

Gilbert Road Pipeline – Phase 2 - SRP Utility Easement

Council Hearing

Salt River Pima-Maricopa Indian Community

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Outline

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Introductions of Project Team

Salt River Pima-Maricopa Indian Community (SRP-MIC)



Engineering & Construction Services Department

- *Harold Jones* *Asst. Director, Technical Services*
- *Aaronn Mattingly* *Manager, Design Division*
- *Rueben Malin* *Former Team Member*

Office of General Counsel

- *Niccole King* *Assistant General Counsel*
- *Simon Goldenberg* *Assistant General Counsel*



Salt River Project (SRP)

- *Bob Pane* *Director, Water Engineering and Transmission*
- *Andy Johnson* *Senior Manager, Water Engineering*
- *Warren Wiltshire* *Land Agent II, Land Rights Management*



Why This Public Hearing?

- Act of February 5, 1948 (62 Stat. 17, 25 U.S.C. 323-328)
- 25 CFR Part 169 (*Rights of Way Over Indian Land*)
- SRO, Chap. 17, Article I, Sect. 17-5 (*Council Authority...development*)
 - *Based on Recommendation from Land Board*
 - *Conduct Hearing Prior to Final Decision*
- SRO, Chap. 17-7, Article I, Sect. 17-7 (*Land Management Board*)
 - *Stewards of Allotted Lands, Public Lands, and Resources*
 - *Conducts public hearings for interests w/in 1/2-mile radius of project*
 - *Provides recommendations to Council*
- SRO, Chap. 17, Article 1, Sect. 17-11 (*Grants of Right-of-Way*)
 - *Compatible with General Plan and Zoning Ordinances*
 - *Will not adversely effect adjoining landowners*
 - *Approved by landowners*



Received a favorable Land Management Board recommendation and requesting a Council Resolution for the new utility ROW Easement.

Purpose

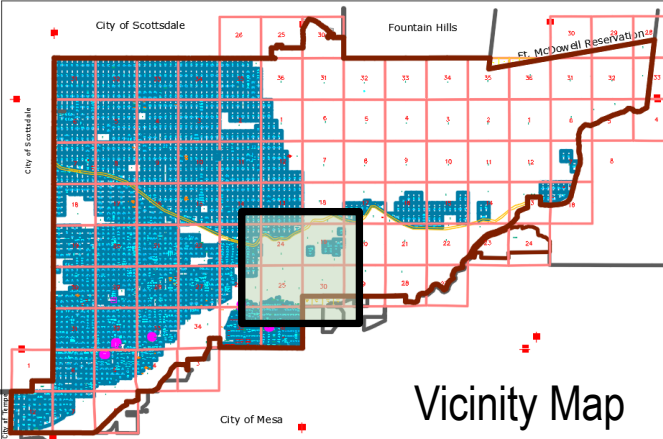
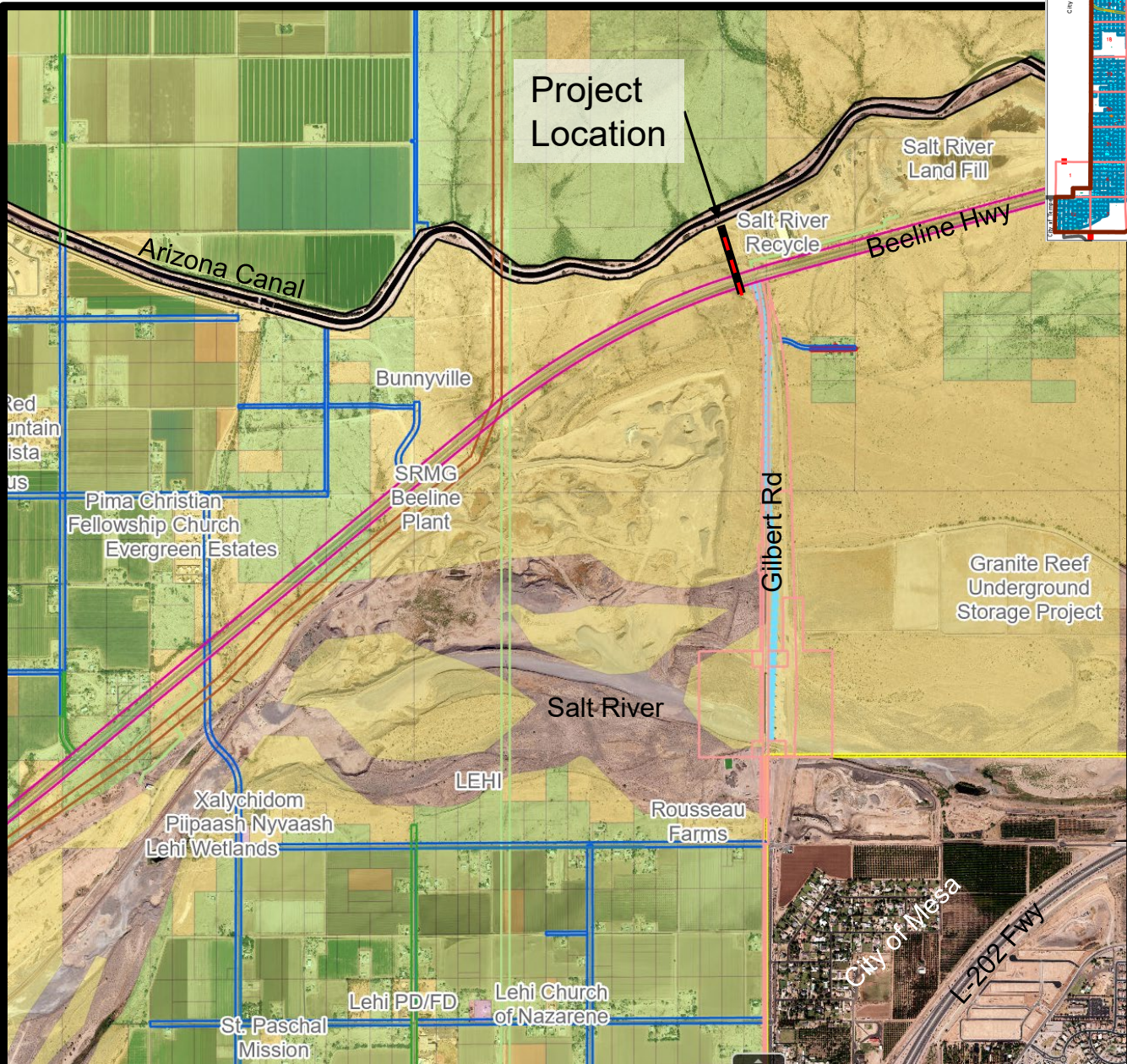
- **Provide information so that Land Board, Council, and BIA can make an “informed” decision.**
- **Salt River Project is requesting a utility easement along within the Salt River Pima-Maricopa Indian Community for a new 36”-dia. water pipeline.**
- **A portion of the pipeline has already been permitted / licensed within the MCDOT ROW Easement for Gilbert Rd using a SRPMIC Encroachment Permit.**
- **A ROW easement will allow for construction, operation, maintenance, and repair of the water pipeline by SRP.**
- **The duration or term will be 50-years, if approved.**

Background

- **The Community receives irrigation water from the Arizona Canal.**
 - *Community receives surface water at the:*
 - Stapley Pump Station, and
 - Evergreen Lateral (vic. 124th Street)
 - *The pipeline will add a redundant water supply for drought relief.*
- **Water level under the SRP-MIC landfill is regulated by the State and EPA.**
 - *Granite Reef Underground Storage*
One of Arizona's largest water-banking facilities and one of the biggest recharge projects of its kind in the United States.
 - *The new off-Community SRP wells (and this pipeline) will assist in maintaining water levels at a safe depth below the SRP-MIC landfill.*



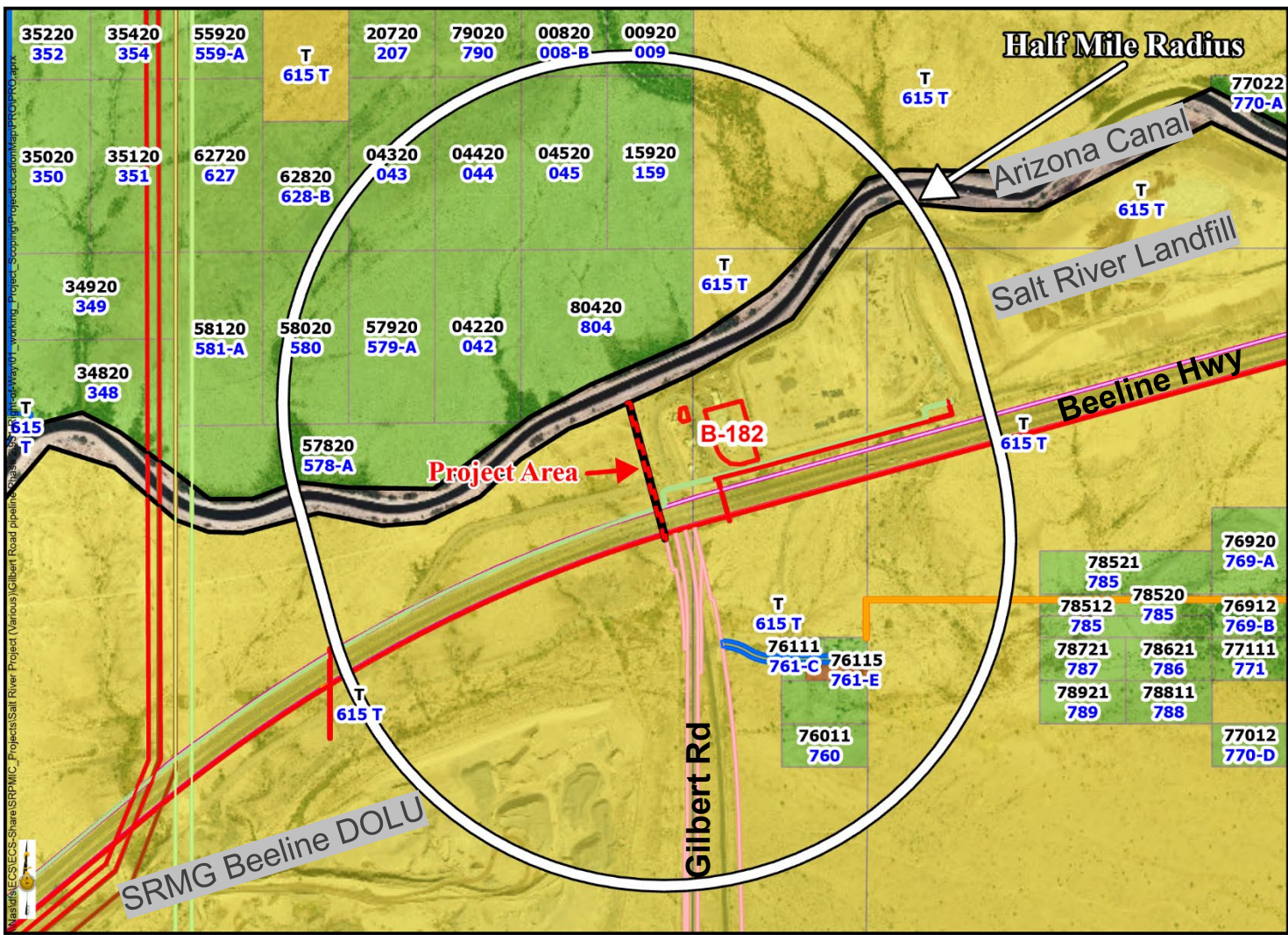
Project Location Map



Legend

- Phase 1 Existing Utility Easement
- Phase 2 Proposed Utility Easement

Half-Mile Radius Map



BIA Tract No.	SRAL No.
008-B	00820
009	00920
042	04220
043	04320
044	04420
045	04520
159	15920
578-A	57820
579-A	57920
580	58020
628-B	62820
760	76011
761-C	76111
761-D	76112
761-E	76115
762	76211
790	79020
804	80420
615 T	T

	Proposed Utility Easement
	Half-Mile Buffer
	ARIZONA CANAL ROW
	ADOT
	APS
	MCDOT
	PHOENIX GAS PRODUCERS
	SRP
	SRPMIC
	SADDLEBACK
	WAPA

Lease No.	Lease
B-182	ReCommunity

Part of ROW Project	
615 T	T

Other Considerations:	
ADOT	Saddleback
MCDOT	Salt River Project
PHX Gas Producer	SRP-MIC

Project Details

Landownership:

- *BIA Tract T (SRAL Tribal) has just 1 owner (SRP-MIC)*

Proposed Easement Dimension:

- *20-ft wide x 1065.75-ft long = 21,315 sq.ft. = 0.489 acres*

Zoning (current):

- *AR - Agricultural/Residential*

Land Use (future):

- *OS - Open Space*

NEPA / Cultural Clearances:

- *Archeological Monitoring Required*
- *Environmental Assessment (EA) completed (July 2025)*
- *Finding of No Significant Impact (FONSI) signed by BIA 07/30/25*
- *THPO concurred with a “No Historic Properties Affected” Determination.*

Project Details (cont.)

Appraisal Report

*Report H55-615-23-23 prepared by Dennis L Lopez & Associates
Effective Date of Value: 11/13/2023*

Appraisal Review

*Reviewed by the Appraisal and Valuation Services Office – Indian Trust
Property Valuation Division, BIA – Western Regional Office.
Appraisal Review Date: 01/10/2024*

Highest and Best Use: *Investment*

Appraised Market Value: \$85,260.00

(\$8.00/sq. ft. x 0.50 = \$4.00/sq. ft. x 21,315 sq. ft.).

(50% encumbrance (utility only))

Right of Way Process

- ☆ Landowner Meeting(s)
- ★ Landowner Meeting(s)
- ★ SRP-MIC Public Meetings

- ✓ Scoping Phase
- ✓ Right-of-Entry Phase
- ✓ Land Survey Phase
- ✓ Appraisal Phase
- ✓ Cultural and Environmental Clearance Phase
- ✓ Right-of-Way Consent Phase
- ✓ Legal Documents
- ✓ Land Management Board (LMB) Phase

Pre-Hearing

LMB Hearing (For anyone within ½-mile radius of project)

- ☐ Council Phase

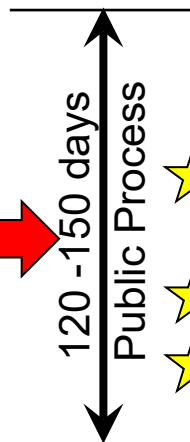
Council Hearing

Tribal Resolution

- ☐ Submit ROW To SR Agency For Approval

- ☐ Encoding and Recording at Title Plant

Payment Due



Public Comments (Due before 5pm, 12/17)

Community members and other interested parties are encouraged to submit comments using:

- SRPMIC Website: (copy of comment tracker/video)
 - <https://www.srpmic-nsn.gov/government/1879-phc>
- Phone/ Text : 623-282-5757
- Email: Public_Hearing_Comments@srpmic-nsn.gov
- US Mail: CDD, ATTN: Public Comments, 10005 E Osborn Rd, 85256



Next step(s):

- | | |
|--------------------------|-----------------------|
| • Council Public Hearing | 12/10/2025 |
| • Council Resolution | Requesting 12/17/2025 |
| • BIA approval: | TBD |

What are Your Questions?

