

Thomas Drzazgowski

From: Paula Maxwell
Sent: Tuesday, May 20, 2014 2:17 PM
To: 'Diana L. Simmons'
Subject: Rezoning by the Bike Ranch LLC

Good Day Ms. Simmons:

Thank you for contacting District 4 regarding the above mentioned project. We will see that Supervisor Carroll receives your message.

Best,

Paula Maxwell
District 4, Supervisor Ray Carroll

From: Diana L. Simmons [mailto:dlsimmons01@earthlink.net]
Sent: Tuesday, May 20, 2014 1:50 PM
To: Paula Maxwell
Subject: Rezoning by the Bike Ranch LLC

Attention: Paula Maxwell

Re: Rezoning by the Bike Ranch LLC

I would like to take this opportunity to file a formal objection/protest to the rezoning by Bike Ranch LLC in the Escalante/Old Spanish Trail area across from the Saguaro National Park.

I have numerous concerns of which I would like to address briefly.

Scenic Route

Old Spanish Trail along this area has been identified as a Scenic Route which by definition has been designated to preserve and enhance the visual resources of the natural and built environment. There are restrictions for buildings, structures and setbacks. I do not believe that this development complements the intent of the classification of Scenic Route

Development of Core

It has been stated by Kelley Matthews that the existing eight rental houses built in the late 1950's will be the core of 10-12 acres. Further, her improvement plan reflects improving the core and stated that these units are considered "non-conforming" use within the current zoning code. Further comment states that they can be improved legally without any change of zoning.

These units were built as single family units and are a far cry from what has been referred to as a "minor resort which describes hotels up to 49 rooms." Really? You can take a small home built over 50 years ago and improve to a hotel? Appears to be a way to circumvent the intent of zoning and development and a switch of hands. The developer has even stated that they will be applying for a conditional use change. Improvement should be exactly that. Improve the existing structure(s) without changing the intent for use or general structural appearance.

In reviewing several requests for rezoning, I noticed that without exception, all of the ones I reviewed had follow-up requests to deviate from the original rezoning. There is no doubt in my mind that this has the potential of following suit.

Congestion

Recently the restaurant that is adjacent to the proposed development opened back up after several years of being closed.

This has turned the Escalante and Old Spanish Trail intersection into a very dangerous area during peak hours for the establishment. I myself have almost been hit trying to make a turn and not being able to see around parked cars. Old Spanish Trail is not a flat road and there are several dips in the road that impair vision to on-coming traffic. Old Spanish Trail does not lend itself to high volume traffic and congestion without compromising safety to humans and wildlife.

Another form of congestion is attributed to the abundance of cyclists. The road is narrow and even though there is a bike lane, it often gets crowded. Recently I had a neighbor lady who was killed on Old Spanish Trail. It was at an intersection where there was another car compounded by a group of cyclists. I have not personally had time to review the accident report, but I have to believe that congestion played a part in this incident and that perhaps the other driver was unable to focus on her on-coming vehicle and made a poor decision to proceed.

We certainly do not need to add additional congestion on Old Spanish Trail to the magnitude a Bike Ranch would bring. This area does not lend itself to commercial establishments without widening the roads and removing the dips that restrict visibility. This is a Scenic Route that was established based on exceptional scenic quality that helped define our community's character.

To further substantiate the claim of excess congestion/safety, please pull records on how many times the signage has had to be replaced at Escalante and Old Spanish Trail due to individuals running the stop sign as well as swerving to avoid congestion at the intersection.

Around that particular area, you also have an Ingress and Egress to the Park which

Safety

Higher volume vehicular traffic that would result from this development would add to the safety of those utilizing the Scenic Route or just commuting to local areas. It would also result in higher volume of cyclists which would also add to safety risks of many.

The Park is restricted where cyclists can ride, so without going in and trying to change that as well, the cyclists would be restricted to roadways that are already challenged with issues.

Basically too much going on in that area...

Sahuaro Corners with their customers

Ingress and Egress to the Park

Intersection at Escalante and Old Spanish Trail

Cyclists

Wildlife

Horses

... on and on

I respectfully request that you considering this aspect most of all, because I live in the area and have experienced firsthand the dangers and pitfalls with the existing conditions. We certainly do not wish that this be compounded.

Rincon Southeast Subregional Plan (RSSP)

I quote from the 'Plan Designations'.

"The plan area lies within the one-mile buffer area of Saguaro National Park. Generally, property within one mile of a public preserve is planned very low-density residential, either as Resource Conservation (if in an Environment Resource Zone [ERZ] or in a 100-year floodplain) or as Resource Transition. Each of these designations provides a maximum allowable density of one residence per 3.3 acres."

Once again, I do not see anything in this excerpt where the Bike Ranch LLC development would fall.

In summary, I do not feel that this rezoning request should be granted, or even considered. I fail to find one aspect where they might be in compliance or would not impact safety for humans as well as wildlife:

- Does not possess scenic quality that would compliment the Scenic Route.
- Development is not in alignment with current development that would only require "improvement" of existing structures.
- Is not being developed as low-density residential on 3.3 acres as stipulated in the RSSP.
- Increases vehicular traffic which introduces safety concerns.
- Increases cyclist traffic which introduces safety concerns.
- Does not protect and enhance the character of surrounding communities.

As stated by Kelley Matthews in her letter, "We truly believe that Bike Ranch would be a benefit to the neighborhood". I do not see any benefit.

Thank you for your time and consideration.

Diana L. Simmons
Area Resident
11670 East Irvington Road
Tucson, AZ 85747

Thomas Drzazgowski

From: Frank Franco
Sent: Tuesday, May 20, 2014 1:39 PM
To: Thomas Drzazgowski
Subject: FW: May 21, 2014 Bike Guest Ranch Hearing

Tom,

Please see below. Thanks.

Frank Franco
Special Staff Assistant to Ray Carroll
Pima County Board of Supervisors, Dist. 4
Tucson Office: (520) 724-8094
Green Valley Office: (520) 648-0847

From: Carol Dorsey [mailto:cdorner@aol.com]
Sent: Tuesday, May 20, 2014 12:18 PM
To: District4
Cc: coolbar1@mac.com
Subject: May 21, 2014 Bike Guest Ranch Hearing

TO: Ray Carroll, Supervisor

Unfortunately we are unable to attend tomorrow's hearing. And I do not have an email address for Thomas Drzazgowski. It would be appreciated if you would forward this for us prior to the meeting, if at all possible.

We object to the project and urge its disapproval.

It is conceivable that the 49 unit does not mean one person only. Perhaps it could be times two or more.

With the business they have planned there, business service traffic would be tremendous and a dollar figure or traffic congestion and other pressures on the area cannot be adequately determined until it would be too late to change it.

This area already has traffic challenges because of vehicles and bicycles without adequate space for bike lanes on the already narrow hilly roads.

Incidentally, relating to the May 18, 2014 Arizona Daily Star article about this subject matter, there are also deer, owls, hawks, etc. making their home in the Park and adjoining buffer area.

We have sent other comments to the contact person in our area. Although there are some people living in the buffer zone who do not adhere to zoning laws, we believe people living here have that additional responsibility.

Saguaro National Park is not just Tucson, Pima County or Arizona's treasure. It is a "national" treasure.

Lyle and Carol Dorsey

Thomas Drzazgowski

From: Paula Maxwell
Sent: Tuesday, May 20, 2014 3:09 PM
To: 'Richard Wagner'
Subject: Regarding the proposed zoning variance for a Saguaro Bike Ranch

Good Day Dr. Wagner:

Thank you for contacting District 4 regarding the above mentioned project. I will see that Supervisor Carroll receives your message.

Best,

Paula Maxwell
District 4, Supervisor Ray Carroll

From: Richard Wagner [mailto:richwagner1@me.com]
Sent: Tuesday, May 20, 2014 2:43 PM
To: Paula Maxwell
Subject: Regarding the proposed zoning variance for a Saguaro Bike Ranch

Richard Wagner, MD, PhD, FACEP, FAAEM
11662 E. Twin Hills Trl
Tucson, AZ 85748
www.WildNaturePhotos.com
www.WildNaturePhotos.com/Blog
520-751-8031 (Home)
520-360-7997 (Cell)

May 20, 2014

Raymond Carroll
Pima County District 4 Supervisor
130 W. Congress St.
Tucson, AZ 85701
724-8094

Dear Supervisor Carroll,

As a resident of the Saguaro National Park buffer zone since 1997, and as an ER physician, professional wildlife photographer, and author of the book Tread Lightly: Venomous and Poisonous Animals of the Southwest, I am writing to voice my opposition to the proposed zoning variance for the property at or near 3700 S Old Spanish Trail for the purpose of creating a "minor resort Bike Ranch" with associated rental facilities, sports training facilities and restaurant. My opposition is shared by many of my neighbors, as well as Saguaro National Park Superintendent Darla Sidles and the Board of Friends of Saguaro National Park. I will be on an airline flight on May 21, 2014 to visit a friend dying from lymphoma or I would be present at the Board of Supervisors Meeting personally to voice my opposition.

I am in favor of increased community, recreational and sport biking in Tucson for environmental, fitness, and economic reasons. Unfortunately, the proposed location of the Bike Ranch resort and associated facilities is not appropriate. Building it elsewhere in Tucson or the outlying areas likely would be appropriate, as Tucson is a great place for cyclists. However, the residents in this area and Saguaro National Park East in particular do not need more performance-oriented sport cyclists or sport cycling tourism that is promoted on a continual basis. This is not a once-a-year Tour de Tucson, it will become an everyday Tour de East Tucson and Saguaro National Park East. Neither the residential areas nor the National Park were designed for this, and as a long-term resident it is not appealing to me, regardless of any positive effect on home values. It is not consistent with current zoning regulations or the concept of a "buffer zone" for the wildlife of National Park.

This resort would add tremendously to the bike and car traffic in the area. I don't want to see more flowers or bike memorials on the roadside, or have to deal with groups of bikers who lose track of the fact that traffic laws still apply to them. <http://tucsonvelo.com/news/video-25-cyclists-cited-shootout/19276> I've seen plenty of bike-car or car-car accident victims as patients in ER's in Tucson and Sierra Vista while working as an ER doc. I also do not want to see more road-killed wildlife on Freeman Road or Old Spanish Trail. We live within a block of Saguaro National Park, across Freeman Road, and we have a phenomenal amount of wildlife on our property that crosses back and forth from the Park, including javelina, snakes, Gila monsters, roadrunners, deer, etc. The area is a wildlife "buffer zone" for a reason.

The top of Freeman Road is still a potential death trap for cyclists, and more cyclists on these roads that are not bike-friendly will increase the number of bike-car collisions as well as interfere with car traffic. Between 2007 and 2011, approximately 390 bicycle crashes occurred *annually* in Tucson. That's about 2,000 bike vs car crashes in those five years, with a significant number of serious injuries and fatalities. Bike traffic in the National Park is also an issue - particularly because of non-recreational bikers who are not as interested in the Park as they are in training or performance. <http://tucsonvelo.com/news/safety-a-concern-at-saguaro-national-park-east/919>

Park Ranger Austin stated, "One of our most concerning statistics at the park is that we have averaged 7 major bicycle related accidents a year over the past 5 years on the Cactus Forest Loop Drive. These are accidents that require helicopter evacuation, ambulance transport, and/or hospital time. Considering we have close to 25,000 bicyclists on the Cactus Forest Loop annually, that number may seem low. However, we know bicycling accidents are drastically underreported.. We are committed to reducing bicycling injuries in the park, as safety is always a priority." "We've had three bad accidents in the last 36 hours," Austin said in a phone interview. "Our goal is a partnership in recognizing what an amazing loop it is, but that it is also a loop for everybody," Austin said. "It is a great place for us to ride, but it is also great place for that 82-year-old couple from Michigan to check out the Sonoran Desert."

Will Saguaro National Park remain "a great place for everybody" with a cycling resort / training facility at the doorstep to the National Park? That is unlikely. Park Ranger Austin stated, "Statistics show us that the majority of accidents in the park involve speed as the primary or a contributing factor." Will little kids crossing the asphalt with their grandparents, or moms jogging with strollers be at greater risk to be struck by packs of speeding bikes? Will a speeding ticket become an acceptable cost of a fast ride? I don't know, but it is a serious concern. There is biking as a means of commuting, and there is cycling as a performance sport. This resort is clearly designed to attract performance cyclists. Unfortunately, this group is not likely to be as concerned with Saguaro National Park as a nature preserve as it is a training loop. Nothing the owners of the property have proposed enhances the value of Saguaro National Park as a nature preserve.

Saguaro National Park Superintendent Darla Sidles publicly stated that park officials have "very great concerns" about the proposal. (http://azstarnet.com/news/science/environment/bike-ranch-proposed-near-saguaro-national-park/article_606ab278-30b4-5fdb-ae02-655bab9d16cd.html) Increased traffic and more cyclists could be a burden on both the paved loop in the park and on Old Spanish Trail, the two-lane roadway

that is the only access to the park's visitor's center. She's also worried about protecting the safety of wildlife that regularly cross Old Spanish Trail and maintaining dark skies for the park's astronomy programs. "Our job as one of the units of the National Park System is to protect resources and provide for our visitors, and that's why we have concerns about a proposed development immediately contiguous to the park boundary," she said.

Bike traffic outside of the park is also a serious concern. Although there are new bike lanes on Freeman Road, bikers frequently travel in "packs" side-by-side and impede traffic or force cars to deviate "across the line" to avoid them, increasing the risk of crashes. As mentioned, the top of Freeman Road is notoriously dangerous already, as auto traffic in either direction cannot visualize cyclists that are on either side of the "bump" at the top of the incline. Speaking from years of experience, it is also a place where tired cyclists going uphill frequently swerve out of the bike lane into the traffic lane. The corner of Escalante and Old Spanish Trail is also historically very dangerous. There is little lag time for cars turning onto Old Spanish trail from Escalante to avoid speeding cars and bikes. One of the local residents nearly died in a fiery crash at this intersection fourteen years ago. The intersection is no safer now than it was then, and increasing bike/auto traffic will make the problem worse.

I have no objection to a mini-resort for cyclists, but not within the buffer zone of Saguaro National Park, particularly when the purpose of the (49 room) "mini-resort" is performance cycling, complete with a sports training facility. That is not consistent with the primary purpose of the National Park. The size of the mini-resort is one unit shy of that required to rezone the property for a "major resort," showing that the developers are pushing the envelope. 49 units a day at an average occupancy of even 3-4 people per unit is 150 - 200 *guests* per day. Now add housekeeping services, laundry services, resort management staff, maintenance, bike trailers (?), restaurant staff, gift shop staff, rental facility staff, landscaping staff, support staff (the desert is HOT!), airport shuttle services, delivery trucks, parking, service buildings, and who knows what else, and this becomes a very high-density usage area. It is really a small "major resort." Compare that to 11 single-family homes on 3.3 acres each. I think the impact of this proposed resort on the area would be tremendous, in a very negative way. It is not at all consistent with the concept of a National Park "buffer zone."

I am also concerned about long-term zoning for this property and adjacent properties once changes to the zoning are made, as well as the still undisclosed proposed use of the property adjacent to the planned "mini-resort."

Thank you for considering my objections to this proposed variance to the zoning regulations.

Sincerely,

—Richard Wagner

Thomas Drzazgowski

From: Paula Maxwell
Sent: Tuesday, May 20, 2014 3:11 PM
To: Thomas Drzazgowski
Subject: Bike Ranch - PC DOT

FYI

From: Frank Franco
Sent: Tuesday, May 20, 2014 2:46 PM
To: 'Kathleen Gale'
Subject: RE: Bike Ranch - PC DOT

Catherine and Ernest Gayle,

Thank you for your email. I will see that Supervisor Ray Carroll receives it.

Frank Franco
Special Staff Assistant to Ray Carroll
Pima County Board of Supervisors, Dist. 4
Tucson Office: (520) 724-8094
Green Valley Office: (520) 648-0847

From: Kathleen Gale [mailto:kgalepony@gmail.com]
Sent: Monday, May 19, 2014 3:16 PM
To: Frank Franco; District4
Subject: Bike Ranch - PC DOT

Dear Mr. Carroll,
I spoke to Thomas Drzazgowski, deputy zoning inspector.

He informed me that PC Dept.of Transportation issued a written statement that it has no objection to the proposed conditional use change of the property. He stated that the statement included that they "had few studies on this type of hotel" and the number of trips would be "difficult to calculate"

It would seem to me that because the Dept. of Transportation does not have adequate or proper information to make an informed decision, that it should decline to take a position on this proposal. And perhaps put a little effort into determining its position.

Thank you,
Catherine and Ernest Gale

Nancy A. Sharkey
804 N. Avenida Venado
Tucson, AZ 85748
520-751-6774

May 14, 2014

Carla Blackwell
Deputy Director
Pima County Development Services
Public Works Building
201 N. Stone Ave., Tucson, AZ 85701
(520) 724-9000

Dear Ms. Blackwell,

I write to *oppose* the Bike Ranch Project being proposed by Kelley Matthews and Peter Lasher directly across from the main entrance to Saguaro National Park East.

We understand that they are requesting a Type II conditional land use permit to build a resort with rooms and a bicycle themed guest ranch on 40 or so acres that they have purchased.

I cannot attend the public hearing on May 21, at 8:30 AM , in the basement of 201 N. Stone Avenue, Conference Room C. But I am requesting that this letter of opposition be included with the comments from the meeting to be forwarded to the Board of Supervisors.

I believe this project will forever change the nature of the buffer zone adjoining Saguaro National Park and will directly impact our residential community north of the proposed building site. I oppose the project for several reasons: commercialization of environmentally fragile buffer land, the direct threat to our horse community, the threat to peace, quiet and stability of our Notch neighborhood, the threat to wildlife, some of which is endangered, and the additional traffic from visitors and service vehicles in an area already congested during peak visitor times to the park.

The Buffer Zone has been an important environmental area, keeping the park pristine and allowing free movement of wildlife. I believe this guest ranch is likely to be destructive of the buffer zone. It will worsen the already overcrowded confluence of Freeman, Old Spanish Trail, Escalante and the Part entrance. Traffic from Vail and other growing areas come to this intersection. Some drivers take Escalante, some goes into the Park, some continues on Old Spanish Trail, Some take Freeman to Broadway or Speedway to gain access to the City and to other entrances to the Park on Broadway and Speedway. The widening of Houghton already has had

an impact, and this further encroachment on the Park will worsen traffic. In addition to guest traffic, there will be staff, delivery vehicles, and local patrons who will be using the bike shop and perhaps renting bikes for rides when staying at other resorts and hotels.

This will adversely affect our wildlife, which already is stressed by daily commuters and park visitors. At night, the traffic on those roads decreases a lot making crossing the roads safer for night active animals to move around safely. With this Biker Guest Ranch there will now be a hundred or more people in the area to increase this human traffic disturbing this ease of animal movement.

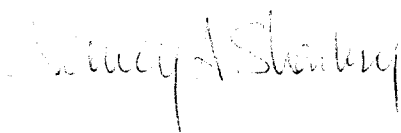
The second problem area is our horse community. Bikers will increase competition with horses for their dwindling riding space. Our dirt roads in the Notch are perfect for riding into and out of the park from our homes. Bike traffic will scare horses, making passage to and from the Wentworth gate entrance impossible. We also worry that the existence of a bike ranch will push the Park Service to convert equestrian trails to mountain bike paths, which would directly harm our interests.

The Notch is a special place for horses. Around the county there has been a decline in the underdeveloped area where people can ride horses freely. The Notch and the Park is one of the few horse friendly places left. The dirt roads in the Buffer Zone are favorite riding places. Having biker groups using many of these same roads will create additional hazards. In my own experience, I have seen horses spook and rear when bicyclists fail to adhere to the rules of the road and yield to instructions from the rider. In our experience bikers often are uninformed about equestrian protocol. This ignorance, under the right conditions, could be fatal to a horse rider.

Additionally, I am worried that there seems to be a growing interest in commercializing Buffer Zone land. Adding a Biker Guest Ranch will increase the pressure to open up the zoning for other commercial purposes. We residents do not want to turn the Buffer Zone into a commercial area. We are proud of keeping the area as a buffer to the Park, giving much attention to protecting wildlife and the plants and character of the area. Already in the Notch, we have fought hard to keep out encroachments. But once developers, entrepreneurs and residents see others exploiting the area, more will move to get a share of the commercial opportunity of having a business near the National Park. Our zoning laws were intelligently drawn and should remain intact, keeping this area a Buffer Zone.

Please, please do not approve the rezoning of this land for the commercial Bike Ranch.

Sincerely,



To: Thomas Drzazgowski, Deputy Chief Zoning Inspector

201 N. Stone

Tucson, AZ 85701

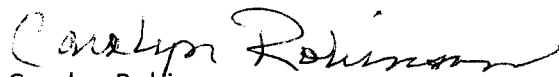
Re: Proposed Biker Guest Ranch Project at Old Spanish Trail & Escalante Rd.

Dear Mr. Drzazgowski

As a resident of a neighboring area of this proposed project I drive through there almost twice daily and to have more bicycle riders and more service trucks in this area will create much more congestion to an already congested area and a detrimental affect on the Buffer Zone of Saguaro National Park East.

I object to this proposal and strongly urge that it be disapproved.

Thank you,


Carolyn Robinson

251 N. Avenida Javalina

Tucson, AZ 85748

MAY 20 2014

BIKER GUEST RANCH PROJECT

This is to state that we OBJECT to having a Biker Guest Ranch at the entrance to Saguaro National Park East for the following reasons.

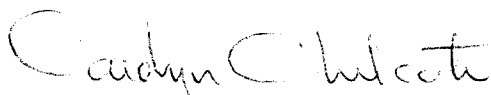
We think the neighborhood should remain only residential to avoid increased traffic of both bicycles and cars.

To allow commercial ventures into the existing mainly residential would encourage more commercial projects to follow.

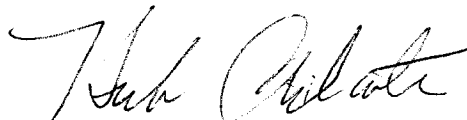
We also feel that the increased number of people, bicycles, and traffic would certainly negatively effect habitat of wildlife.

For these reasons, we OBJECT to The Biker Guest Ranch.

Sincerely,



Carolyn and Herb chilcote



MAY 20 2014

Dear Mr. Drzazgowski,

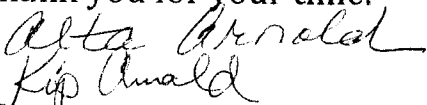
My husband and I own property in a neighborhood bordered by Freeman and Broadway in a subdivision known as The Notch. We would like to express our opinion on the proposed Biker Ranch Project across from the entrance to Saguaro National Park East off Old Spanish Trail.

We OBJECT to this project and urge you to Not approve it. It will forever change the natural buffer zone between Saguaro National Park and the city. We have worked so hard to have a safe place for the wildlife and native plants in this area. This Biker Ranch will be destructive to this buffer zone by adding more traffic at an already congested and very bad intersection. I go to work Freeman to Old Spanish Trail to Escalante every day and see what the bike riders already do on that road. Adding more would be insane; a formula for disaster.

This buffer zone has SR zoning and many horse properties. Bikes and horses do not mix well. Please let us live with our peace and our dirt roads with horses, javelinas, coyotes, bobcats and NO MORE bikers. Our notch is proud to be a part of the Saguaro National Park East and we have worked hard together to preserve the plants, wildlife and character of this area. We see this new Biker Ranch as a huge threat to all the work we have put into our area.

Please DO NOT ALLOW this Biker Ranch to go forward.

Thank you for your time.



Alta And Kip Arnold
401 N. Avenida Javalina
Tucson, AZ 85748

MAY 15 2014

Nancy A. Sharkey
804 N. Avenida Venado
Tucson, AZ 85748
520-751-6774

May 14, 2014

Thomas Dzrazgowski
Deputy Chief Zoning Inspector
Pima County Development Services
Public Works Building
201 N. Stone Ave., Tucson, AZ 85701
(520) 724-9000

MAY 20 2014

Dear Mr. Dzrazgowski,

I write to *oppose* the Bike Ranch Project being proposed by Kelley Matthews and Peter Lasher directly across from the main entrance to Saguaro National Park East.

We understand that they are requesting a Type II conditional land use permit to build a resort with rooms and a bicycle themed guest ranch on 40 or so acres that they have purchased.

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an impact, and this further encroachment on the Park will worsen traffic. In addition to guest traffic, there will be staff, delivery vehicles, and local patrons who will be using the bike shop and perhaps renting bikes for rides when staying at other resorts and hotels.

This will adversely affect our wildlife, which already is stressed by daily commuters and park visitors. At night, the traffic on those roads decreases a lot making crossing the roads safer for night active animals to move around safely. With this Biker Guest Ranch there will now be a hundred or more people in the area to increase this human traffic disturbing this ease of animal movement.

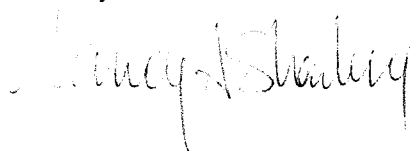
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Additionally, I am worried that there seems to be a growing interest in commercializing Buffer Zone land. Adding a Biker Guest Ranch will increase the pressure to open up the zoning for other commercial purposes. We residents do not want to turn the Buffer Zone into a commercial area. We are proud of keeping the area as a buffer to the Park, giving much attention to protecting wildlife and the plants and character of the area. Already in the Notch, we have fought hard to keep out encroachments. But once developers, entrepreneurs and residents see others exploiting the area, more will move to get a share of the commercial opportunity of having a business near the National Park. Our zoning laws were intelligently drawn and should remain intact, keeping this area a Buffer Zone.

Please, please do not approve the rezoning of this land for the commercial Bike Ranch.

Sincerely,

A handwritten signature in cursive script, appearing to read "Nancy A. Stanley". The signature is written in dark ink on a white background.