

Superstition Area Land Plan



**Superstition
Area
Land Plan**

Table of Contents

Introduction

Introduction Narrative

1.1 Regional Context Map

Plan

2.1 Proposed Comprehensive Land Use Plan

2.2 Proposed Conceptual Area Plan

Analysis

3.1 Expanded Land Use Suitability Analysis

3.2 Limited Land Use Suitability Analysis

3.3 Development Potential

3.4 Conservation Potential

Inventory

4.1 Ownership & Development

4.2 Grazing & Mining

4.3 Roads & Trails

4.4 Utilities & Services

4.5 Topography & Slopes

4.6 Scenic Features

4.7 Geology

4.8 Soils

4.9 Streams & Springs

4.10 Drainages & Floodplains

4.11 Vegetation

4.12 Wildlife

4.13 Archaeology & History

4.14 Scenic Quality

4.15 Recreation & Tourism

Viewsheds

5.1 Section 30 Viewshed

5.2 Section 29 Viewshed

5.3 Section 34 Viewshed

5.4 Peralta Trailhead Viewshed

5.5 Peralta Road Viewshed

5.6 BLM Viewshed

5.7 Lost Dutchman Store Viewshed

5.8 Elephant Butte Viewshed

5.9 Hwy 60/Peralta Wash Viewshed

5.10 Hwy 60/Navaho Wash Viewshed

5.11 Hwy 60/Queen Creek Viewshed

5.12 Hwy 60/Florence Junction Viewshed

5.13 Highway 60/Queen Valley Road Viewshed

Superstition Area Land Plan - Introduction

STUDY INTENT

The intent of this Study is to provide decision makers, S.A.L.T. and the people of Arizona with definitive data to make decisions about the disposition of these lands. Though most of the inventory and analysis is quantitative and based on physical data, some of it is qualitative and based on interdisciplinary consensus. It is hoped that this report presents a reasonable balance of quantitative and qualitative recommendations to all who must make rational decisions as to which lands should be designated for development, and which lands should be conserved as open space for future generations.

STUDY CONTRACT

In March, 2001, the Superstition Area Land Trust contracted David Hosmer Longey, Land Planning Consultant working with Design Workshop, Geographic Information System Consultants, and Ward Brady PhD, Resources Consultant, to prepare this Superstition Area Land Plan Study.



Seated - Chairman, Rosemary Shearer Signing Contract – March 6th, 2001
Standing - left to right – Board members: Pat Blakely, Jim Tucker, Phyllis Summers, Chuck Backus

STUDY AREA DESCRIPTION

The Study Area for the Superstition Area Land Plan includes approximately 105 square miles, bordered on the north by the Superstition Wilderness Area, on the east by the Tonto National Forest, and by a line a mile southwest and south Highway 60. Approximately 87 sections (82.9 %) of the Study Area consist of Arizona State Trust Lands, one and a half sections (1.4 %) of Bureau of Land Management lands, three quarters of a section (0.7 %) of Bureau of Reclamation land, and the remaining 15.75 sections (15.0 %) is private land.

Superstition Area Land Plan - Introduction

STUDY PROCESS

The Study was performed in a three-phase process, beginning in March, 2001 and ending in June, 2002

PHASE 1 – INVENTORY & ANALYSIS (March – June 2001)

Data Collection and Review (March 2001)

The Consultants gathered and reviewed all available, existing data on the Study Area for the criteria listed below. The Consultants gathered and reviewed all available, existing digital and printed reports for criteria elements of the Study Area. The Consultants gathered and reviewed all available, existing digital and printed maps for criteria elements of the Study Area. The Consultants acquired ortho photos of the Study Area, at a scale of 1:24,000

Ownership & Development	Geology
Grazing & Mining	Soils
Topography & Slopes	Vegetation
Roads & Trails	Wildlife
Utilities & Services	Streams & Springs
Scenic Quality	Drainages & Floodplains
Scenic Features	Archaeology & History
Viewsheds	Recreation & Tourism

PHASE 1 – INVENTORY & ANALYSIS (continued)

Board Meeting #1 – Data Review (April 10, 2001)

The Consultants presented the criteria data at this S.A.L.T. Board meeting, for discussion, additions and revisions.

Field Trip (April 13, 2001)

The Consultant participated in a S.A.L.T. field trip of a portion of the Study Area.

Draft Inventory & Analysis Mapping (April 2001)

The Consultants prepared geographic information system (G.I.S.) maps that identifies and analyses the above criteria.

Draft Inventory & Analysis Narratives (April 2001)

The Consultants prepared draft narratives that identify and analyze the above criteria.

Board Meeting #2 – Draft Inventory & Analysis (May 8, 2001)

The Consultants presented the draft G.I.S. inventory maps and narratives at this S.A.L.T. Board meeting, for discussion and comments. Additional inventory and analysis maps were requested by the Board.

Draft Inventory & Analysis Refinement (May 2001)

The Consultants refined the draft G.I.S. inventory maps and narratives based on comments from the S.A.L.T. Board.

Board Meeting #3 – Final Draft Inventory & Analysis (June 5, 2001)

The Consultants presented the final draft GIS inventory and analysis maps and narratives at this S.A.L.T. Board meeting, for review and approval.

State Land Department API Coordination (June 18, 2001)

The Consultants, along with S.A.L.T. President, Chuck Backus, attended a meeting with Art Tower of the State Land Department to present GIS inventory maps, and discuss the study.

Helicopter Flight and Photos (June 26, 2001)

The Consultant attended the over-flight tour of the Study Area, took digital video and digital still photos.

Final Inventory & Analysis Maps Preparation (June 2001)

The Consultant finalized the G.I.S. inventory maps based on S.A.L.T. Board comments.

Superstition Area Land Plan - Introduction

PHASE 2 – SUITABILITY & LAND USE PLANS (June – October 2001)

Preliminary Land Use Potential & Concept Preparation (June 2001)

The Consultant, using Phase #1 Inventory and Analysis GIS data, developed conservation and development maps, and land use concepts for the Study Area.

Board Meeting #4 – Preliminary Land Use Potential & Concept (July 3, 2001)

The Consultant presented the preliminary conservation and development potential maps, and the preliminary land use concepts at this S.A.L.T. Board meeting, for discussion, evaluation and consensus.

Arizona State Land Department Planning Coordination (July 11, 2001)

The Consultant conducted a meeting with Art Tower, Lillian Moody, Gordon Taylor and Greg Kellor of the State Land Department to present GIS inventory and analysis maps, and discuss land use concepts.

Arizona Game & Fish Department Coordination (July 24, 2001)

The Consultant, along with S.A.L.T. Chairman, Rosemary Shearer, and Anne Coe, conducted a meeting with staff of the State Game & Fish Department to present GIS inventory and analysis maps, and discuss land use concepts.

Pinal County Planning Staff Coordination (July 18, 2001)

The Consultant, along with Rosemary Shearer and Terry Fitzgerald, conducted a meeting with Bonnie Bariola and Dennis Cady of the Pinal County Planning Department, to present GIS inventory and analysis maps, and discuss land use concepts.

Arizona Dept of Transportation District Engineer Coordination (July 23, 2001)

The Consultant, along with Rosemary Shearer, conducted a meeting with the ADOT Globe District Engineer, Rick Powers, to present GIS inventory and analysis maps, and discuss land use concepts.

Pinal County Supervisor Coordination (July 18, 2001)

The Consultant, along with Rosemary Shearer and Terry Fitzgerald, conducted a meeting with Pinal County Supervisor, Sandie Smith, to present GIS inventory and analysis maps, and discuss land use concepts.

Apache Junction Planning Director Coordination (July 23, 2001)

The Consultant, along with Rosemary Shearer, conducted a meeting with Apache Junction Planning Director, Dean Svoboda, to present inventory and analysis maps, and discuss land use concepts.

Preliminary Land Use Plans Preparation (July 2001)

The Consultant prepared a Preliminary Land Use Concept, Plan, based on comments from the S.A.L.T. Board, State Lands Dept staff, State Game & Fish Dept staff, Pinal County Planning Staff, Pinal County Supervisor, and Apache Junction Planning Director.

Board Meeting #5 – Draft Land Use Plan (August 7, 2001)

The Consultant presented the Preliminary Land Use Plan at this S.A.L.T. Board meeting, for discussion, evaluation and consensus.

ADOT Hwy 60 By-Pass Coordination & Preparation (August 28, 2001)

The Consultant, along with Chuck Backus and Terry Fitzgerald, coordinated and attended a meeting with Sandie Smith and representatives from ADOT, State Lands, Pinal County, Apache Junction, and CAAG, to present and discuss extension of the Superstition Freeway and SALT's Land Plan.

Arizona State Land Department Suitability Analysis Meeting (August 14, 2001)

The Consultant met with Gordon Taylor, Greg Keller, Art Tower, and Lillian Moody of the State Land Department to discuss criteria and weighting for Land Use Suitability Analysis.

SALT Board Suitability Weighting Meetings (Aug 20 & Sep 5, 2001)

The Consultant met with the SALT Board to determine weighting factors for Land Use Suitability Analysis, and met with SALT Board Committee to review Suitability Draft Maps.

Superstition Area Land Plan - Introduction

PHASE 2 – SUITABILITY & LAND USE PLANS (continued)

Draft Land Use Suitability and Revised Slopes & Wildlife Maps Prep (Aug/Sep 2001)

The Consultant 1) revised the Wildlife and Slopes G.I.S. inventory maps and the Development and Conservatio potential maps, 2) prepared alternative Land Use Suitability Maps, based on S.A.L.T. Board weighting factors.

Suitability Criteria Narrative (Sep/Oct 2001)

The Consultant prepared a suitability criteria narrative addressing the State Land Department's conservation classification suitability criteria.

Board Meeting #6 – Draft Suitability & Land Use Plans (Sep 11, 2001)

The Consultant presented the draft Suitability Criteria Narrative, and Land Use Suitability Map to the S.A.L.T. Board for their review, comments and consensus.

Final Suitability Maps and Land Use Plans Preparation (Sep/Oct 2001)

The Consultant finalized the Suitability Maps, the Land Use Plans and Conceptual Area Plan, based on S.A.L.T. Board comments.

Board Meeting #7 – Final Suitability & Land Use Plans (Oct 9, 2001)

The Consultant presented the final Phase 2 Plans to the S.A.L.T. Board for their review, comments and consensus.

PHASE 3 – MARKETING MATERIALS (October, 2001 – May, 2002)

Metadata Processing (Sep/Oct 2001)

The Consultant prepared all required metadata processing for the project.

Draft Video Presentation Preparation (October 2001)

The Consultant prepared a draft 7 minute videotape presentation of the Study Area Overflight.

Draft & Final Marketing Materials Preparation (Oct/Nov 2001)

The Consultant prepared a CD of 80 digitally scanned slides, 36 (11"X17" color) Final Master Maps, six (6) Final (22"X34" color) Presentation Boards, a Draft Summary Brochure (8 1/2"X11") and a Draft Report Binder (11"X17"). The Consultant also purchased and provided an archival storage box and two (2) (24"X36") presentation board portfolios for SALT.

Board Meeting #8 – Draft & Final Marketing Materials (Nov 6, 2001)

The Consultant presented a conceptual Summary Brochure & Report Binder, with costs to the Board for consideration. The Consultant also delivered 36 Final Maps, with archival storage box; and 6 Final Presentation Boards, with portfolios to S.A.L.T. for their acceptance.

Final Map Slides & CD Preparation (Jan/Feb 2002)

The Consultant prepared TIF files & 3 CD's of 36 digital maps, and had 3 sets of slides made. The consultant labeled all the slides, and the slide CD's, and also purchased 3 slide carousels for storage and presentation of the slides.

Draft Regional Context Map Preparation (Jan/Feb 2002)

The Consultant prepared a Draft Regional Concept Map as directed by SALT.

Board Meeting #9 – Draft & Final Marketing Materials (Feb 5, 2002)

The Consultant presented the Draft Regional Context Maps for SALT Board discussion, and delivered the final Map Slides and CD's, and Revised Final Recreation and Tourism Map to the S.A.L.T. Board for their acceptance.

Final Report Binder Preparation (Feb/Mar 2002)

The Consultant prepared the Final Report Binder, including desktop publishing of covers

Superstition Area Land Plan - Introduction

PHASE 3 – MARKETING MATERIALS (continued)

Draft Report Introduction Preparation (Feb/Mar 2002)

The Consultant prepared the Draft Report Introduction, including desktop publishing of criteria narrative to include photo images.

Draft Summary Brochure Preparation (Feb/Mar 2002)

The Consultant prepared a 12 page Draft Summary Brochure, with maps and photos.

Board Meeting #10 – Draft & Final Marketing Materials (Mar 5, 2000)

The Consultant presented the Draft Report Introduction and Summary Brochure for S.A.L.T Board comments, and delivered the Final Report Binders for their acceptance.

Final Regional Context Map, Slides & Boards Preparation (March 2002)

The Consultant prepared and delivered the master Final Regional Context Map, 15 (11"X17") Final Regional Context Map copies, 3 map slides, and 2 (22"X34") presentation boards, as directed by the SALT Board.

Redraft Report Introduction & Summary Brochure (Mar/Apr 2002)

The Consultant prepared a redraft of the Report Introduction and Summary Brochure, including revised desktop publishing of maps and photo images.

Board (Committee) Meeting #11 –Redraft Intro & Summary (April 10, 2002)

The Consultant presented the redrafts of the Report Introduction and Final Draft Summary Brochure to the S.A.L.T. Board Committee, for their approval. and/or revisions.

Final Draft Report Introduction & Summary Brochure Preparation (April 2002)

The Consultant prepared the Final Draft of the Report Introduction and Summary Brochure, including revised desktop publishing of maps and photo images.

Board Meeting #11 –Final Draft Introduction & Summary (May 7, 2002)

The Consultant presented the Final Draft of the Report Introduction and Summary Brochure to the S.A.L.T. Board, for their approval. and/or revisions.

Final Report Introduction & Summary Brochure Preparation (May 2002)

The Consultant prepared the Final Report Introduction and Summary Brochure copies, as directed by the Board.

Board Meeting #12 – Final Report Intro & Summary Brochure (June 4, 2002)

The Consultant delivered copies of the Final Report Introduction and Final Summary Brochure to S.A.L.T for their acceptance

STUDY AREA SUITABILITY FOR CONSERVATION & DEVELOPMENT

The Arizona State Land Department states that "Reclassification of state lands as suitable for conservation purposes shall be in the best interest of the Trust, as determined by the Commissioner. The Commissioner and the Conservation Advisory Committee may consider any or all of the following criteria in evaluating whether the nominated land should be reclassified as suitable for conservation purposes."

The Superstition Area Land Plan Study proposes approximately 45.0 sections (42.9% of the Study Area) become a preserve area, approximately 58.5 sections (55.7% of the Study Area) exist as state or private development, and 1.5 sections (1.4% of the Study Area) remain BLM & BOR government use.

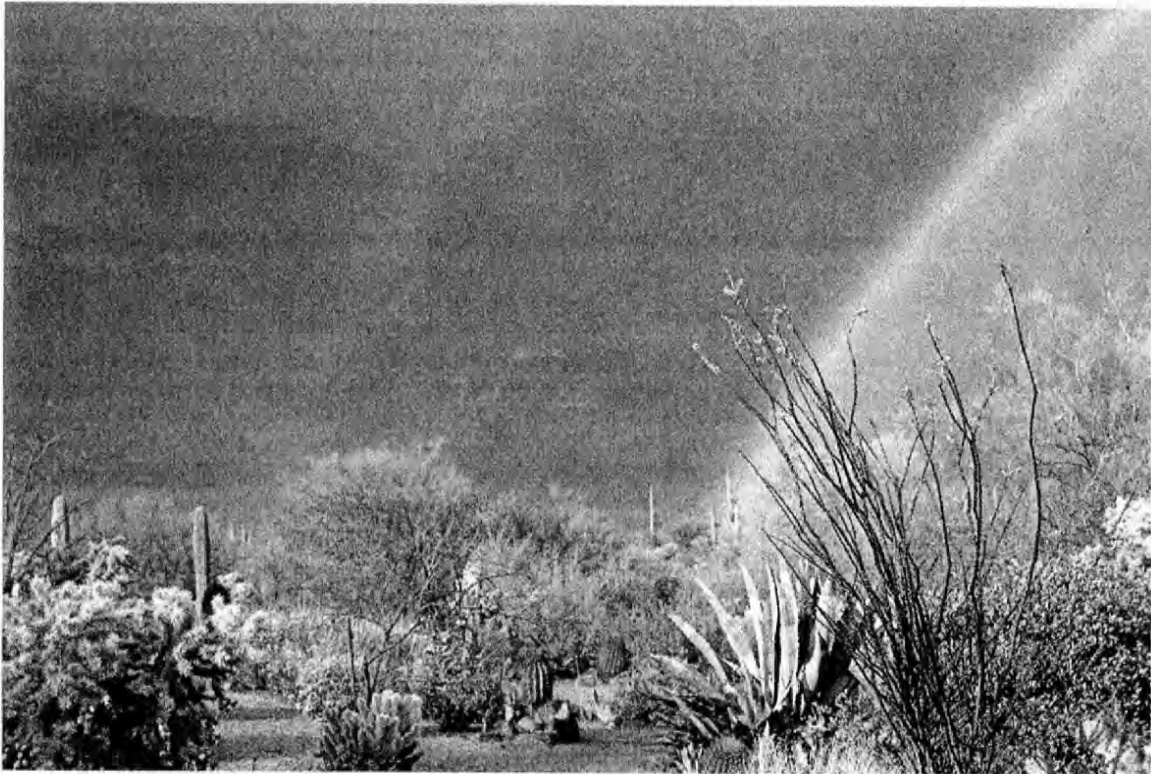
The Study determined that approximately 43.75 sections (50.3 %) of the state trust lands meet the Arizona State Land Department's criteria to be reclassified suitable for conservation, as well as three- quarters of a section of BLM land, and about half a section of private land. This would leave approximately 43.25 sections (49.7%) of the state trust lands for development – about a 50/50 split.

Superstition Area Land Plan - Introduction

Open Space

State Lands conservation reclassification suitability criteria includes:

- a) existence of substantially undisturbed open space values that make the land's conservation an asset to the community, or to other adjacent developable state trust lands.



A rainbow over the Study Area open space

The Superstition Area Land Plan Study determined that substantial undisturbed open space exists to make conservation of the state trust lands proposed as preserve to be an economic and environmental asset for the future development of the remaining, adjacent state trust land, while continuing grazing as an economic asset. These lands would also serve as a buffer and open space asset for the Superstition Wilderness Area, the Tonto National Forest, and Pinal County.

Superstition Area Land Plan - Introduction

Unique Scenic Beauty

State Lands conservation reclassification suitability criteria includes:

- a) existence of a natural community landmark, such as a significant mountain vista; or
- b) existence of a scenic vista on, or through, the land under petition from nearby major roadways or pathways, in addition to the mere existence of undeveloped open space.



Spectacular View to the Superstition Wilderness Area

This Study determined that many natural geologic landmarks exist throughout the area proposed as preserve, and that these lands provide a stunning scenic vista through which the Superstition Mountains can be seen from the existing Highway 60, and the proposed Superstition Freeway.

Superstition Area Land Plan - Introduction

Wildlife and Vegetation

State Lands conservation reclassification suitability criteria includes:

- a) existence of significant vegetation or wildlife, native to the region, and worthy of protection due to the relative lushness, health and diversity of the vegetation, or the number and diversity of the wildlife;
- b) existence of endangered, threatened, or protected plants, or endangered or threatened wildlife species, as identified under federal or state laws;
- c) existence of significant stands of a signature plant characteristics of the location.



Desert Tortoise in the Study Area

This Study shows that significant native wildlife and vegetation does exist within the proposed preserve lands, and are worthy of protection due to the number and diversity of the wildlife, and the lushness, health, and diversity of the vegetation. Also, several endangered and threatened wildlife species, including the Pygmy Owl, do exist throughout the proposed preserve area, as do many protected plants. And, significant signature riparian areas do exist along the major washes of the proposed preserve area, as well as stands of Saguaro Cactus.

Superstition Area Land Plan - Introduction

Cultural Resources

State Lands conservation reclassification suitability criteria includes:

- a) existence of a prehistoric or historic archaeological site;
- b) existence of a historic structure; or
- c) comparative costs of mitigation, data recovery, or preservation compared to potential revenue production of the land



Petroglyphs in the Study Area

This Study has determined that many known Hohokam archaeological sites exist throughout the proposed preserve lands, and there is likely a high potential that many other archaeological sites remain to be discovered. There are also a few historic ranching and mining structures around the proposed preserve area.

The probable cost of mitigation, data recovery, or preservation of known and likely archaeological sites, in addition to the high cost of building on the proposed preserve lands, would render potential development revenues questionable.

Superstition Area Land Plan - Introduction

Wildlife Habitat

State Lands conservation reclassification suitability criteria includes:

- a) existence of sufficient acreage and habitat quality to support populations of endangered, threatened, or other particular species;
- b) interconnection between the land under petition and nearby public lands, for wildlife movement;
- c) diversity of plant communities, or bio-diversity of plant or animal species;
- d) habitat condition, whether intact or degraded; or
- e) distance from an existing or proposed roadway, utility line, or urban environment.



A riparian habitat in the Study Area

This Study shows that sufficient acreage and habitat quality exists within the proposed preserve area to support the existing populations of endangered and threatened species, with the exception of the Pygmy Owl, and offer a significant wildlife movement connection to the Superstition Wilderness and Tonto National Forest. These lands also contain a bio-diversity of plant and animal species, and the condition of habitat within the proposed preserve is intact. Also, the proposed preserve area habitat is several miles from Highway 60 and the existing electric transmission corridor.

Superstition Area Land Plan - Introduction

Geologic or Topographic Features

State Lands conservation reclassification suitability criteria includes:

- a) existence of a significant wash, slope, or other topographic feature;
- b) existence of a unique rock outcropping, formation, or other unusual geologic feature; and
- c) known soil conditions unsuitable for development purposes



Rustlers Roost and Whitlow Wash

This Study determined that several significant washes, foothills, and valleys exist within the proposed preserve area, as well as many unique rock outcroppings and formations.

The proposed preserve area consists substantially of soils and slopes which are unsuitable for development purposes.

Superstition Area Land Plan - Introduction

Watershed Integrity

State Lands conservation reclassification suitability criteria includes:

- a) relationship of the land to maintenance of the integrity of one or more watersheds

Floodplain Management

State Lands conservation reclassification suitability criteria includes:

- a) impact of the 100-year floodplain on the land



A watershed in the Study Area

This Study illustrates that the proposed preserve lands would maintain the integrity of several important watersheds, and that the proposed preserve area would protect several 100 year floodplains

Superstition Area Land Plan - Introduction

Surface Water and Ground Water

State Lands conservation reclassification suitability criteria includes:

- a) existence of a spring or other wetland;
- b) occurrence of perennial or intermittent stream flow; and
- c) potential for groundwater recharge



Whitlow Wash in the Study Area

This Study determined that many springs exist throughout the proposed preserve area, and many intermittent streams flow through it as well. There may be some potential for groundwater recharge within the proposed preserve area.

Long Term Viability of the Land for Conservation Management

State Lands conservation reclassification suitability criteria includes:

- a) viability of the land based on its size, configuration, and location, for successfully conserving the resources it seeks to protect; and
- b) relationship of conservation of the land to resolving wildland fire issues, particularly in the urban-wildland interface

This Study clearly illustrates that the proposed preserve area, is viable for conserving and protecting its resources, because it is 45 sections of mostly contiguous configuration, and adjacent to the Superstition Wilderness and the Tonto National Forest. Continued grazing in this proposed preserve area would substantially control the vegetative fuels for wildfire protection.

Superstition Area Land Plan - Introduction

Local, Regional or Other Planning Considerations

State Lands conservation reclassification suitability criteria includes:

- a) relationship between the proposed conservation designation and adopted local and regional plans and policies; and
- b) relationship of conservation of the land to other federal, state, local, or private land trust preserves, holdings, or plans

Pinal County has adopted this Study's proposed preserve area as "Public Resource" land use in their 2001-2011 Comprehensive Plan. The area is immediately adjacent to the Federal lands of the Superstition Wilderness Area, and the Tonto National Forest.

Recreation

State Lands conservation reclassification suitability criteria includes:

- a) existence of proposed trail-based or other low impact recreation opportunities; and
- b) existence of direct access to or from adjacent public or private lands used for recreational purposes



Horse packing in the Study Area

This Study's proposed preserve lands provide many trail-based and low impact recreational opportunities, and would protect and provide direct access to many important trailheads of the Superstition Wilderness Area.

Superstition Area Land Plan - Introduction

Accessibility

State Lands conservation reclassification suitability criteria includes:

- a) public accessibility and nature of that accessibility to the land; and
- b) impact of accessibility, based on the purpose of conservation of the land



Peralta Road approaching the Superstitions

This Study's proposed preserve area would also provide and protect Peralta Road as a dedicated public access from Hwy 60 to the Superstition Wilderness Area, and the preserve itself, and would provide for a wilderness experience accessibility without the negative impact of driving through an urban development.

Superstition Area Land Plan - Introduction

Scientific Education

State Lands conservation reclassification suitability criteria includes:

- a) historic use of the land for scientific research purposes; and
- b) opportunities for scientific education



An archaeological dig in the Study Area

This Study determined that Arizona State University has used these proposed preserve lands for scientific study over the years, and that preserving these lands would enhance the opportunity for ASU to continue with its scientific education.

Types of Multiple Use

State Lands conservation reclassification suitability criteria includes:

- a) multiple use potential of the land; and
- b) impact of specific multiple uses on the Land Planning & Design Consultant

This Study illustrate the multiple use potential of these proposed preserve lands consist of recreation and scenic resource management, grazing management, wildlife management, riparian vegetation management, watershed management, and cultural resource management,

The impacts of these multiple uses would all be favorable to the lands "preserved", as well as to the adjacent remaining lands left for development.

Superstition Area Land Plan - Introduction

Resource Production Preservation

State Lands conservation reclassification suitability criteria includes:

- a) existence of grazing lands under petition that a conservation designation may help to protect;
- b) existence of prime agriculture areas under petition that a conservation designation may help to protect; and
- c) protection of the resource production component (such as grazing, agriculture, mining, and timber) of the local or regional economy

This Study suggests that a conservation designation of these proposed preserve lands would help protect the existing grazing activities currently permitted on these lands, thereby protecting some of the resource production of the local economy.

Relationship to Other State Trust Lands

State Lands conservation reclassification suitability criteria includes:

- a) proximity to other state trust lands;
- b) development capability of adjacent state trust lands; and
- c) anticipated timing of development activity on adjacent state trust lands

This Study's proposed preserve lands are north and east of the other State Trust lands that lie north of Hwy 60. The adjacent remaining State Trust lands have an excellent capability for development - market indicators suggest that these adjacent remaining State Trust lands would likely be developed in the next ten to twenty years.

Pre-Existing Protections

State Lands conservation reclassification suitability criteria includes:

- a) existence of any federal, state, or local law requiring protection by existing lessee of proposed conservation values

This Study notes that the U.S. Fish and Wildlife Service had imposed a Pygmy Owl Endangered Species overlay corridor over a portion of these proposed preserve lands. Though repealed in a court appeal, there is the likelihood that this overlay corridor will eventually be reinstated.

Tourism

State Lands conservation reclassification suitability criteria includes:

- a) impact on local or regional tourism

This Study points out that tourism from Arizona, the Nation, and the world to the Superstition Wilderness provides a substantial economic benefit to the local and regional area - this proposed preserve area would enhance the increase the tourism to the area,

Benefit to the Trust

State Lands conservation reclassification suitability criteria includes:

- a) whether, and for what reason, reclassification is in the best interest of the Trust.

This Study proposes that reclassification of the proposed preserve lands to conservation would substantially increase the value of the adjacent remaining State Trust lands, which are the most suitable for development.

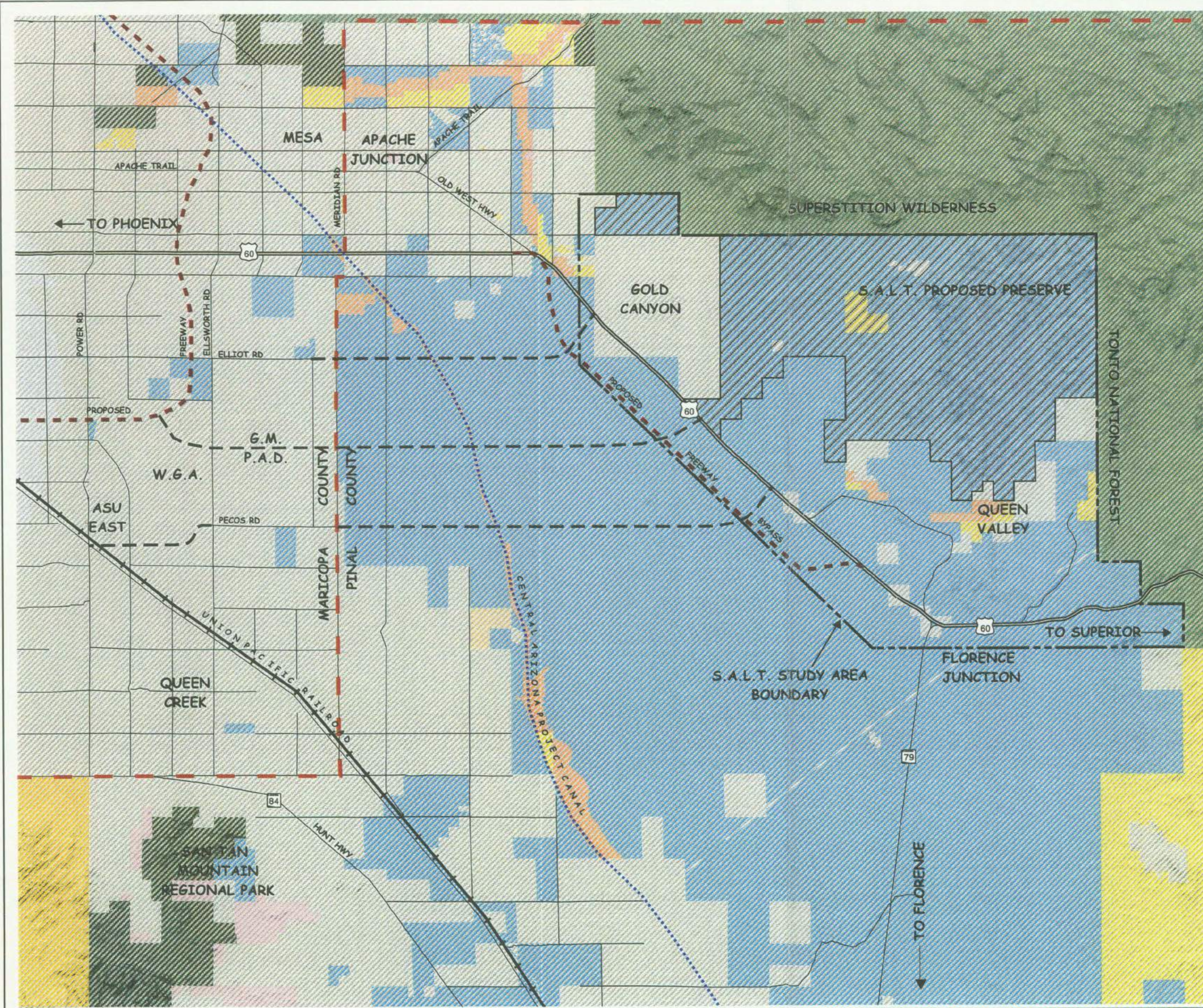
REGIONAL CONTEXT

The S.A.L.T. study area is located at the eastern edge of the Phoenix metropolitan area, immediately adjacent to the Superstition Wilderness Area and the Tonto National Forest.

The total area of State Trust Lands recommended to be set aside for preservation represents a small percentage of the State Trust Lands located within the surrounding region.

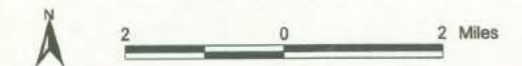
Pinal County could transfer development/density rights from those lands set aside for preserve to State Trust Lands in the region that are suitable for development.

This type of development/density transfer would increase the economic value of other development-suitable State Trust Lands, compensating for conservation-suitable lands set aside for preservation.



LEGEND

- Proposed Freeway
- - - Proposed Road
- +— Railroad
- Canal
- - - County Boundary
- Blue hatched area: Proposed Preserve Area
- Yellow: BLM
- Orange: Bureau of Reclamation
- Light Blue: County
- White: Private
- Dark Blue: State Trust Land
- Green: Tonto National Forest
- Yellow with diagonal lines: Reservation
- Yellow with horizontal lines: Military Reservation
- Green with diagonal lines: Parks and Recreation
- Green with vertical lines: Game and Fish



Source of Data: Arizona Land Information Systems (ALRIS)

SUPERSTITION AREA LAND PLAN



David Hosmer Longey
Planning Consultant

DESIGNWORKSHOP
GIS Consultants

Ward Brady, PhD.
Resources Consultant

PROPOSED CONCEPTUAL AREA PLAN

S.A.L.T. proposes that Pinal County and the Arizona State Land Department utilize this Conceptual Area Plan to guide the planning and approval of all future development and conservation of State Trust and private lands.

PRESERVE

Acquire or set aside as open space preserve and grazing allotments, with a new, dedicated Peralta Road Entryway and other trailhead access roads.

FLOOD PLAIN PRESERVE

Protect as flood plain preserve and wildlife / riparian habitat for Pycmy Owl protection, wildlife connectivity, and hiking trail access to the preserve.

OPEN SPACE

Protect as scenic buffers along Hwy 60, wildlife habitat along washes, and public parks on hilltops.

VILLAGES / PAD

Develop residential villages, with village centers, between the major flood plain washes, including public roads to access the preserve.

COMMERCIAL

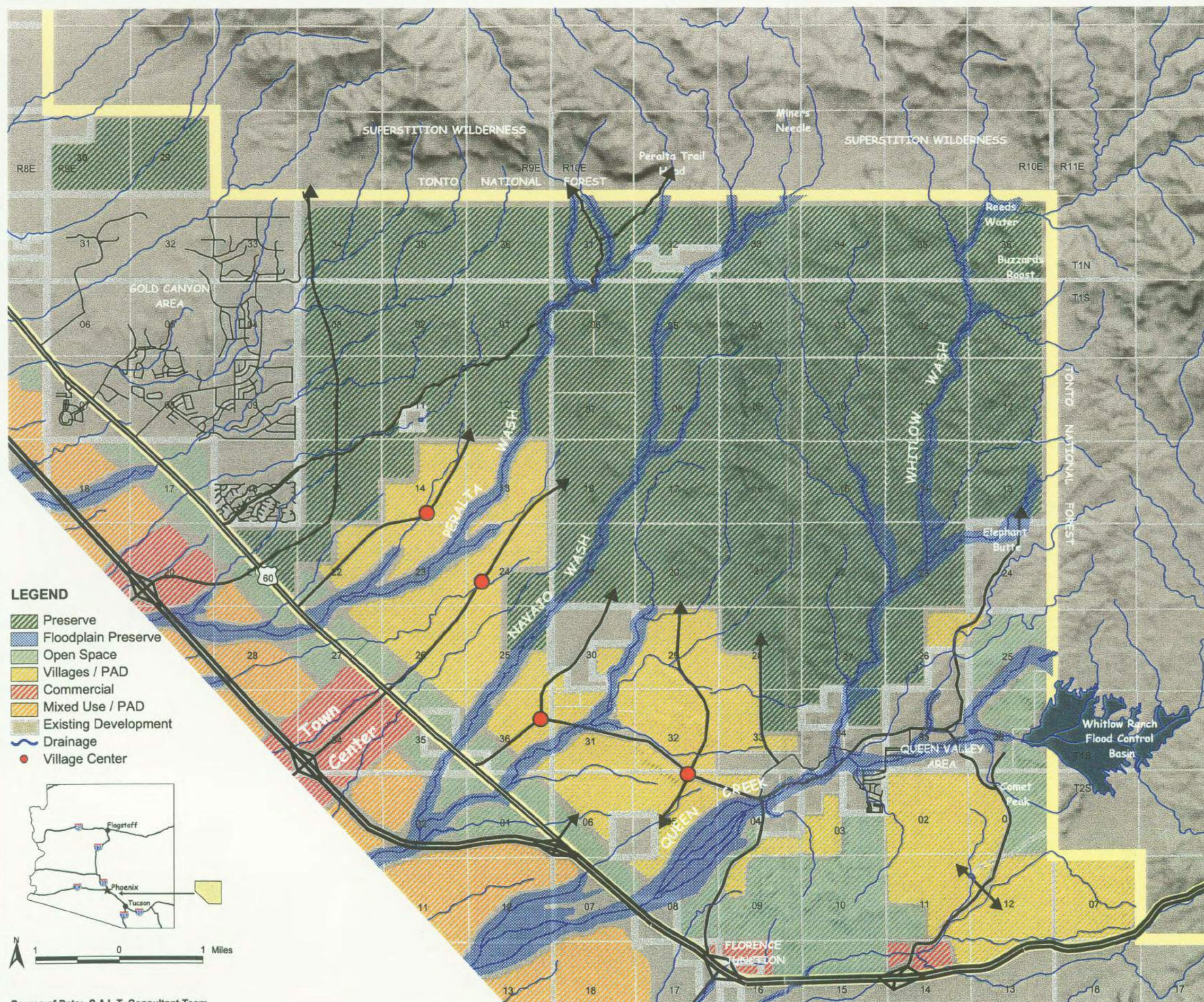
Develop a Town Center and Shopping Center at new interchanges along an extended Superstition Freeway.

MIXED USE / PAD

Develop planned area developments of mixed use within an extended Superstition Freeway corridor.

EXISTING DEVELOPMENT

Already, or currently being developed, as mixed uses.



SUPERSTITION AREA LAND PLAN



David Hosmer Longey
Planning Consultant

DESIGNWORKSHOP
GIS Consultants

Ward Brady, Ph.D.
Resources Consultant

Source of Data: S.A.L.T. Consultant Team

EXPANDED LAND USE SUITABILITY ANALYSIS

This map was produced using a composite ranking of the legend categories of specific resource maps. The rankings fell between the values of -10 and 10. Those values falling below the value of negative five were designated as lands to be set aside for conservation. Those values falling above positive five were designated as lands to be set aside for development. Those lands equal to or greater than negative five and equal to or less than positive five were designated as lands to be determined as either conservation or development.

VEGETATION	
Colors (2,3,4,5,-)	Ranking -10
Colors(1) -	Ranking -8
No Color -	Ranking -4

FLOODPLAINS	
Zone A -	Ranking -10
Zone C -	Ranking 5

SCENIC QUALITY	
Area A -	Ranking -10
Area B -	Ranking -8
Area C -	Ranking -5

ARCHAEOLOGY	
Sites	Ranking -10
Springs	Ranking -5
Floodplains	Ranking -5
Foothills /Washes	Ranking -3
Other	Ranking 0

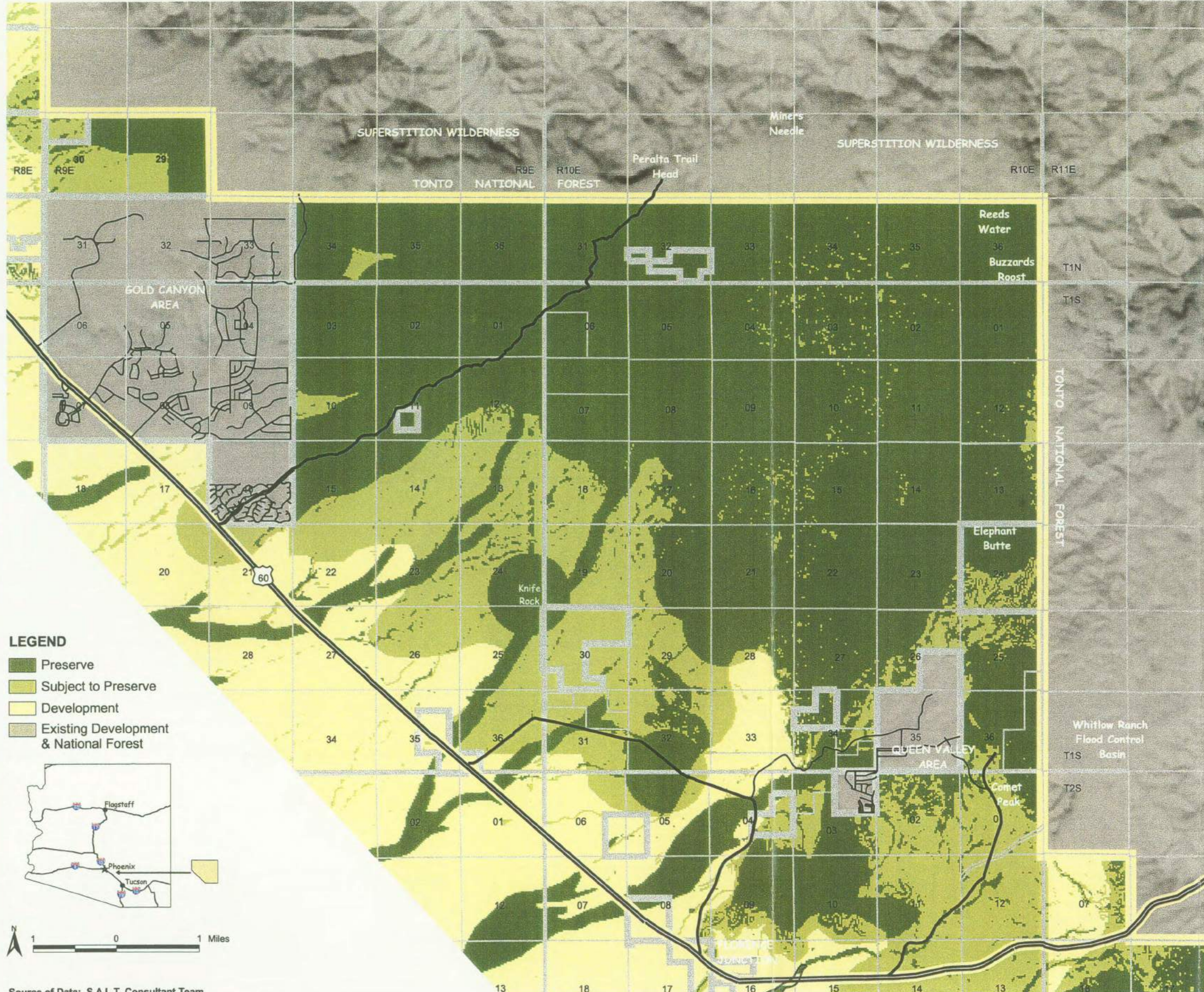
WILDLIFE	
Habitat	Ranking -8
Endangered Species	Ranking -6
Springs (1/2 Mile Buffer)	Ranking -10

RECREATION	
1/2 mile Buffer	Ranking -10

GRAZING	
All lots	Ranking -2

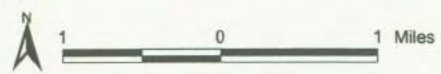
SLOPE	
0% - 5% -	Ranking 10
5% - 10% -	Ranking 7
10% - 15% -	Ranking 3
15% and Greater -	Ranking -10

SOILS	
A1 & B2 -	Ranking 8
D1 -	Ranking 5
E1 - E4 -	Ranking -2



LEGEND

- Preserve
- Subject to Preserve
- Development
- Existing Development & National Forest



Source of Data: S.A.L.T. Consultant Team

SUPERSTITION AREA LAND PLAN



David Hosmer Longey Planning Consultant DESIGNWORKSHOP GIS Consultants Ward Brady, Ph.D. Resources Consultant

OWNERSHIP & DEVELOPMENT

Most of the Study Area is undeveloped State Trust Land, including some Bureau of Land Management (BLM) lands and several private land tracts, both undeveloped and developed. While the majority of the Study Area is rural in character, a large area of the northwest portion, the Gold Canyon Area, is fully developed. Pressure is also building for new urban development on State lands as well as the undeveloped private lands along U.S. Hwy 60 and in the Florence Junction and Queen Valley areas.

GOVERNMENT LANDS

The majority of the Study Area lands are owned by the State of Arizona. Several small parcels within the Study Area are owned by the Bureau of Land Management, Bureau of Reclamation and Pinal County. Several parcels within the Study Area are in private ownership as well. Those parcels in private ownership that are developed are described below.

GOLD CANYON AREA

Existing developments in the Gold Canyon Area include several urban residential communities with varied densities of single-family homes, multi-family, and townhomes. Commercial developments include some tourist attractions, small office complexes, and three small shopping centers, as well as Superstition Mountain Golf Club and Gold Canyon Ranch Resort.

The following developments are included within the Gold Canyon Area: Superstition Mountain, Mountain Brook Village, Superstition Foothills, Gold Canyon East, Kings Ranch, Mesa del Oro, Peralta Trails, Herrmosa Hills, Mountain Whisper, Fairway Views, The Casas, Golden Springs, Hieroglyphic Trails, and Montessa (south of Hwy 60).

QUEEN VALLEY AREA

A somewhat urbanized development within the Study Area is the retirement community of Queen Valley. The development includes mobile homes and single family homes, as well as a small core of neighborhood commercial uses, a golf course and a clubhouse.

ELEPHANT BUTTE AREA

This privately owned section of land is being marketed for single family home lots, with no infrastructure improvements.

FLORENCE JUNCTION AREA

This area has not developed much as of yet, with the exception of a small commercial area. However, there is a proposal for a small airport in the area.

SUPERSTITIION AREA LAND PLAN

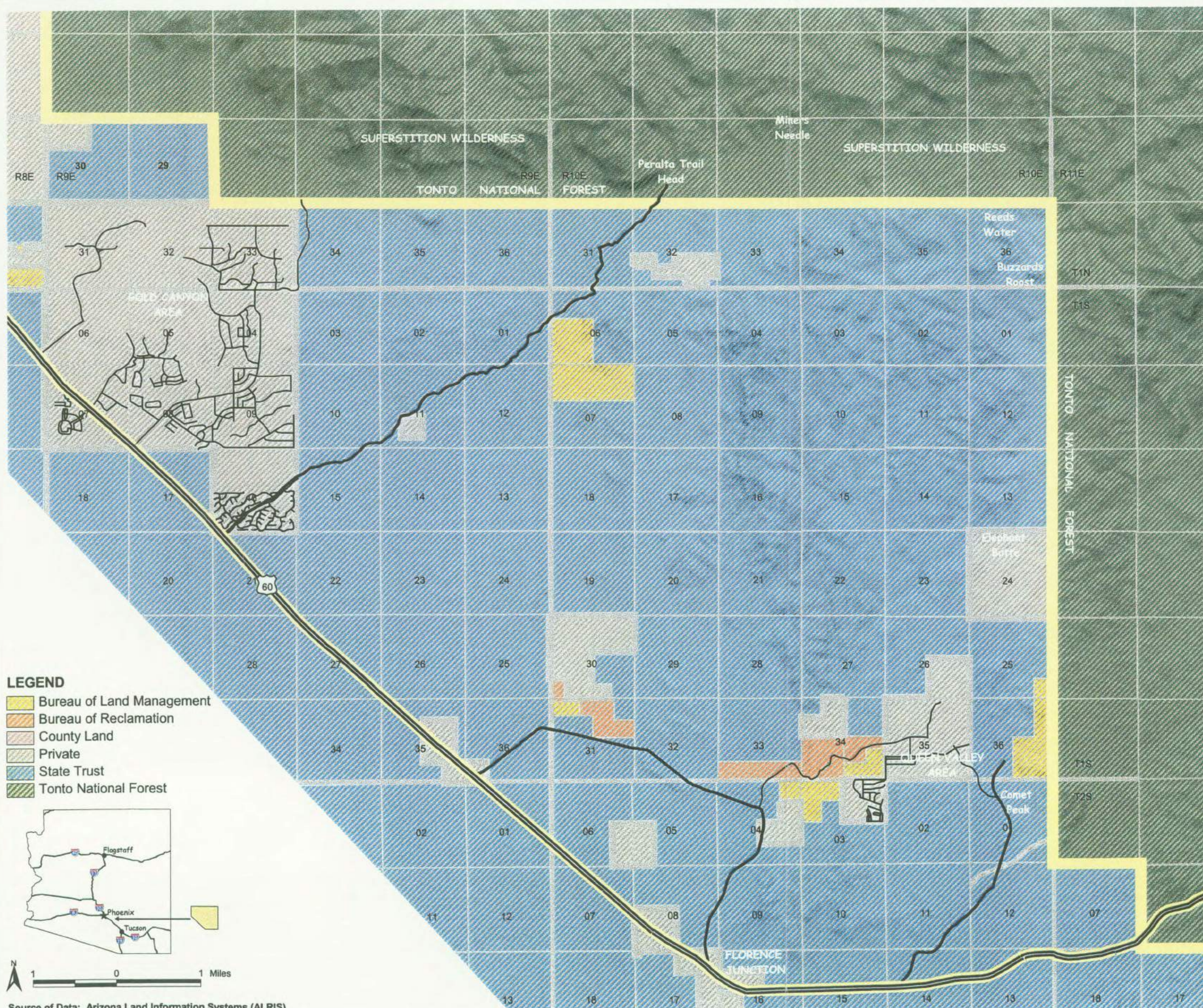


11/01

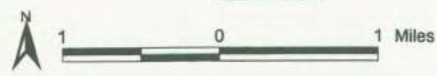
David Hosmer Longey
Planning Consultant

DESIGNWORKSHOP
GIS Consultants

Ward Brady, Ph.D.
Resources Consultant



- LEGEND**
- Bureau of Land Management
 - Bureau of Reclamation
 - County Land
 - Private
 - State Trust
 - Tonto National Forest



Source of Data: Arizona Land Information Systems (ALRIS)

GRAZING AND MINING

Several ranching operations exist within the Study Area. These ranchers control grazing lease rights to all of the State Lands and BLM lands in the area.

A few mining operations also exist within the Study Area. These miners control mining permits for some of the lands within the area.

GRAZING LEASES

The Donnelly Ranch grazing lease area (#5-52614) is east of the Gold Canyon Development Area, abutting the Superstition Wilderness Area on the north. This ranching operation grazes about nine sections of State Land.

The Quarter Circle U Ranch grazing lease area (#5-71) is east of the Donnelly Ranch area. It is bordered by the Superstition Wilderness Area on the north and east. This ranching operation grazes about twenty sections of State Land, and one section of BLM land.

The Johnson Ranch grazing lease area (#5-2333) is northeast of Hwy 60 and south of the Donnelly and Quarter Circle U grazing areas. This ranching operation grazes about twenty-two sections of State Land.

The Ruiz Ranch grazing lease area (#5-3619) lies east of the Johnson area, south of the Quarter Circle U area, to the Tonto National Forest boundary. This ranching operation grazes about seventeen sections of State Land.

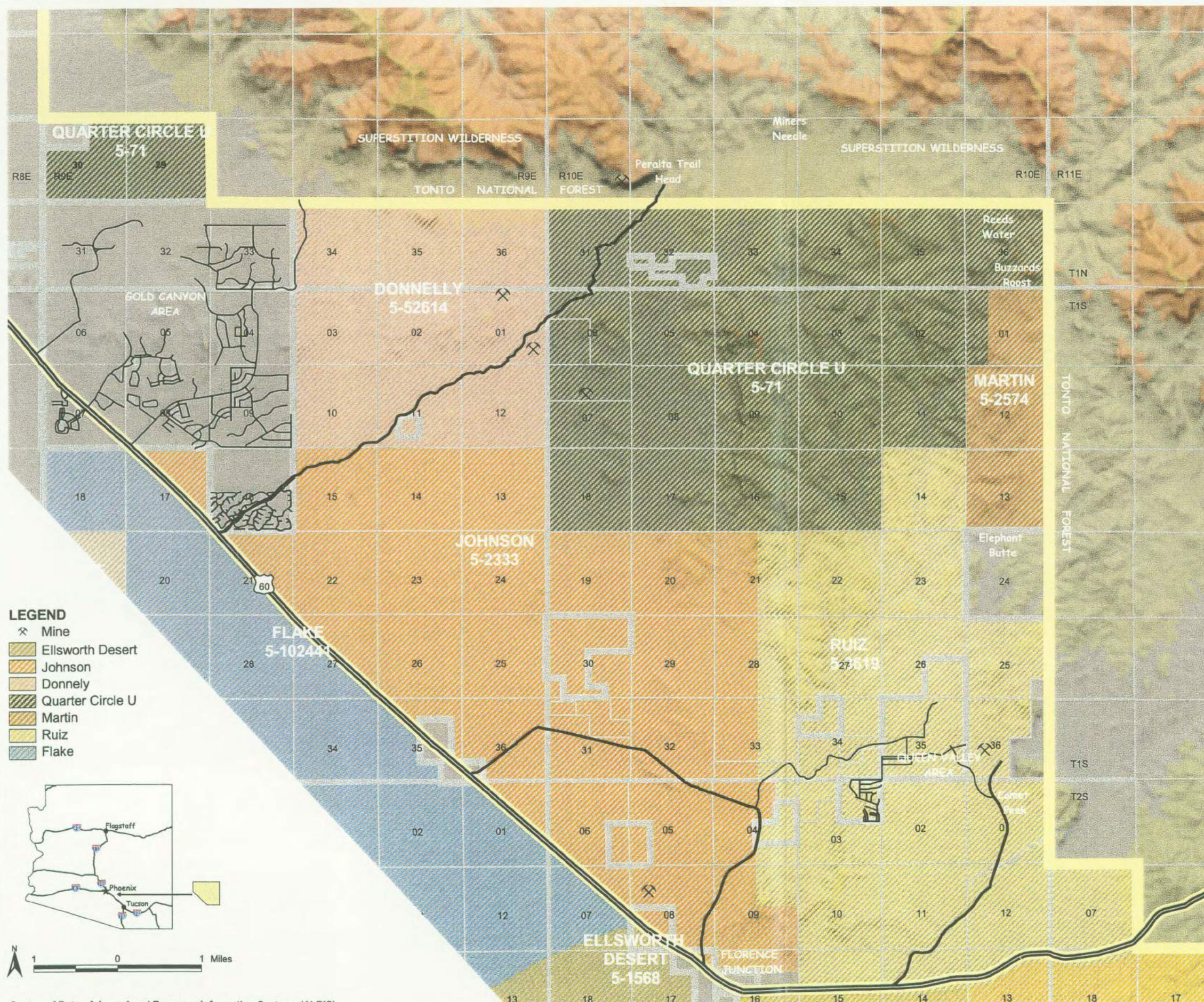
The Martin Ranch grazing lease area (#5-2574) is on the far east edge of the Study Area, north of Elephant Butte, along the border of the Tonto National Forest. This ranching operation grazes about two and three quarters sections of State Land.

The Flake Ranch grazing lease area (#5-102441) lies southwest of Hwy. 60, on the far southwestern edge of the Study Area.

The Ellsworth Desert Ranch grazing lease area (#5-1568) is everything south of Hwy. 60 and west of Florence Junction, on the far southwest corner of the Study Area.

MINING PERMITS

The largest mining operation within the Study Area is that of a rock and gravel operation in the Queen Creek Wash, east of U.S. 60. There are several other small mining permits elsewhere within the Study Area.



SUPERSTITION AREA LAND PLAN



David Hosmer Longey
Planning Consultant

DESIGNWORKSHOP
GIS Consultants

Ward Brady, Ph.D.
Resources Consultant

Source of Data: Arizona Land Resource Information Systems (ALRIS)

TOPOGRAPHY & SLOPES

Three types of topography make up the Study Area: valley, foothills, and mountains, all generally sloping to the south and southwest.

VALLEY TOPOGRAPHY

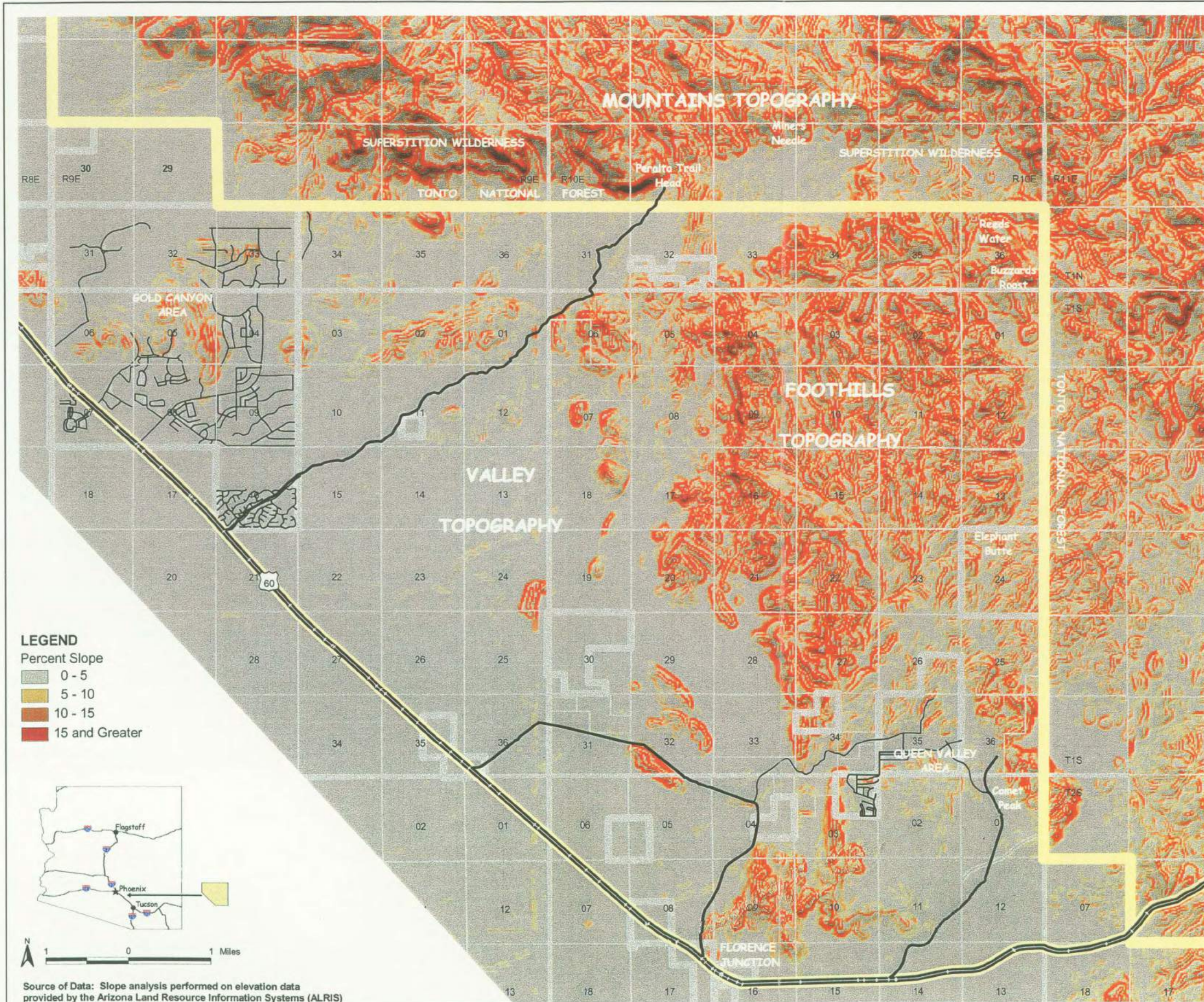
The valley topography encompasses a large portion of the Study Area, from Hwy 60 to the foothills. Slopes within this portion of the Study Area are generally below 10 percent, and the most suitable for large scale development.

FOOTHILLS TOPOGRAPHY

The foothills topography is also a large portion of the Study Area, between the Valley and the Superstition Mountains. Slopes of 10% - 20% within this portion are much less suitable for large scale development, and slopes of 20% and up are unsuitable.

MOUNTAINS TOPOGRAPHY

The mountains topography is actually on the northern and eastern edges of the Study Area, in the Superstition Mountains. Slopes are the greatest within the mountains, and unsuitable for large scale development.



SUPERSTITION AREA LAND PLAN



David Hosmer Longey Planning Consultant DESIGNWORKSHOP GIS Consultants Ward Brady, Ph.D. Resources Consultant

SCENIC FEATURES

Weavers Needle, Cathedral Rock and other such scenic features are highly recognized within the Superstition Mountains. There are also many scenic features within the Study Area, some of which have been named and some of which remain unnamed.

BUTTES & MOUNTAINS

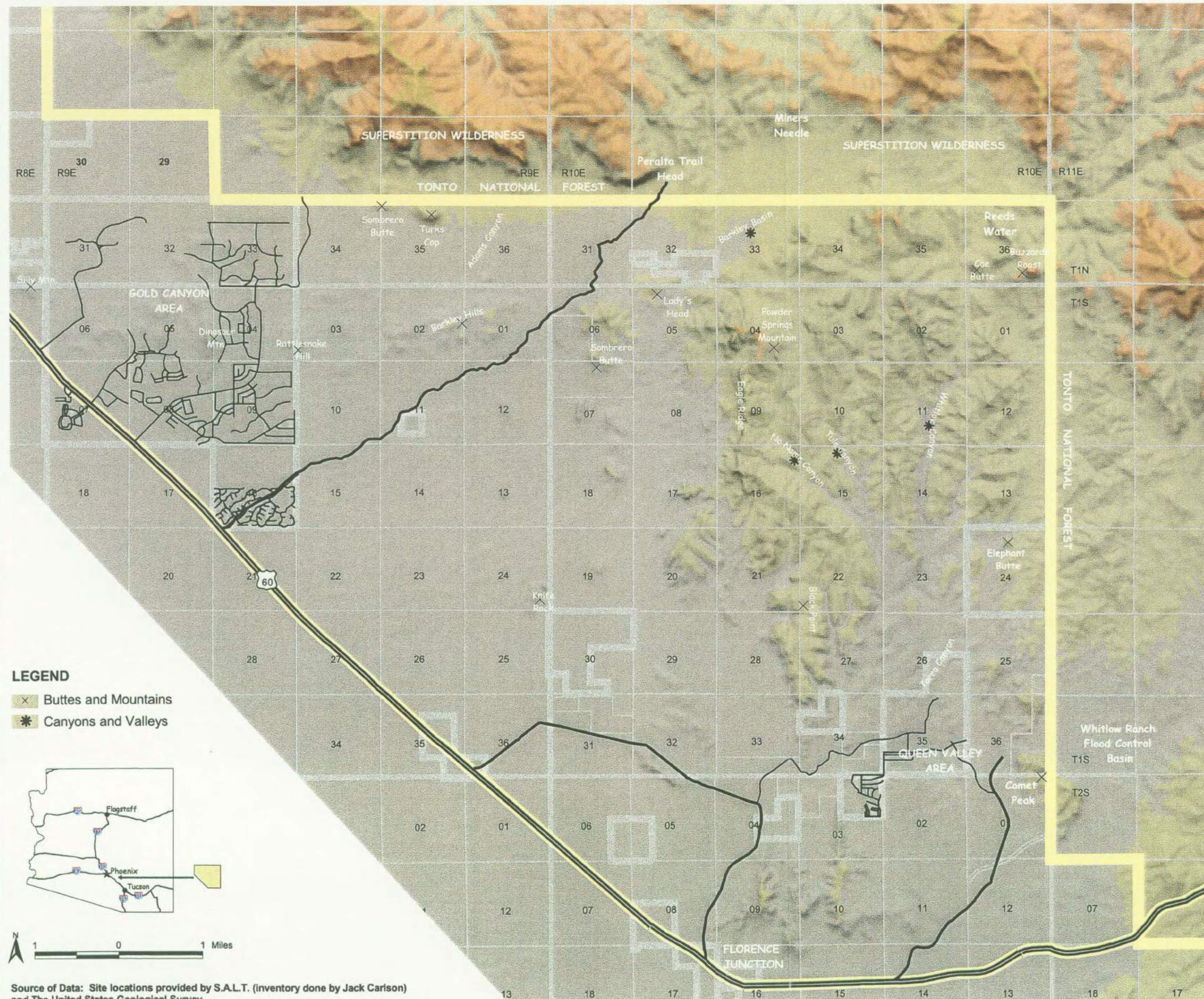
The following are several of the scenic buttes and mountains located within the Study Area:

- Silly Mountain
- Dinosaur Mountain
- Rattlesnake Hill
- Barkley Hills
- Sombrero Butte
- Turks Cap
- Buzzards Roost
- Coe Butte
- Powder Spring Mountain
- Eagle Ridge
- Knife Butte
- Black Point
- Elephant Butte
- Comet

CANYONS & VALLEYS

The following are the main scenic canyons and valleys of the Study Area:

- Whitlow Canyon
- Tule Canyon
- No Name Canyon
- Horse Canyon
- Barkley Basin
- Queen Valley



LEGEND

- X Buttes and Mountains
- * Canyons and Valleys



Source of Data: Site locations provided by S.A.L.T. (inventory done by Jack Carlson) and The United States Geological Survey

SUPERSTITION AREA LAND PLAN



David Hosmer Longey
Planning Consultant

DESIGNWORKSHOP
GIS Consultants

Ward Brady, Ph.D.
Resources Consultant