

# Council Hearing

## Via De Ventura Mitigation Project

Drainage & Temporary Construction Easements

1

**Presented By:**

Salt River Pima-Maricopa Indian Community  
Engineering & Construction Services  
Marrietta Naranjo, Right-of-Way Agent  
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[Marrietta.Naranjo@srpmic-nsn.gov](mailto:Marrietta.Naranjo@srpmic-nsn.gov)

# Project Team

## Engineering & Construction Services Department



- |                     |                             |
|---------------------|-----------------------------|
| • Aaronn Mattingly  | Division Manager            |
| • Adrienne Smith    | ROW Section Supervisor      |
| • Marrietta Naranjo | ROW Agent                   |
| • Tina Sotero       | Senior Construction Manager |

## Office of General Counsel

- |                    |                           |
|--------------------|---------------------------|
| • Niccole King     | Assistant General Counsel |
| • Simon Goldenberg | Assistant General Counsel |

# 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

# Background

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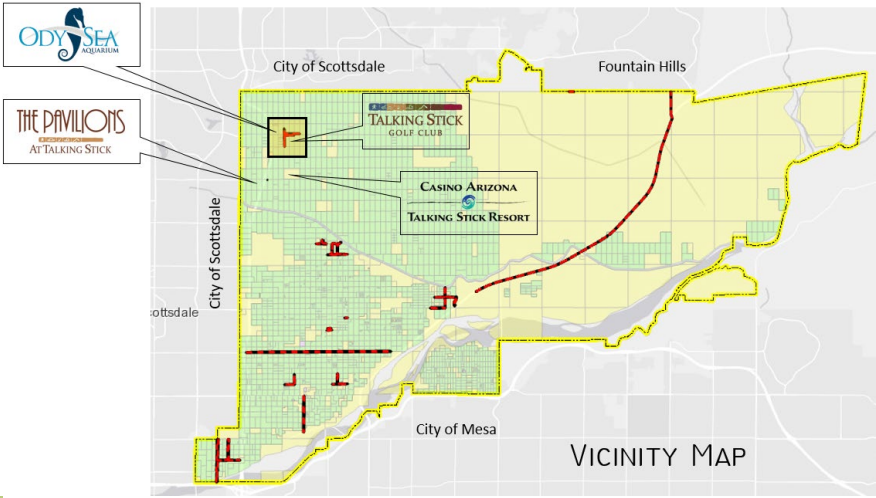
- ◆ The Via de Ventura Flood Mitigation Project is a result of a Master Drainage Study that was completed in January 2022.
- ◆ Ponding from rainstorms and monsoon events occurs northeast of the Via de Ventura and Dobson intersection. There are currently two large box culverts that allow storm water flow to cross Via de Ventura directing storm water flow southwest towards storm drain inlets along Dobson Road. The existing natural washes are not efficient enough to handle the flows going through, therefore resulting in flooding across Dobson Road and resulting in excess water flows through Talking Stick Golf Course area.
- ◆ The proposed drainage project will construct an open channel adjacent to the north side of Via de Ventura and north along the east side of Dobson Road. The channel will capture and divert stormwater flow into the existing Dobson Road storm drain via new inlet locations.
- ◆ A new drainage easement and two-year temporary construction easement are required for this project.

## Key Concepts:

- Easement** - Conveyance of certain property rights, but not ownership of tract.
- ROW Duration** - All of our road & utility corridors have Indefinite Terms
- Compensation** - Community is offering a one-time, lump-sum payment

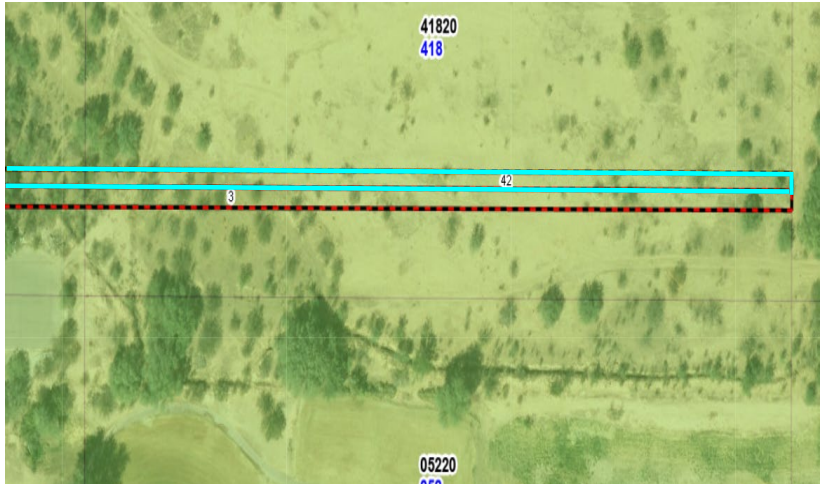


# Project Location Map



## Legend

- New ROW Drainage Easements
- New Temporary Construction Easement
- Allotments





# Ariel Photograph – Talking Stick North Boundary





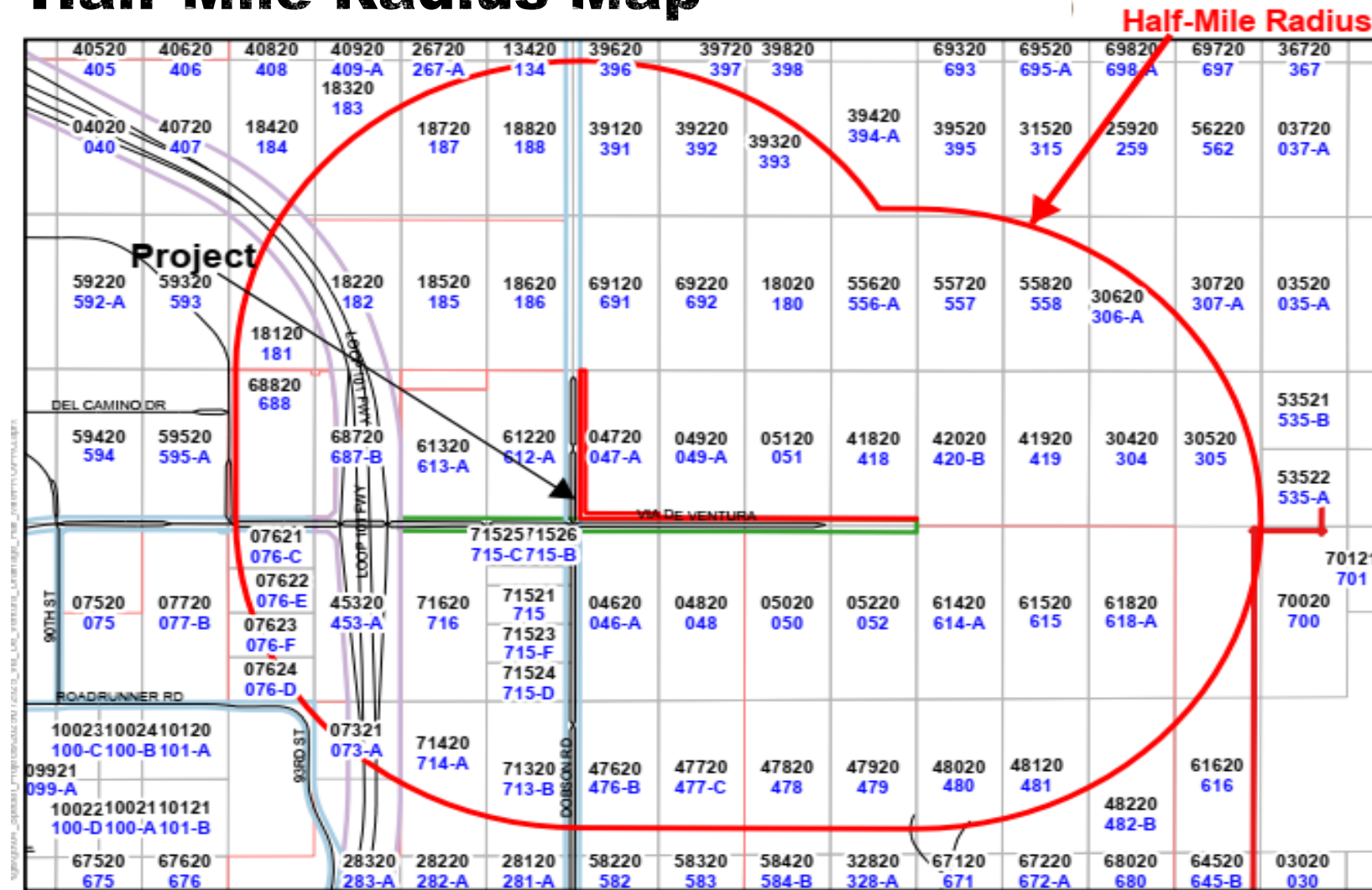
# Historical Storm Water Flow



**Flooding Talking Stick  
Golf Course**



# Half Mile Radius Map



Allotments	
04620	42020
04720	45320
04820	47620
04920	47720
05020	47820
05120	47920
05220	48020
07321	48120
07621	48220
07622	55620
07623	55720
07624	55820
18020	61220
18120	61320
18220	61420
18320	61520
18420	61620
18520	61820
18620	68720
18720	68820
18820	69120
30420	69220
30520	71320
30620	71420
30720	71521
39120	71522
39220	71523
39320	71524
39420	71525
39520	71526
41820	71620
41920	

Lease Number	Lease
B-040	Pima Freeway Commerce Center, LLC
B-023	Pima Freeway Commerce Center IV, LLC
B-779	Paradise Gateway, LLC
B-799	Northern Gateway, LLC
B-707	Calendar Stick Business Park, LLC
B-250	Salt River Pima-Maricopa Indian Community
B-704	Apex Park at Pima, LLC
B-789	MARA, LLC
B-191	Salt River Community Golf Enterprises

Part of R/W Project
04720
04920
05120
41820

Other Interest
ADOT
BIA
Saddleback Communications
SRP
SRPMIC



# Project Details

## Parcel Information:

- Four (4) allotments, no tribal tracts
- 86 landowners
  - 19 landowners are deceased not probated
  - Some landowners “own interest” in more than one of the four tracts

## Other Encumbrances:

- SRPMIC Road & Utility Easement Dobson Rd.
- SRPMIC Road & Utility Easement Via De Ventura

## Land Use (future) / Zoning (current):

- Land Use, Open Space
- Area is zoned, Agricultural/Residential

## Appraisal:

- Appraisal No. H55-615-24-08, ATI – Appraisal Technology on 5/17/2024
- Approved for use by the BIA – Appraisal and Valuation Services Office on 8/6/2024.

Staff will ask Superintendent to sign on behalf of deceased-not-probated and whereabouts unknown as allowed by the Federal Regulation.

# Landowner Consent Summary

BIA Tract	SRAL	Legal Description	Whole Acres	ROW Acres	TCE Acres	With BIA Consents	Landowner Consents	Total % Received	Owners	Remarks
47-A	04720	Sec 32 T3N R5E	17.56	1.75	0.41	18.5179%	54.0327%	72.5506%	67(70)	Life Tenants
49-A	04920	Sec 32 T3N R5E	19.14	0.18	0.16	18.5179%	54.0327%	72.5506%	67(70)	Life Tenants
51	05120	Sec 32 T3N R5E	19.14	0.18	0.15	26.1905%	69.0476%	95.2381%	11	
418	41820	Sec 32 T3N R5E	19.17	0.18	0.15	33.7963%	56.4506%	90.2469%	16	

- There are 86 landowners total; 19 “deceased not probated” undivided interest
- We need >50.01% consent from each allotment.

After we have LMB Recommendation and Council Resolution, staff will ask the Superintendent to consent on behalf of “deceased-not-probated” and “whereabouts unknown” with payment of ROW market value compensation to those owners.



# Drainage Ditch Cross-Section - Via De Ventura

(view looking west)

FIGURE 34. URBAN MINOR ARTERIAL, 110 - FOOT RIGHT-OF-WAY

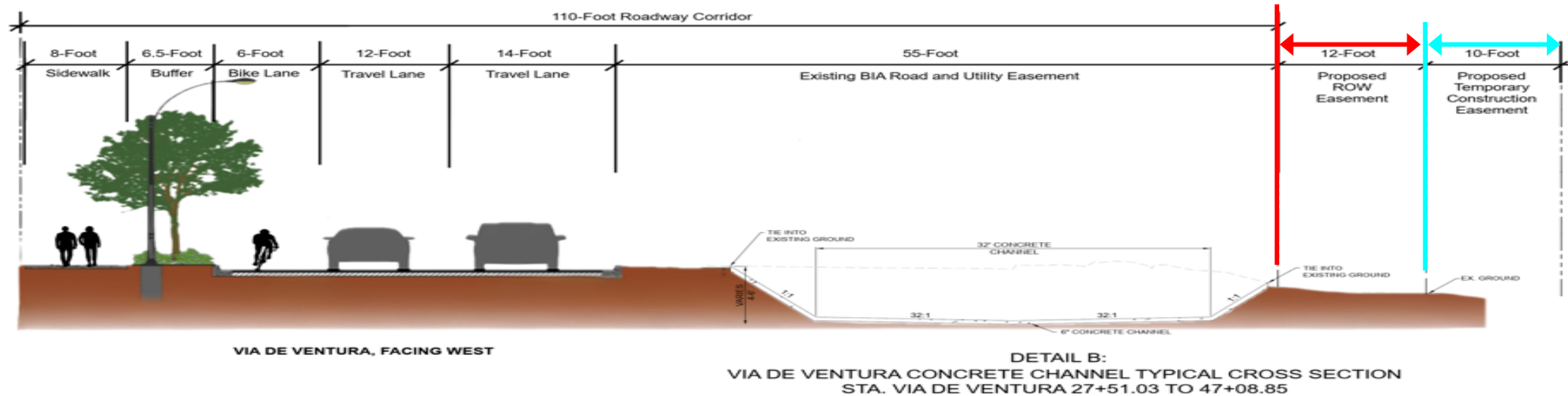
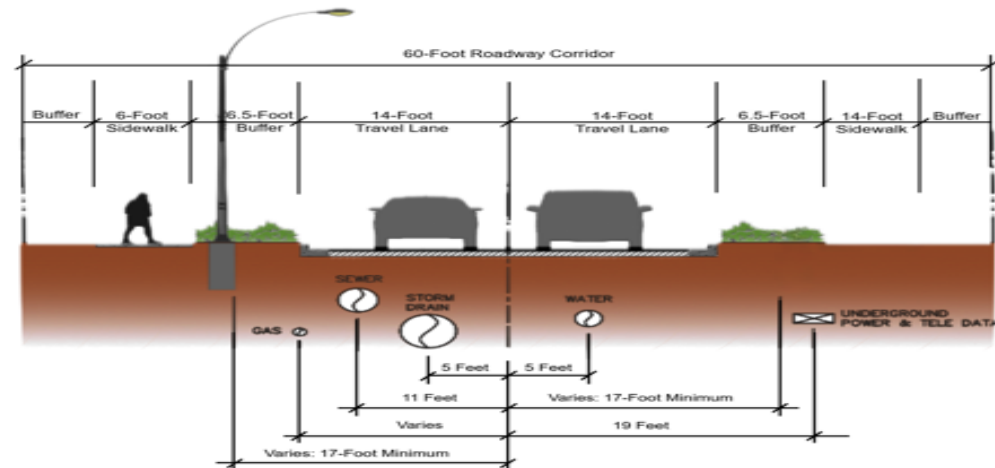


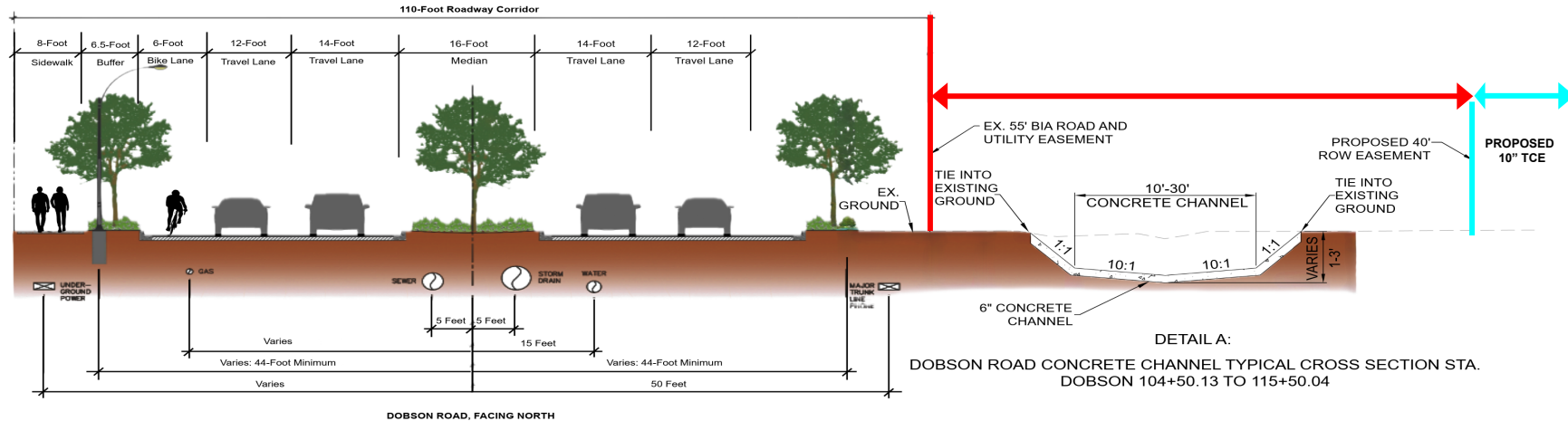
FIGURE 30. URBAN LOCAL ROAD-COMMERCIAL 60 - FOOT RIGHT-OF-WAY



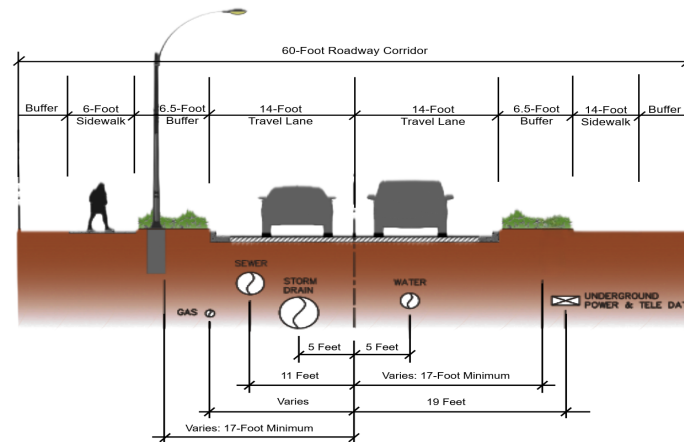
# Drainage Ditch Cross-Section – Dobson Road

(view looking north)

**FIGURE 34. URBAN MINOR ARTERIAL, 110 - FOOT RIGHT-OF-WAY**





**FIGURE 30. URBAN LOCAL ROAD-COMMERCIAL 60 - FOOT RIGHT-OF-WAY**





# Photographs

 New ROW Drainage Easements  
 New Temporary Construction Easement

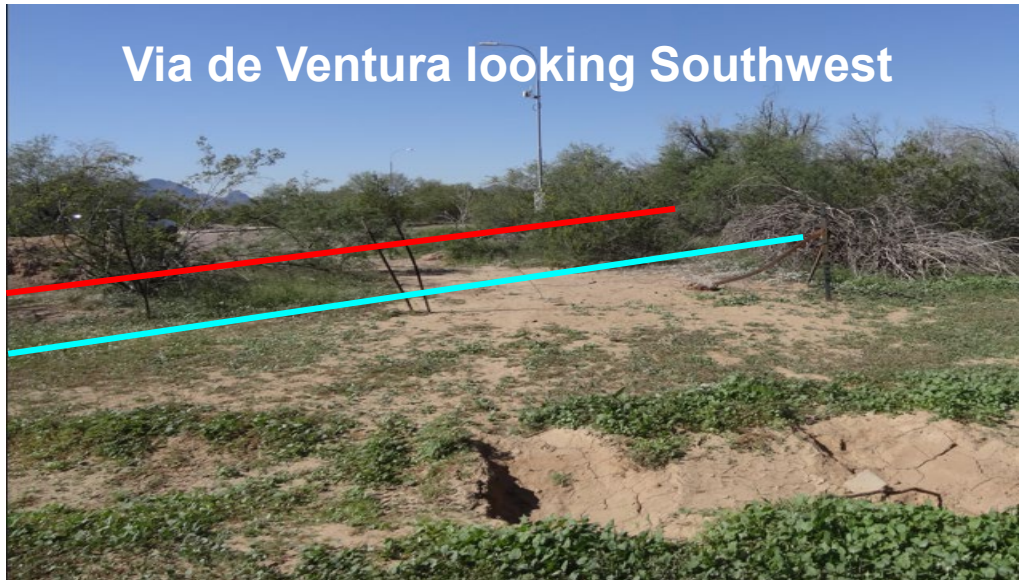
Dobson Road looking South



Dobson Road looking East



Via de Ventura looking Southwest



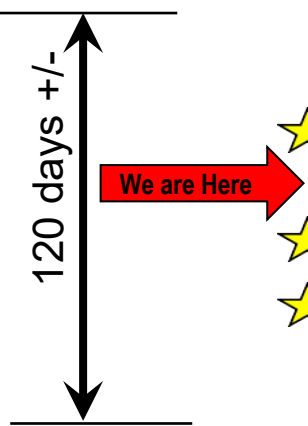
Via de Ventura looking North



# Rights-of-Way Process

★ Landowner Meetings  
★ Public Hearing Meetings

- ☒ Scoping / Feasibility Phase
- ★ ☒ Right of Entry Phase (Completed)
- ☒ Land Survey Phase (Completed)
- ★ ☒ Appraisal Phase (Completed)
- ☒ Cultural and Environmental Clearance Phase (Completed)
- ★ ☒ Landowner Consent Phase (Completed)
- ☒ Legal Documents (Preparation and Review)
- ☒ Land Board Phase
  - Pre-Hearing (Completed)
  - ★ Land Board Hearing (1/2-mile radius of project) (Completed)
- ☐ Council Phase
  - ★ Council Hearing (12/10/2025)
  - ★ Tribal Resolution
- ☐ Submit ROW To SR Agency For Review and Approval
- ☐ Payout to Landowners
- ☐ Recordation at SW Title Plant
- ☐ Construction



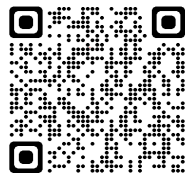


# Public Comments

Community members and other interested parties are highly encouraged to submit comments by **December 17, 2025 by 5:00PM.**

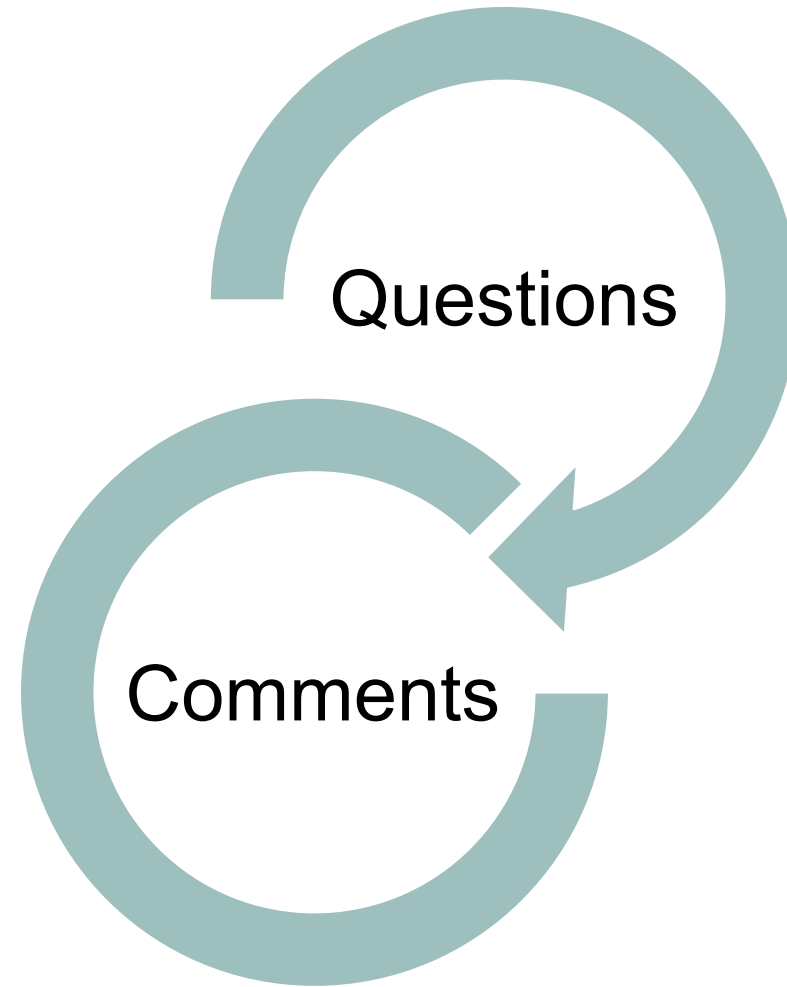
Your comments and questions are welcomed and important for Council.

- SRPMIC Website: <https://www.srpmic-nsn.gov/government/1879-phc/>
- Phone/Text: [623-282-5757](tel:623-282-5757)
- Email: [Public\\_Hearing\\_Comments@srpmic-nsn.gov](mailto:Public_Hearing_Comments@srpmic-nsn.gov)
- US Mail: [CDD, ATTN: Public Comments, 10005 E Osborn Rd, 85256](#)
- Scan Code:



## Next:

- Council Hearing: 12/10/2025
- Council Resolution: 12/17/2025 (Tentative)
- BIA approval (60-days, typically)





# Ordinances and Guidelines

The Salt River Pima-Maricopa Indian community adheres to the following storm water and drainage guidelines.



SRPMIC's Salt River Ordinance,  
Chapter 17.5 – Flood and Drainage



Maricopa County Flood Control District  
(MCFCD) Drainage Regulations and  
Design manuals (Hydrology,  
Hydraulics, and Erosion Control).



City of Scottsdale Design Standards  
and Policies Manual





# Historical Stormwater Flow



**Average  
Footages**

