activity where the natural soils have been disturbed. In the project area windblown dust and air pollutants could emanate from travel on paved and unpaved areas by motor vehicles and OHV's, construction of temporary roads and earth moving for the purpose of development, home site preparation, and livestock animals.

Existing air emissions in the project vicinity, including boat exhaust and motor vehicle / RV exhaust, are typically dispersed by prevailing winds and are not anticipated to change substantially from the existing conditions. Grading and construction activities associated with the proposed development may result in temporary increases in dust and air pollutants. Water would be used during construction to assist with dust control. Any impacts would be short-term and would not significantly impact air quality.

b) No Action Alternative

The No Action Alternative would result in no change from the existing air quality conditions at the project site.

2. Cultural & Historic Resources

a) Proposed Action

The potentially eligible sites, or previous sites recorded, in the project vicinity would not be impacted by any of the proposed facilities developed under the Proposed Action. Therefore, the Proposed Action is not anticipated to have direct impacts to cultural resources on the project site. Although anticipated to be minimal, secondary impacts may result from a potential increase in OHV use.

b) No Action Alternative

The No Action Alternative would result in no impacts to Cultural & Historic Resources.

3. Cultural & Historic Resources

a) Proposed Action

The potentially eligible sites, or previous sites recorded, in the project vicinity would not be impacted by any of the proposed facilities developed under the Proposed Action. Therefore, the Proposed Action is not anticipated to have direct impacts to cultural resources on the project site. Although anticipated to be minimal, secondary impacts may result from a potential increase in OHV use.

b) No Action Alternative

The No Action Alternative would result in no impacts to Cultural & Historic Resources.

4. Invasive & Non-Native Species

a) Proposed Action

Implementation of the Proposed Action may result in an expansion of invasive species to previously disturbed and undisturbed areas. Washing of vehicles and equipment before entry into the proposed project area may prevent the spread or introduction of invasive, non-native species.

The BLM coordinates with local governments to conduct an active program for control of invasive species. Washing of vehicles and annual monitoring and spraying, along with site-specific mitigation, are applied as approval conditions

for authorizations of surface-disturbing activities to prevent the spread or introduction of invasive, non-native species.

b) No Action Alternative

The No Action Alternative would result in no effect to Invasive & Non-Native concerns.

5. Recreation

a) Proposed Action

The Proposed Action would provide additional recreational opportunities that are currently in demand along the Colorado River. The Proposed Action would, therefore, have long-term, direct and indirect impacts to regional recreation. It would provide new opportunities and satisfy some of the growing demand for recreational services and facilities by visitors to the area.

b) No Action Alternative

The No Action Alternative would result in no change from the existing recreational resources found at the project site.

6. Socioeconomics

a) Proposed Action

The proposed Expansion is estimated to take place over five (5) years and cost up to \$13,000,000. The scale of the proposed expansion would generate jobs for local contractors, consultants, and additional staff would be hired to manage and maintain the park. As a result the county and state would see an influx in tax revenues and the BLM would see a large increase in lease and development fee revenue.

b) No Action Alternative

The No Action Alternative would result in no change to the existing socioeconomic conditions of the project site.

7. Threatened and Endangered Species

a) Proposed Action

The Proposed Action covers upland areas that are rocky and arid. After consultation with agencies, and through the elimination of alternatives that expanded onto lands outside of the existing lease boundaries, potential impacts to Threatened and Endangered Species were mitigated.

Although suitable habitat for razorback suckers and other potentially occurring species exists within the project vicinity, all project features are set back a minimum of 450 feet from the water's edge. Therefore, project actions will not directly affect razorback suckers, other potentially occurring species, or their associated habitats.

The Proposed Action is not anticipated to have direct or secondary impacts to Threatened and Endangered Species.

b) No Action Alternative

The No Action Alternative would result in no change to the existing threatened and endangered species conditions of the project site.

8. Vegetation

a) Proposed Action

The Proposed Action covers lands that are arid and currently contain vary sparse vegetation. The proposed action will potentially enhance the vegetation resources in the area through the use of the native and indigenous plant materials. Therefore the Proposed Action is not anticipated to have any direct or secondary impacts to Vegetation resources and has the potential to have beneficial positive impacts to the resource.

b) No Action Alternative

The No Action Alternative would result in no change to the vegetation resource conditions of the project site.

9. Visual Resources

a) Proposed Action

The Proposed Action affects lands that are currently classified as VRM Class IV. Visual Resource Ratings worksheets were completed and are attached in Appendix F. Through the use of mitigation efforts including color controls, pitched and angled rooflines, and the use of native landscaping and vegetation the potential effects to visual resources would be minimized. Therefore the Proposed Action is not anticipated to have any direct or secondary impacts to visual resources.

b) No Action Alternative

The No Action Alternative would result in no change to the visual resource conditions of the project site.

10. Water Quality (Drinking or Groundwater)

a) Proposed Action

The Proposed Action would add 126 RV and Vacation Homesites to the project – an increase of approximately 22%. It is anticipated that water use by the project would incur a similar increase resulting in an daily use of approximately 42,700

gallons per day and an annual use of approximately 15,585,500 gallons of water. The Proposed Action is not anticipated to have any direct or secondary impacts to Water Quality resources, drinking or groundwater.

b) No Action Alternative

The No Action Alternative would result in no change to the water quality resource conditions of the project site.

11. Wild Horses / Burros

a) Proposed Action

No Wild Horses are known to exist in the project vicinity. Burros are present and managed by the BLM. Burros currently use the project area for access to water. Existing trails and access routes may be affected; however, due to the Burro's free roaming nature Burros will form new trails around the proposed site to access water. Any impacts to the Burro population will temporary and minimal therefore the Proposed Action is not anticipated to have any direct or secondary impacts to Wild Horse and Burro resources.

b) No Action Alternative

The No Action Alternative would result in no change to the wild horse and burro resource conditions of the project site.

12. Wildlife

a) Proposed Action

Most wildlife in the vicinity utilize the major wash corridors for cover, food and movement. No major wash corridors exist on the project site. Bighorn sheep are known to occur within the project area and utilize adjacent backwater areas as water sources. Although the proposed project occupies lands entirely within the existing lease boundary, the Proposed Action will result in a loss of habitat. However, the habitat that the project will impact is small and adjacent to the existing development. The Proposed Action will not isolate habitat or cut off access to adjacent water sources.

b) No Action Alternative

The No Action Alternative would result in no change to the wildlife conditions of the project site.

B. Mitigating Measures for the Proposed Action

Mitigation measures are currently present throughout the environmental assessment as part of the Proposed Action and the review of potential direct and indirect effects. Following the public comment period, and final review of the document, all applicable and required mitigation measures will be copied and inserted into this section of the document.

C. Cumulative Effects

1. Introduction

Cumulative effects are the impacts on the environment that may result from the incremental effect of the Proposed Action or the No Action alternative in combination with other past, present, and reasonably foreseeable future actions on BLM-administered lands, as well on those lands under other jurisdictions that are adjacent to or within BLM boundaries. Cumulative effects must consider the likely impact of the Proposed Action or No Action alternative when combined with these additional actions. This section describes the cumulative effects resources identified in Chapter 3 as present and/or potentially affected.

2. Past and Present Actions

The resort was founded approximately 50 years ago under the name of Imperial Oasis and managed under Reclamation authority until 1993 when it was converted to FLPMA authority and the lease rights assigned to the current operator and the resort renamed to Hidden Shores Village.

Prior to 1993 land and vegetation were cleared along the shoreline comprising an estimated area of about 5 acres. Structures and utilities were installed in a substandard manner. Recreation based temporary visitation became long term permanent habitation. Most of the immediate shoreline was occupied by a few full time residents with no open space or access for the general public or physically impaired. Unsafe environmental conditions developed with regard to electrical utilities, fire safety, human waste disposal, and gasoline fuel leaks. Currently these problems have been significantly reduced or eliminated by the proponent. The boundaries of the resort have been secured in order to eliminate unacceptable off road travel caused by unrestricted access from Hidden Shores. A 120 foot setback from the shoreline has been created by the removal of substandard structures with inadequate waste management returning about 5 acres to open space. During this period 576 RV and vacation homes sites were installed. Recreation based public visitation has increased significantly.

3. Reasonably Foreseeable Action Scenario

The proponent will continue to be responsible for providing recreation opportunities to the public based on quality, safety, and value within the current lease boundaries which will remain unchanged. In the current economy the use of boats and personal watercraft on nearby waters may remain nearly the same or decrease. However any reduction in boaters will probably be offset by an increase in family visitors who may use the area for a base camp for OHV's, hiking, fishing or rock hounding. BLM may determine that the resources in the area need to be protected through a temporary emergency closure in anticipation of the Greater Yuma Travel Management Area (GYTMA). The temporary

emergency closure would allow for the protection of resources while the BLM YFO analyzes each route through the NEPA process to determine if routes should be opened, open mitigated, limited, limit mitigated or closed.

a) Cumulative Effects to Resources

This section addresses the resources and concerns from Chapter 3 Environmental Consequences as a result of the proposed action to occur within present lease boundaries.

No cumulative effects were identified as a result of the Proposed Action or the No Action alternative on the following resources: Areas of Critical Environmental Concern, Cultural Resources and Native American Religious Concerns, lands/realty, invasive-non-native species, T&E or Special Status Species, Vegetation and Wetland Riparian zones. Cumulative effects were identified for Recreation based off road use and socio-economic impacts.

The proposed action would increase the overall quality of recreation opportunities at the resort. There would be no impact on riparian areas or any net loss of habitat for listed or threatened species. The project would complete the development of all useable lands within the lease. It may result in increased cumulative off road use/impacts if not carefully regulated by the BLM travel management program. In balance, it would also allow the concessioner to act as an outreach agent for the BLM to the off road community, and reduce the impacts from uninformed off road use sourced in access that begins elsewhere on nearby BLM public lands. It would result in a cumulative beneficial impact to socioeconomic of the region through employment, direct support of other regional parks, and indirect support to the state, federal and county tax base through construction and tourism activities.

The No Action Alternative would result in no additional changes or cumulative impacts to the project site.

5. CHAPTER 5 - TRIBES, INDIVIDUALS, ORGANIZATIONS OR AGENCIES CONSULTED

The following persons and agencies were contacted or consulted during the preparation of this EA:

- A. Tribes:**
Fort Mojave Indian Tribe
Ak-Chin Indian Community
Chemehuevi Indian Tribe
Cocopah Indian Tribe
Colorado River Indian Tribe
Gila River Indian Community
Hualapai Tribe

Pueblo of Zuni
Salt River Pima-Maricopa Indian Community
Hopi Tribe
Ft. Yuma-Quechan Tribe
Tohono O'odham Tribal Nation
Yavapai-Apache Nation
Yavapai-Prescott Indian Tribe

B. Bureau of Land Management (List of Prepareres):

Arturo Lopez, Realty Specialist
Karen Reichhardt, Assistant Field Manager, Resources, Lands, & Minerals
Dave Daniels, Environmental Coordinator
Jeffrey Young, Wildlife Biologist
Thomas K. Jones, Archaeologist
Candy Holzer, Land Law Examiner
Erica Stewart, Fire Ecologist & Wildlife Biologist
Buzz Todd, Geologist

C. Federal, State, and County Agencies:

U.S. Bureau of Reclamation
U.S. Fish & Wildlife Service
U.S. Army Corps of Engineers
U.S. Army – Yuma Proving Grounds
Arizona Game & Fish Department
Arizona Department of Environmental Quality

D. Private Individuals:

Jim Komick, Hidden Shores Village
John Hoskins, Hidden Shores Village
Mike Wilson, Environmental Consultant
Mychal Gorden, Environmental Consultant
Robert Stokes, Archaeological Consulting Services, Ltd.
Tracy McCarthey, Archaeological Consulting Services, Ltd.
Barbara Darlington, Darlington Engineering

6. CHAPTER 6 – REFERENCES, GLOSSARY

A. References Cited

Bureau of Land Management. 2010. *Yuma Field Office Resource Management Plan*. Yuma, Arizona.

Archaeological Consulting Services, Ltd. Revised April 18, 2011. *Cultural Resource Survey*.

Arhaeological Consulting Services, Ltd. Revised February 23, 2010. *Biological*

Evaluation.

Environmental Assessment AZ 055-94-49 for Hidden Shores RV Resort, LLC - Concession Lease Amendment No. 1, Application Number AZA 27305. Bureau of Land Management, Yuma District, Yuma Resource Area – April 1994.

B. Glossary of Terms

C. List of Acronyms/Initialisms Used in this EA

ADEQ – Arizona Department of Environmental Quality
AZPDES – Arizona Pollutant Discharge Elimination System
BE – Biological Evaluation
BLM – Bureau of Land Management
BMPs – Best Management Practices
CFR – Code Federal Regulations
CWA – Clean Water Act
EA – Environmental Assessment
EPA – Environmental Protection Agency
FEMA – Federal Emergency Management Agency
NEPA – National Environmental Policy Act
NOI – Notice of Intent
NOT – Notice of Termination
NRHP – National Register of Historic Places
OHV – Off Highway Vehicle
Reclamation – Bureau of Reclamation
RMP – Resource Management Plan
RMZ – Recreation Management Zones
SWPPP – Storm Water Pollution Prevention Plan
USACE – Army Corp of Engineers
VRM – Visual Resource Management
WOUS – Waters of the United States
YFO – Yuma Field Office

7. APPENDICES

Appendix A – Stipulations
Appendix B – Biological Clearance
Appendix C – Cultural Clearance
Appendix D – Project Location Exhibit
Appendix E – Updated Plan of Development

Appendix A – Stipulations

1. The holder shall contact the authorized officer at least 45 days prior to the anticipated start of construction and/or any surface disturbing activities. The authorized officer may require and schedule a preconstruction conference with the holder prior to the holder's commencing construction and/or surface disturbing activities on the right-of-way. The holder and/or his representative shall attend this conference. The holder's contractor, or agents involved with construction and/or any surface disturbing activities associated with the right-of-way, shall also attend this conference to review the stipulations of the grant including the plan(s) of development.
2. The authorized officer may suspend or terminate in whole or in part, any notice to proceed which has been issued when, in his judgment, unforeseen conditions arise which result in the approved terms and conditions being inadequate to protect the public health and safety or to protect the environment.
3. No signs or advertising devices shall be placed on the premises or on adjacent public lands, except those posted by or at the direction of the authorized officer.
4. Any cultural and/or paleontological resource (historic or prehistoric site or object) discovered by the holder or any person working on his behalf, on public or Federal land shall be immediately reported to the authorized officer. Holder shall suspend all operations in the immediate area of such discovery until written authorization to proceed is issued by the authorized officer. An evaluation of the discovery will be made by the authorized officer to determine appropriate actions to prevent the loss of significant cultural or scientific values. The holder will be responsible for the cost of evaluation and any decision as to proper mitigation measures will be made by the authorized officer after consulting with the holder.
5. If in connection with operations under this authorization, 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; 104 Stat. 3048; 25 U.S.C. 3001) are discovered, the holder shall stop operations in the immediate area of the discovery, protect the remains and objects, and immediately notify the authorized officer. The holder shall continue to protect the immediate area of the discovery until notified by the authorized officer that operations may resume.
6. The holder shall be responsible for weed control on disturbed areas within the limits of the right-of-way. The holder is responsible for consultation with the authorized officer and/or local authorities for acceptable weed control methods (within limits imposed in the grant stipulations).
7. The holder shall protect all survey monuments found within the right-of-way. Survey monuments include, but are not limited to, General Land Office and Bureau of Land Management Cadastral Survey Corners, reference corners, witness points, U.S. Coastal and Geodetic benchmarks and triangulation stations, military control

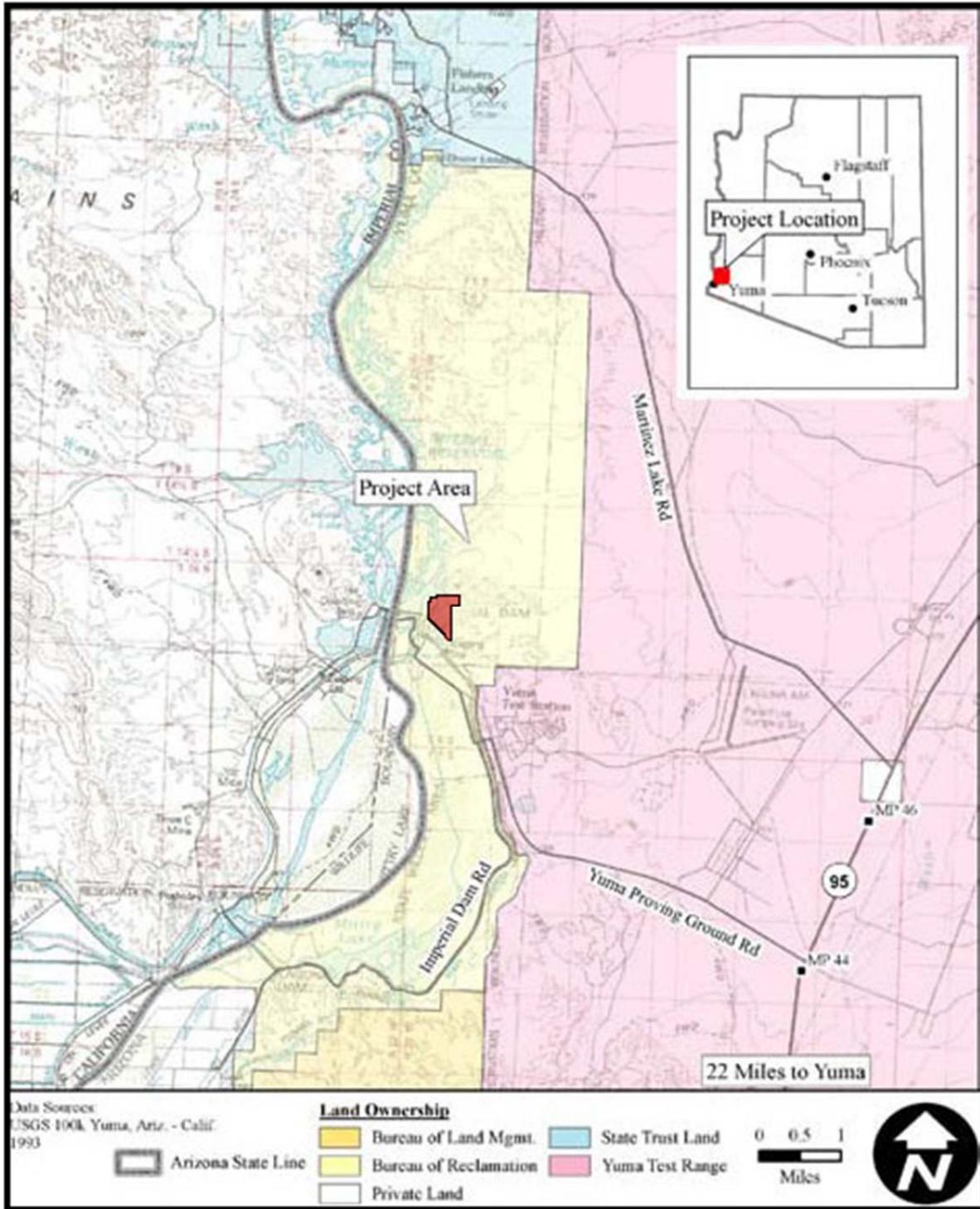
- monuments, and recognizable civil (both public and private) survey monuments. In the event of obliteration or disturbance of any of the above, the holder shall immediately report the incident, in writing, to the authorized officer and the respective installing authority if known. Where General Land Office of Bureau of Land Management right-of-way monuments or references are obliterated during operations, the holder shall secure the services of a registered land surveyor or a Bureau cadastral surveyor to restore the disturbed monuments and references using surveying procedures found in the Manual of Surveying Instructions for the Survey of the Public Lands in the United States, latest edition. The holder shall record such survey in the appropriate county and send a copy to the authorized officer. If the Bureau cadastral surveyors or other Federal surveyors are used to restore the disturbed survey monument, the holder shall be responsible for the survey cost.
8. The holder shall comply with the construction practices and mitigating measures established by 33 CFR 323.4, which sets forth the parameters of the “nationwide permit” required by Section 404 of the Clean Water Act. If the proposed action exceeds the parameters of the nationwide permit, 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 same. Failure to comply with this requirement shall be cause for suspension or termination of this right-of-way grant.
 9. Holder shall remove only the minimum amount of vegetation necessary for the construction of structures and facilities. Topsoil shall be conserved during excavation and reused as cover on disturbed areas to facilitate regrowth of vegetation.
 10. All design, material, and construction, operation, maintenance, and termination practices shall be in accordance with safe and proven engineering practices.
 11. Construction holes left open over night shall be covered. Covers shall be secured in place and shall be strong enough to prevent livestock or wildlife from falling through and into a hole.
 12. Construction-related traffic shall be restricted to routes approved by the authorized officer. New access roads or cross-country vehicle travel will not be permitted unless prior written approval is given by the authorized officer. Authorized roads used by the holder shall be rehabilitated or maintained when construction activities are complete as approved by the authorized officer.
 13. The holder shall prepare a fire prevention and suppression plan, that shall be reviewed, modified, and approved, as appropriate, by the authorized officer. The holder shall take into account such measures for prevention and suppression of fire on the right-of-way and other public land used or traversed by the holder in connection with operations of the right-of-way. Project personnel shall be instructed as to individual responsibility in implementation of the plan.

14. During conditions of extreme fire danger, operations shall be limited or suspended in specific areas, or additional measures may be required by the authorized officer.
15. Construction sites shall be maintained in a sanitary condition at all times; waste materials at those sites 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.
16. 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 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 authorized officer concurrent with the filing of the reports to the involved Federal agency or State government.
17. The holder shall meet Federal, State, and local emission standards for air quality.
18. The holder shall furnish and apply water or other means satisfactory to the authorized officer for dust control.

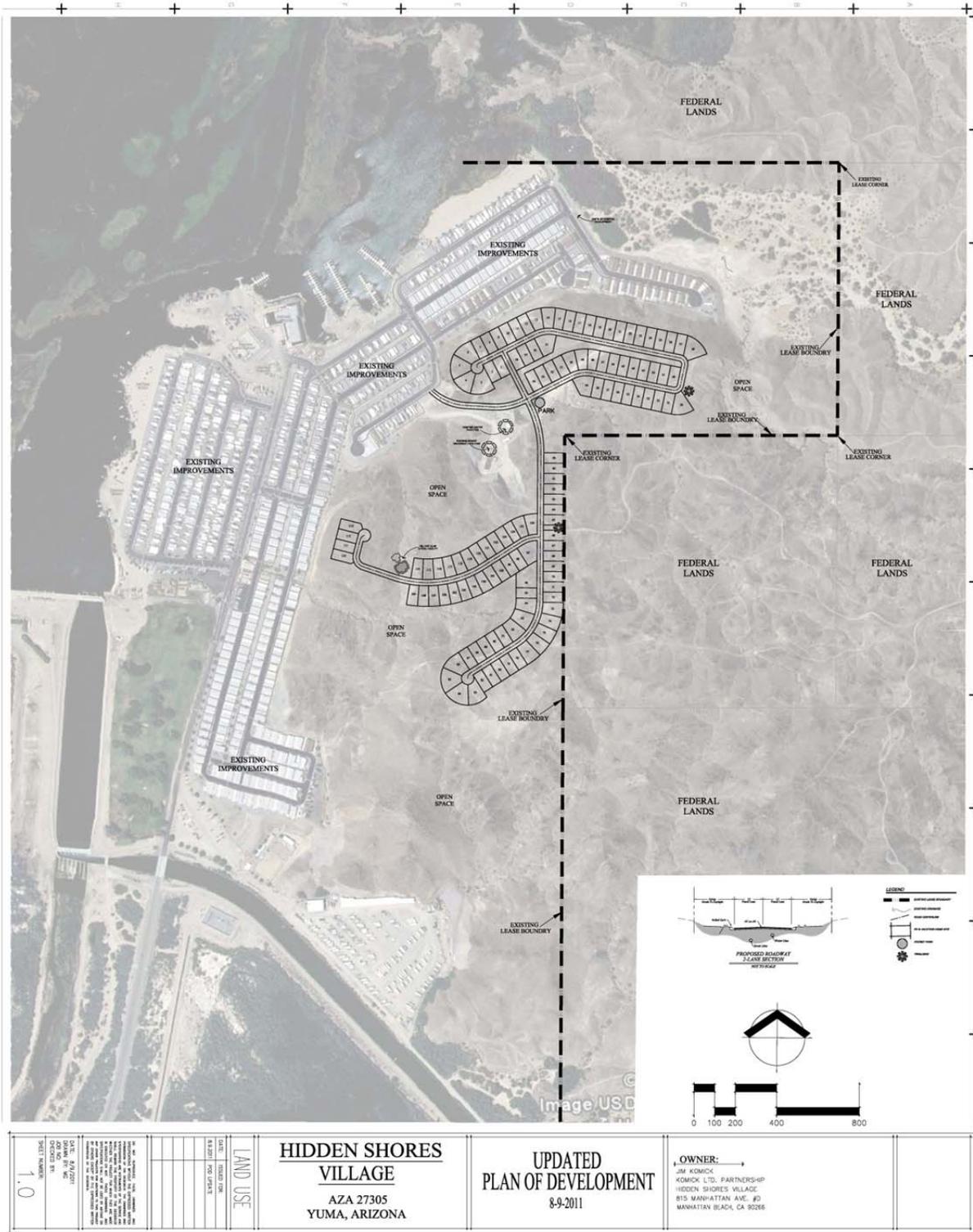
Appendix B – Biological Clearance

Appendix C – Cultural Clearance

Appendix D – Project Location Exhibit



Appendix E – Hidden Shores Village Updated Plan of Development



SCALE NUMBER 1.0	DATE 8/9/2011	DRAWN BY JIM KOWICZ	CHECKED BY JIM KOWICZ	TITLE HIDDEN SHORES VILLAGE	PROJECT NUMBER AZA 27305	OWNER: JIM KOWICZ KOWICZ LTD. PARTNERSHIP HIDDEN SHORES VILLAGE 815 MANHATTAN AVE. #D MANHATTAN BEACH, CA 90266	HIDDEN SHORES VILLAGE AZA 27305 YUMA, ARIZONA	UPDATED PLAN OF DEVELOPMENT 8-9-2011

Appendix F– Visual Contrast Rating Worksheets

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT

Date: August 12, 2010
District: Colorado River District
Resource Area: Yuma Field Office
Activity (program) Lands and Recreation

VISUAL CONTRAST RATING WORKSHEET

SECTION A. PROJECT INFORMATION

1. Project Name Hidden Shores Expansion	4. Location Township <u>T. 15 S.</u> Range <u>R. 24 E.</u> Section <u>5</u>	5. Location Sketch See Attached
2. Key Observation Point Senators Wash Dam Road		
3. VRM Class IV		

SECTION B. CHARACTERISTIC LANDSCAPE DESCRIPTION

	1. LAND/WATER	2. VEGETATION	3. STRUCTURES
FORM	Foreground (FG) = Sloping Middle ground (MG) = Semi-circular, smooth, flat Background (BG) = horizontal line from MG to BG. BG = Linear horizontal parallel.	FG = rough, vertical palm trees MG = prominent flay, linear BG = Sparse, scattered	FG = Curving linear, complex, geometric MG = No structures BG = Complex, geometric, some vertical structures in the far BG
LINE	FG = Curving MG = Undulating BG = Continuous parallel, horizontal	FG = Vertical palm trees and mesquites MG = Linear lines, vertical palm trees and mesquites BG = Sparse, scattered	FG = curving, complex MG = No structures BG = Complex, broken, horizontal, parallel
COLOR	FG = Browns, earth tones MG = Glossy, greenish, blue BG = earth tones to darker blue in the farther BG	FG and MG = Tan, grey, green, brown BG = Grey and Brown, becomes dark grey in the far BG	FG = blue, tan, grey, black, yellow MG = No structures BG = shiny white, with contrasting earth tones
TEXTURE	FG = Smooth, gradational MG = smooth, glossy BG = Directional, continuous	FG = patch MG = Dense, striated BG = Becomes muted in the farther BG.	FG = smooth gradational MG = No structures BG = modular, clumped, contrasting, glossy, uniform

SECTION C. PROPOSED ACTIVITY DESCRIPTION

	1. LAND/WATER	2. VEGETATION	3. STRUCTURES
FORM	Foreground (FG) = Sloping Middle ground (MG) = Semi-circular, smooth, flat Background (BG) = moderate geometric forms created by cut, fill, and/or road.	FG = rough, vertical palm trees MG = prominent flay, linear BG = Sparse, scattered	FG = Curving linear, complex, geometric MG = No structures BG = Complex, geometric, some vertical structures in the far BG
LINE	FG = Curving MG = Undulating BG = weak edges created by cut, fill, and/or road	FG = Vertical palm trees and mesquites MG = Linear lines, vertical palm trees and mesquites BG = Horizontal linear vegetation	FG = curving, complex MG = No structures BG = Complex, broken, horizontal, parallel
COLOR	FG = Browns, earth tones MG = Glossy, greenish, blue BG = colors have become muted from this key observation point.	FG and MG = Tan, grey, green, brown BG = Grey and Brown, becomes dark grey in the far BG	FG = blue, tan, grey, black, yellow MG = No structures BG = shiny white, with contrasting earth tones
TEXTURE	FG = Smooth, gradational MG = smooth, glossy BG = slightly smoother	FG = patch MG = Dense, striated BG = Becomes muted in the farther BG.	FG = smooth gradational MG = No structures BG = modular, clumped, contrasting, glossy, uniform

1. DEGREE OF CONTRAST		FEATURES												2. Does project design meet visual resource management objectives? <input checked="" type="checkbox"/> Yes No (Explain on reverse side)	
		LAND/WATER BODY (1)				VEGETATION (2)				STRUCTURES (3)					
		Strong	Moderate	Weak	None	Strong	Moderate	Weak	None	Strong	Moderate	Weak	None	3. Additional mitigating measures recommended? <input checked="" type="checkbox"/> Yes No (Explain on reverse side)	
ELEMENTS	Form			X				X			X		Evaluators' Names	Date	
	Line			X			X				X		Arturo Lopez	Aug. 12, 2010	
	Color			X				X			X		Thomas Jones	Aug. 12, 2010	
	Texture			X				X			X		Vanessa Briceño	Aug. 12, 2010	
													Ron Morfin	Aug. 12, 2010	
													Jeffrey Young	Aug. 12, 2010	

SECTION D. (Continued)

Comments from Item 2.

Degree of Contrast does not exceed VRM Class IV objectives, which allows for a strong degree of contrast.

Additional Mitigating Measures (See item 3)

1. There should be less vegetation and the vegetation should be placed in random order.
2. The roads should follow the contours of the landscape.
3. Color the structures a darker shaded color to blend better with the background.
4. Stagger the homes so that they are less linear and look less ordered (more random).
5. Color entire structures a darker brown color.

SECTION D. (Continued)

Comments from Item 2.

Degree of Contrast does not exceed VRM Class IV objectives, which allows for a strong degree of contrast.

Additional Mitigating Measures (See item 3)

1. There should be less vegetation and the vegetation should be placed in random order.
2. The roads should follow the contours of the landscape.
3. Color the structures a darker shaded color to blend better with the background.
4. Stagger the homes so that they are less linear and look less ordered (more random).
5. Color entire structures a darker brown color.