



Stormwater Technical Advisory Committee (STAC) August 15, 2025 Study Session

Welcome and Introductions (5 min)

- Brief re-introduction of participants (if necessary)
- Review of today's agenda and meeting purpose

Selection of STAC Chair (10 min)

- Overview of chair responsibilities
- Nominations and self-nominations
- Group discussion and consensus
- Confirmation of selected Chair

Applicant Project Presentation (30 min)

- Presentation by Arizona State Land Department (ASLD)
- Project scope, goals, and technical highlights
- Relevance to STAC objectives
- Q&A for clarification following presentation

General Discussion and Feedback (30 min)

- STAC member observations, questions, and insights
- Potential challenges or opportunities
- Initial considerations for recommendations or future work

5. Action Items and Next Steps (15 min)

- Recap of key discussion points
- Action items and responsibilities
- Confirm next meeting date and focus areas



Arizona State Land Department

Rita 10 STAC Overview

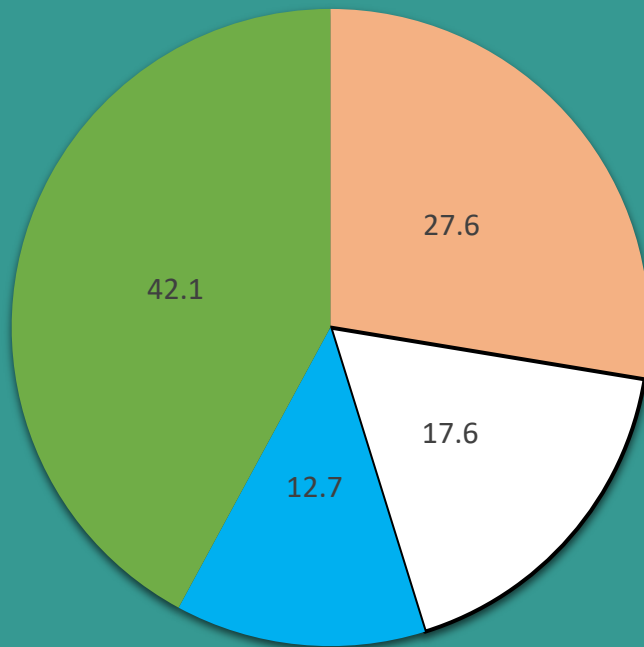
August 15, 2025

State Trust Land Overview

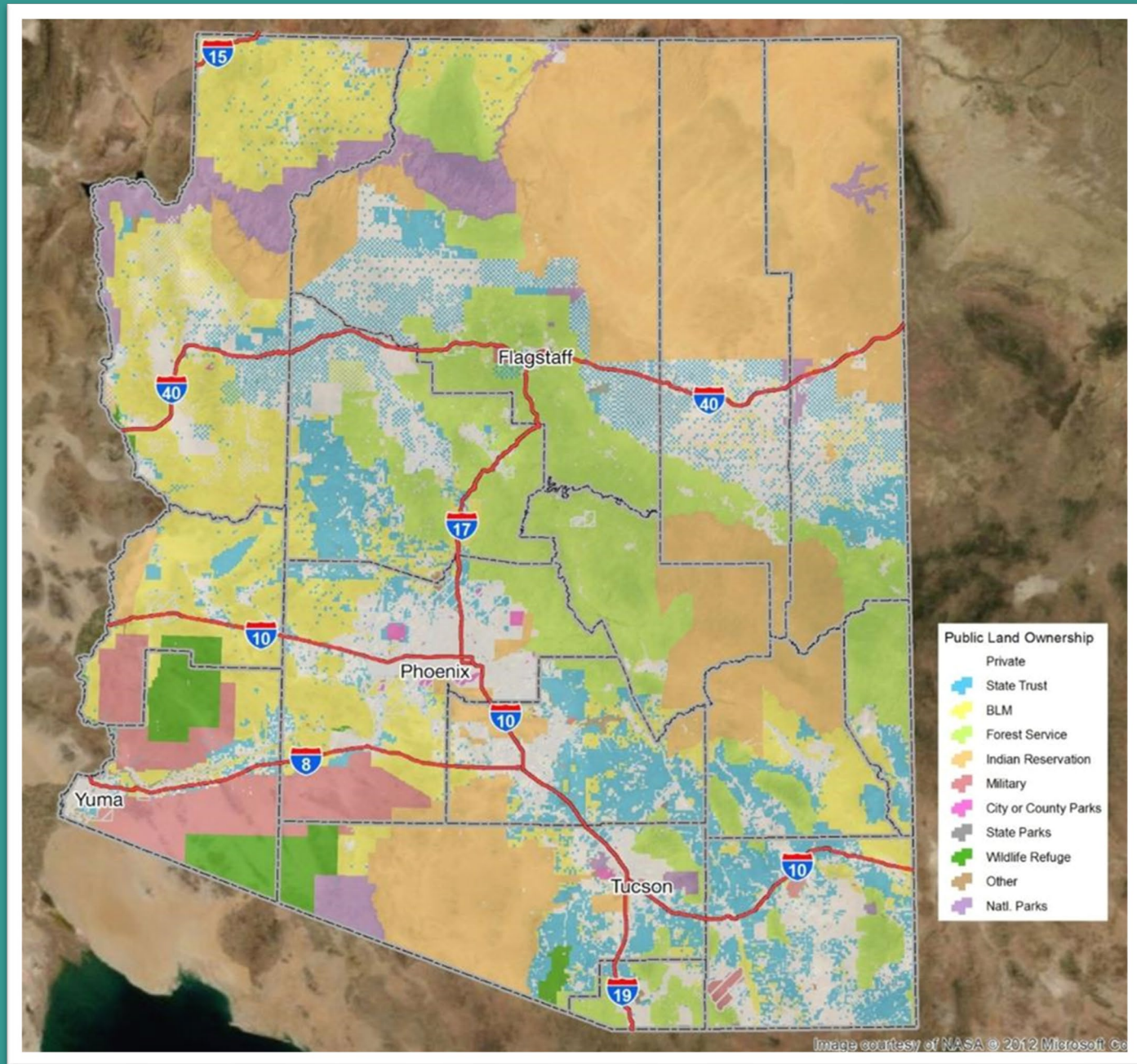
- The Arizona State Land Department (ASLD) serves as fiduciary for a multi-generational, perpetual Trust whose assets were granted to the State at statehood
- Trust revenue supports 13 public service Beneficiaries, of which K-12 public education is the largest
- Additional Beneficiaries: the State Universities and some of their educational programs, the State's juvenile and adult corrections systems, the State Hospital, the Arizona School for the Deaf and the Blind, the Arizona Pioneers' Home, and State Government buildings



Arizona State Trust Land



Native American Trust Private
State Trust Federal



Enabling Act & Constitutional Requirements

- All lands granted shall be held in trust
- All natural products and monetary proceeds of the Trust lands shall be subject to the same trust as the lands producing them
- All Trust lands shall be appraised at fair market value
- Trust lands can't be sold for less than fair market value
- Land sales or leases in excess of ten years require a public auction
- Trust lands cannot be mortgaged or encumbered in any way



Rincon Southeast Subregional Policy

Special Area Policy 1-05



Adopted by City of Tucson Mayor and Council July 2024

Allows for the channelization of flow corridors to be evaluated

Creates STAC role/responsibilities

Stormwater Technical Advisory Committee



In accordance with Special Area Policy 1-05 F.2.(a)(4) of the Rincon Southeast Subregional Plan (RSSP) (Resolution No. 23744), the purpose of the STAC is to:

Review and make recommendations on required Environmental Resource Reports, or other technical documents that might be required through the rezoning process, and to review language relative to the ERZ and Floodplain modifications proposed in the rezoning process, including the PAD/PCD and secondary planning process.

Stormwater Technical Advisory Committee



1. ERR Requirements for secondary planning: Anything else needed?
2. ERZ modifications: Review and make recommendations on ERZ modifications to ensure policy compliance.
3. Floodplain management approach: Review and make recommendations to ensure policy compliance.

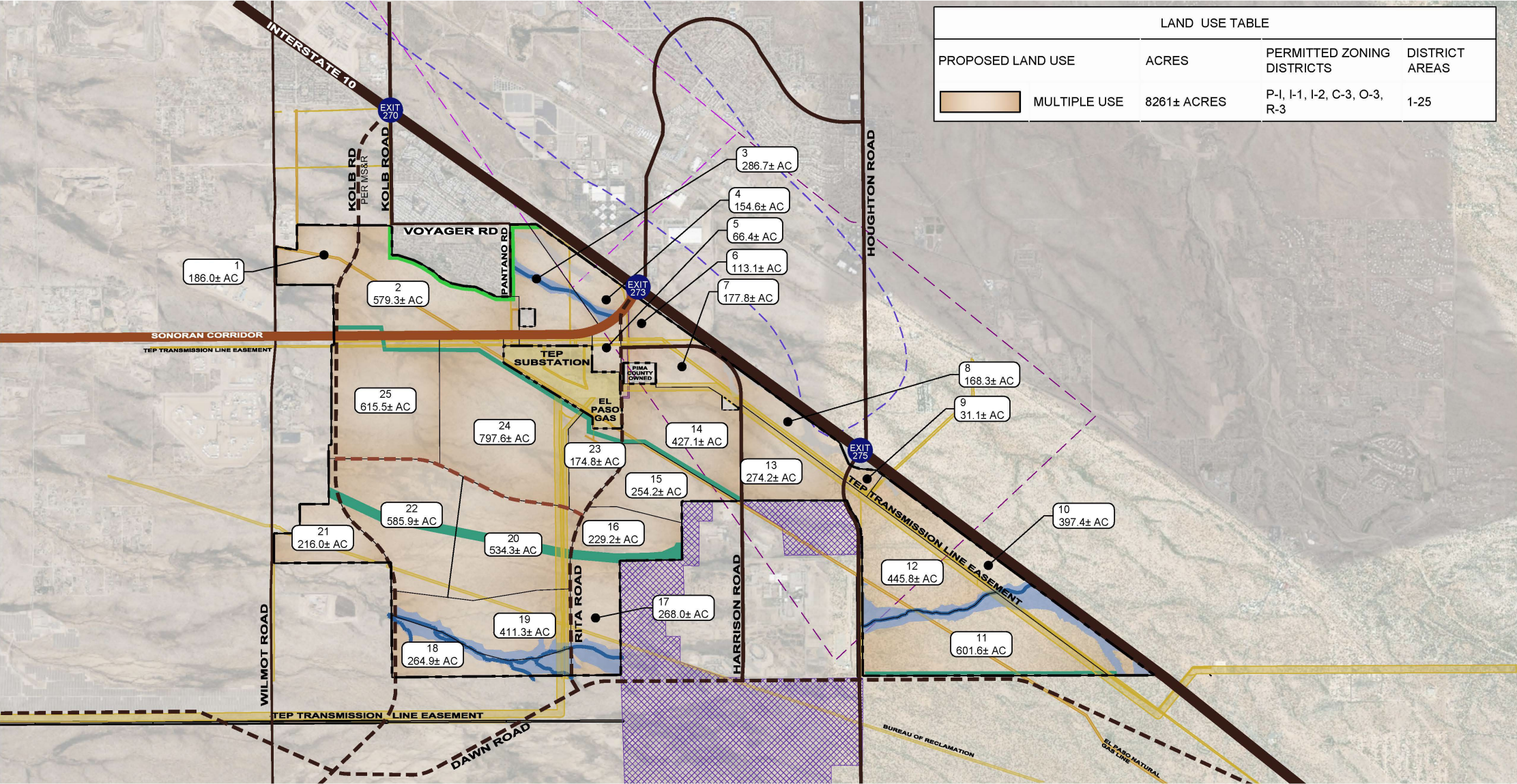
Rita 10 Planned Community Development (PCD)



Establish entitlements that implement the City's vision for the Southlands region and adhere to the Arizona State Land Department's fiduciary obligation to State Trust Land beneficiaries.

Because ASLD is not the ultimate developer and cannot anticipate disposition size or sequencing, the PCD establishes a Secondary Planning requirement that outlines the necessary steps for future developers to ensure compliance with the PCD's entitlement framework and City of Tucson development standards.

EXHIBIT Q: LAND USE PLAN



LEGEND

- PROPERTY BOUNDARY
- EXISTING PAVED ROAD
- PROPOSED ARTERIAL ROADS
- PROPOSED COLLECTOR ROAD
- DISTRICT AREA NUMBER AND ACREAGE
- PROPOSED FLOW CORRIDOR
- ERZ WASHES TO REMAIN
- 100-YEAR FLOODPLAIN
- SOUTHEAST EMPLOYMENT AND LOGISTICS CENTER
- UTILITY EASEMENTS

- DAVIS MONTHAN AFB APPROACH DEPARTURE CORRIDOR 2
- DAVIS MONTHAN AFB APPROACH DEPARTURE CORRIDOR 3
- DAVIS MONTHAN AFB NOISE CONTROL DISTRICT - A
- 50' BUFFER YARD AND 5' SCREEN WALL (REQUIRED IF NON- RESIDENTIAL USE DEVELOPS ADJACENT TO EXISTING RESIDENTIAL)
- FLOODPLAINS NOT ASSOCIATED WITH ERZS

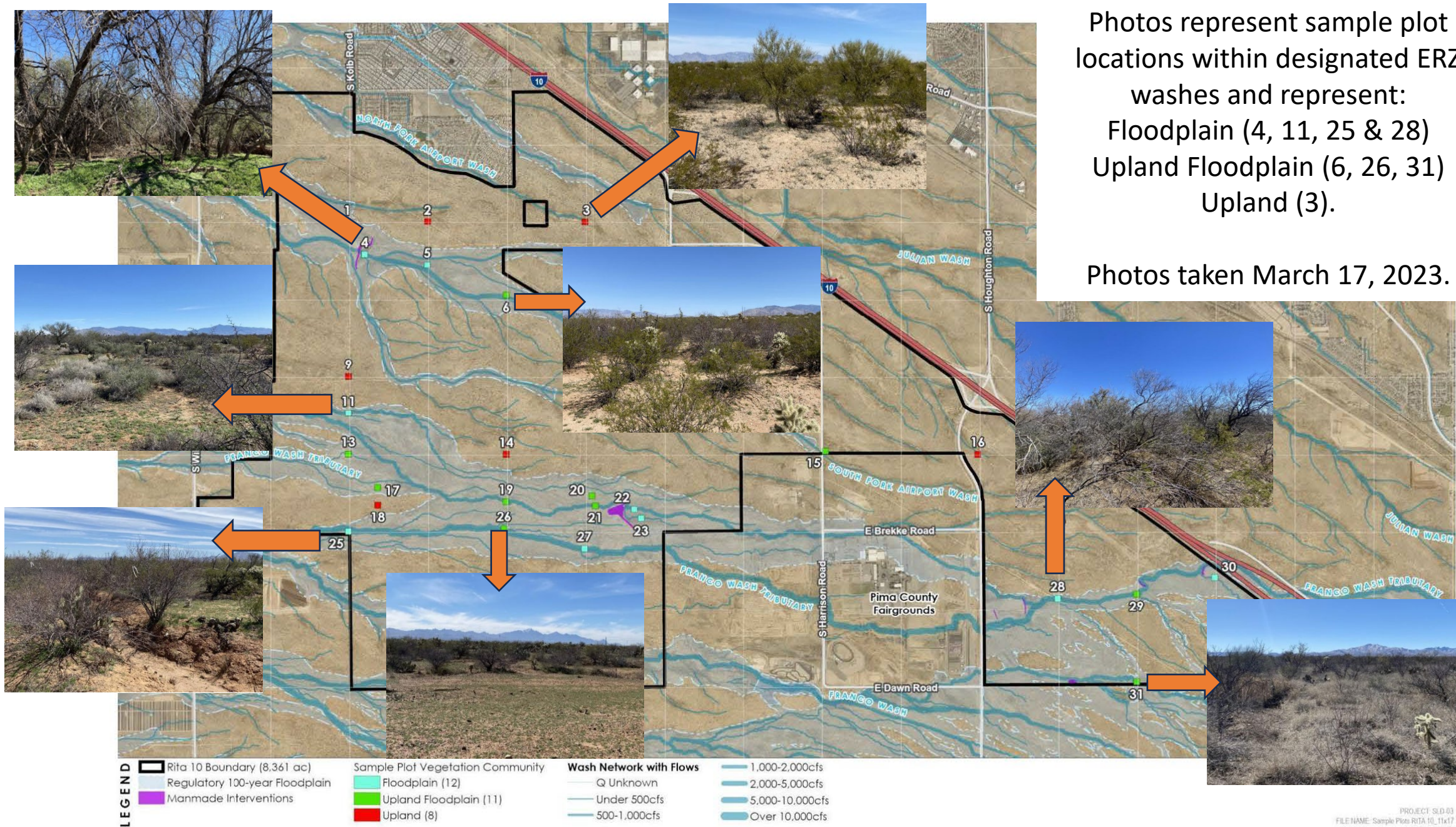
NOTE: BASED PRIMARILY ON LAND USE PLANNING AND SURFACE DRAINAGE, IT IS LIKELY THAT THE ALIGNMENTS OF KOLB ROAD, RITA ROAD AND DAWN ROAD MAY BETTER CONTRIBUTE TO THE PROPOSED DEVELOPMENT OF THIS AREA WITH DIFFERENT ALIGNMENTS(SEE SECTION III.B.4. OF THE RITA 10 PCD).



Rita 10 Environmental Resource Report



- Basis for ERZ Amendments
- Environmental Designations Applied to the Property:
 - Environmental Resource Zone (ERZ) washes
 - Critical and Sensitive Wildlife Habitat of Eastern Pima County (estimated in 2005)
 - Protected Riparian Area (PRA) for areas within 100-year floodplains with flows exceeding 100 cfs (estimated 492 acres)
- ERR assessments based on fieldwork, aerial imagery, infrared imagery indicate that prior mapped riparian resources are overestimated
- Individual plant inventories will be conducted during the secondary planning process to comply with the Native Plant Preservation Plan.
- Riparian areas associated with existing floodplains will be evaluated and may be enhanced or removed as part of the secondary planning process
- PRA that is planned for disturbance or removal will have a mitigation plan prepared following the standards established in the Rita 10 PCD.



Photos represent sample plot locations within designated ERZ washes and represent:

- Floodplain (4, 11, 25 & 28)
- Upland Floodplain (6, 26, 31)
- Upland (3).

Photos taken March 17, 2023.

ERZ Amendment Criteria

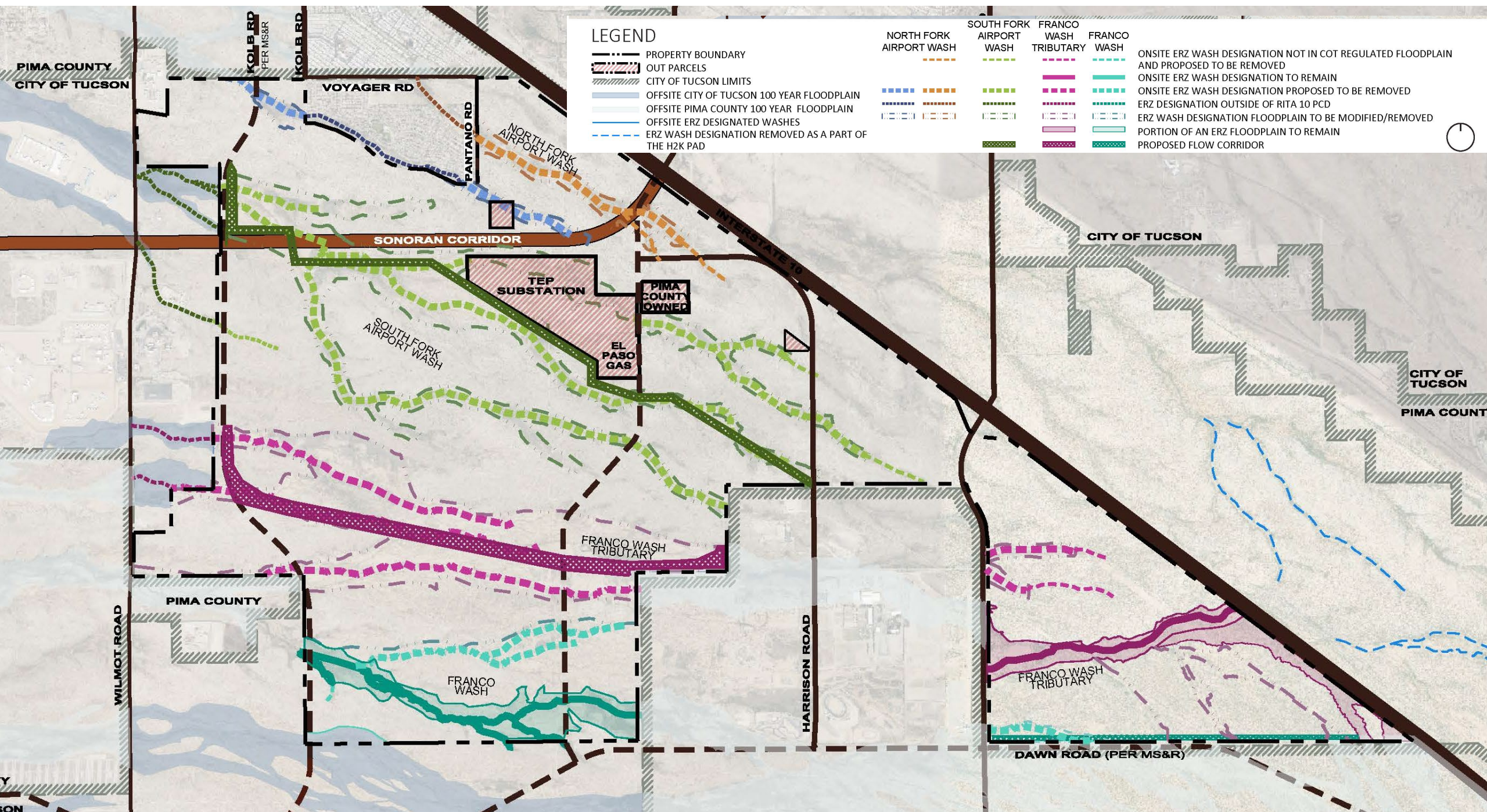


ERZ wash designations may be amended in accordance with City of Tucson UDC Section 5.7.2.D: “.... changes to existing designations are processed in accordance with Section 3.5, *Rezoning (Change of Zoning) Procedure*.”

Rita 10 ERZ Amendment Criteria:

- ERR assessment of quality of existing vegetation
- ERZ wash designation consistency (connectivity)
- Secondary Planning provisions for identification and mitigation of disturbed Protected Riparian Areas (PRA)

PROPOSED MODIFICATIONS OF ERZ WASH DESIGNATIONS



Secondary Planning Mitigation Requirements

- A plant inventory and PRA mitigation plan is required for each District Area as part of Secondary Planning.
- Intent is to compensate for loss of PRA by introducing new or relocated plants to mitigation areas within the PCD.
- The mitigation plan will support and enhance healthy vegetation, wildlife habitat and connectivity in wash corridors by directing stormwater from developed areas into adjacent washes and introducing new vegetation.
- Irrigation and monitoring is required during establishment period.

Rita 10 Floodplain Characteristics



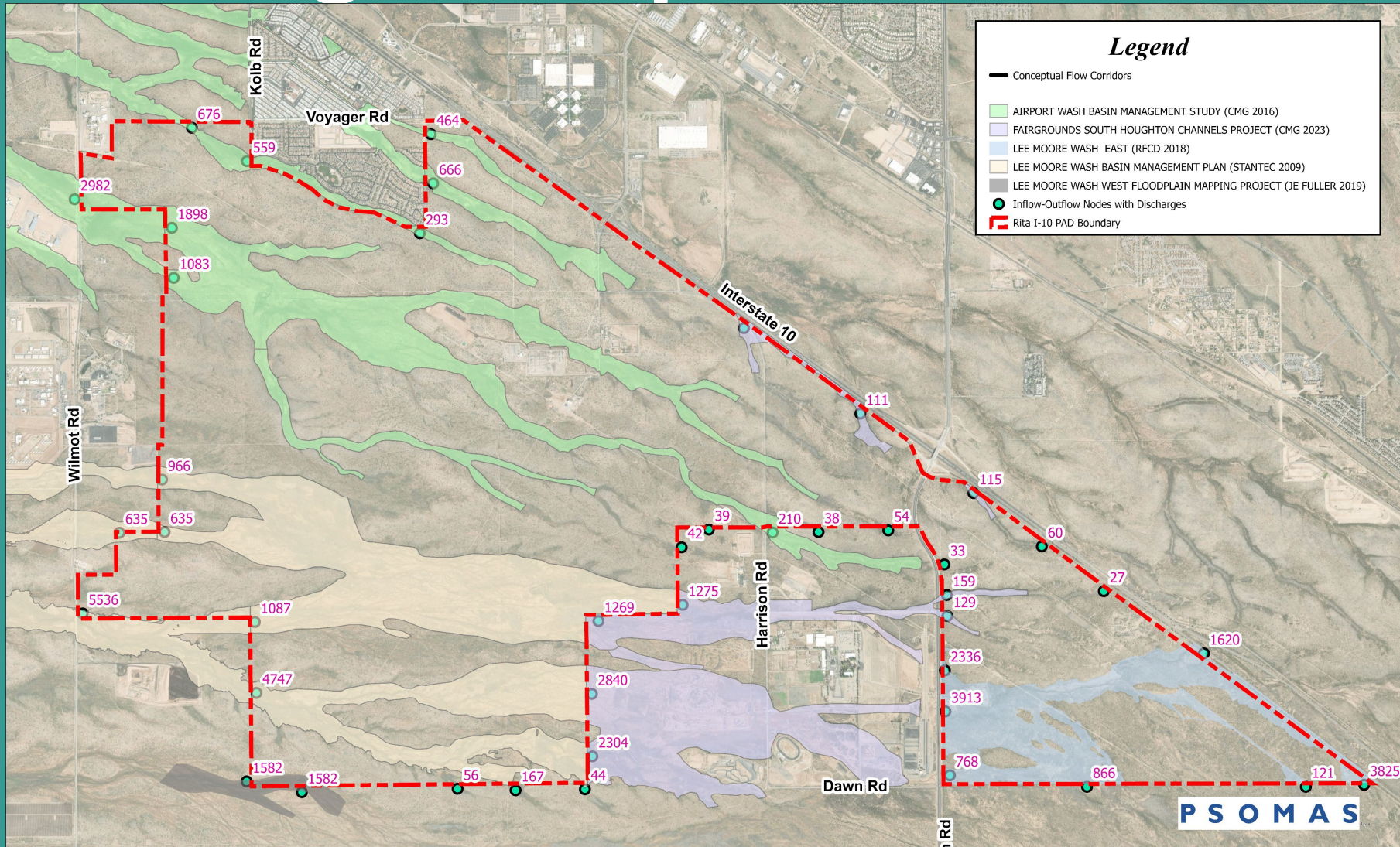
- Two distinct Regional Watersheds
 - Airport Wash Watershed to the north with naturally incised channels
 - Lee Moore Wash Watershed to the south with shallow braided sheet flow
- No FEMA-regulated floodplains
- No identified Waters of the US (no relatively permanent flows)
- No WASH Ordinance washes
- Distressed vegetation outside of areas with higher concentrations of water and at impoundments.

Rita 10 PCD Drainage Approach

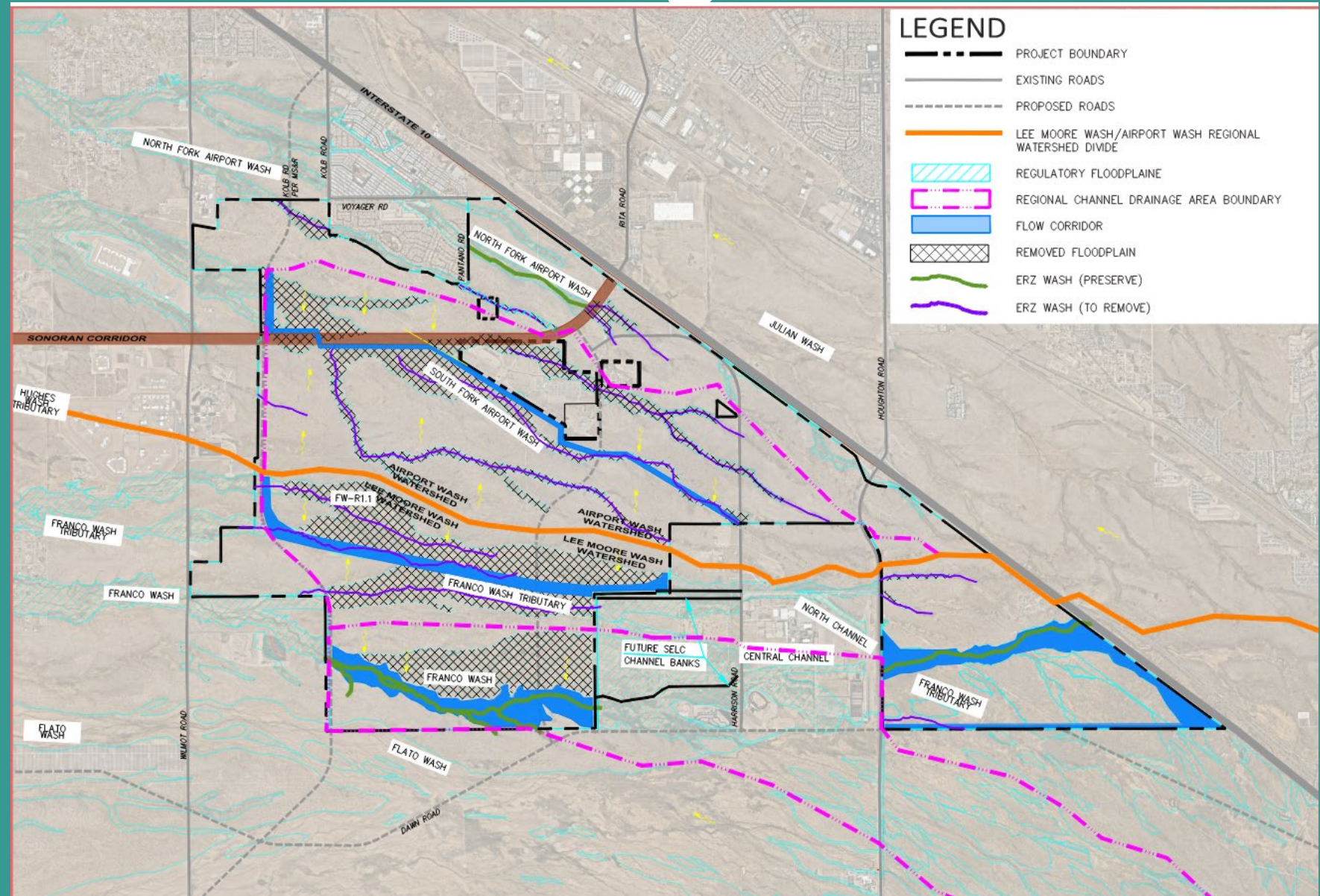
Create a consistent and predictable drainage pattern across the property and lays the groundwork for habitat improvement and wildlife connectivity.

The Rita 10 PCD proposes removing ERZ designations and establishing well defined flow corridors through construction of wide incised earthen channels. This approach will help support, re-create, enhance and support Protected Riparian Areas (PRA) that will connect to planned upstream flow corridors, thereby improving vegetation health and habitat, maintaining connectivity for wildlife and providing recreational opportunities.

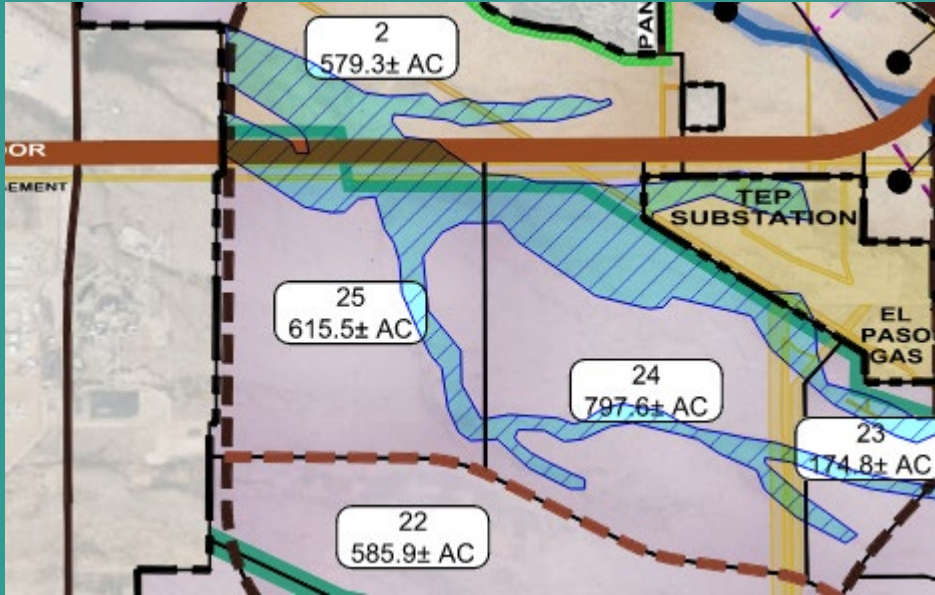
Existing Floodplains & Studies



Rita 10 Drainage Plan



Lot Improvement Strategy

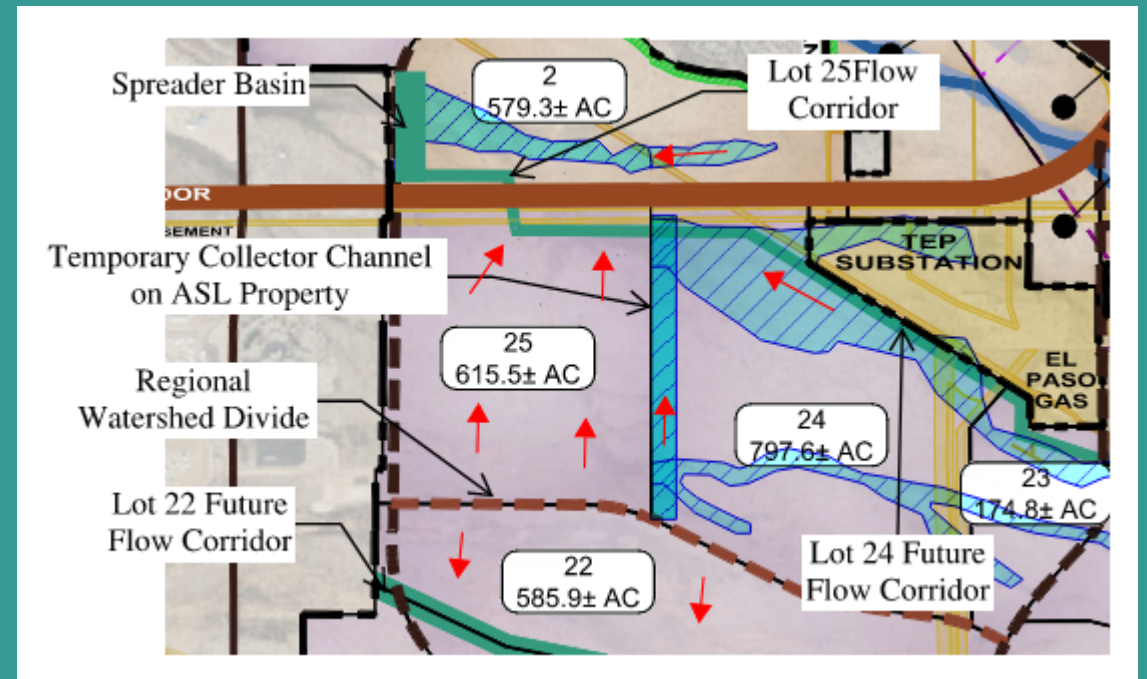


Existing Condition – Lot 25 Example

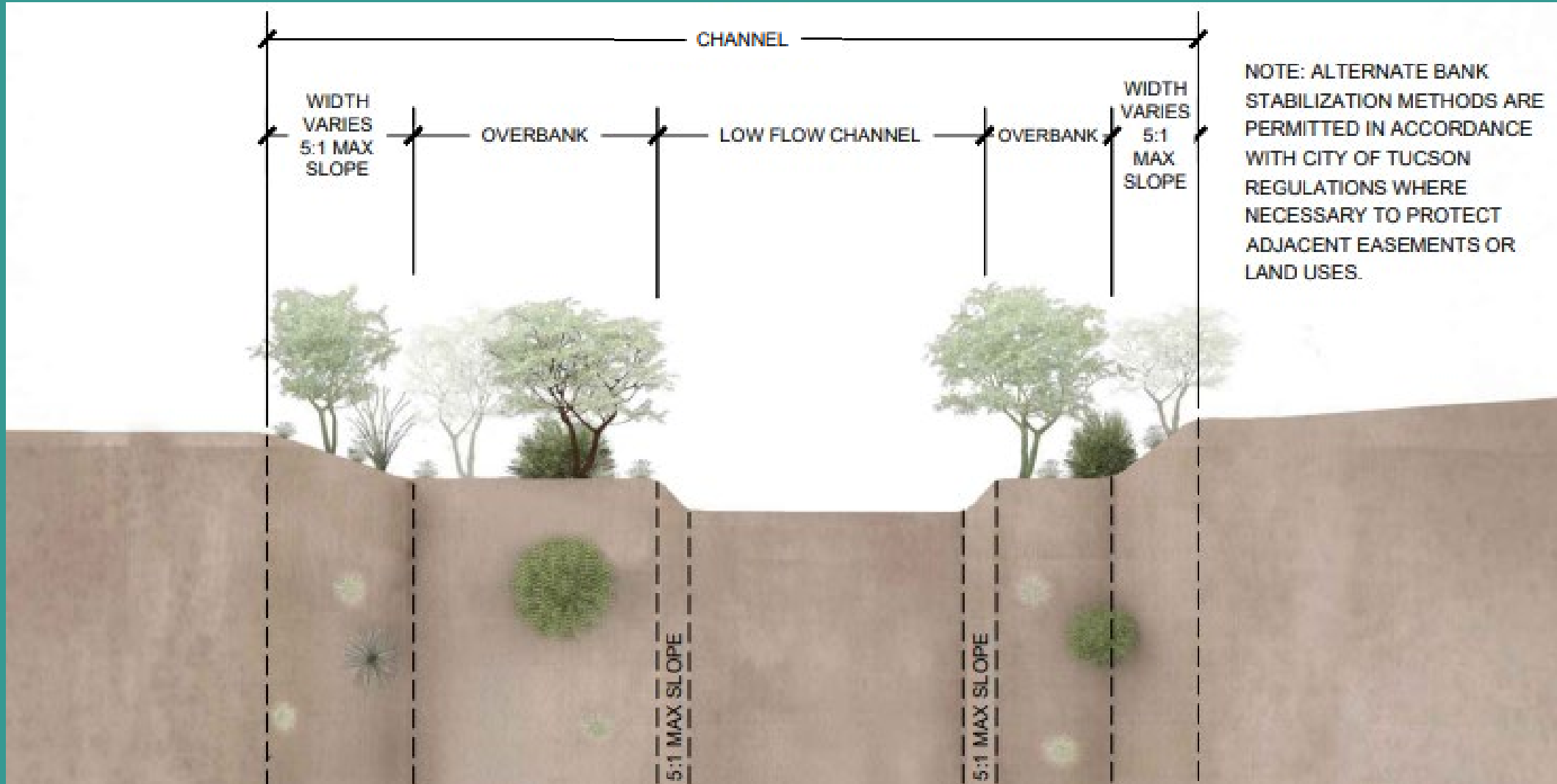
- Channelized and Shallow Sheet Flows
 - Limits large contiguous parcels
 - Covers vast areas

Developed Condition – Lot 25 Example

- Capture and direct offsite runoff to Flow Corridor
- Disperse Flows at Parcel/Rita 10 Boundary



Floodplain Management Strategy



Floodplain Management Strategy

Drainage Master Plan in PCD outlines specific development requirements for a phased approach including:

- Onsite detention, retention & first flush per City requirements
- No increases in peak flow rates or floodplain extents outside of Rita 10
- Construction of entire channel along property boundary lines
- Construction of all infrastructure to the downstream Rita 10 Boundary
- Construction of 100-year drainage crossings along major arterials and existing roads as required by the City
- Freeboard requirements per City Standards
- Temporary perched channels allowed with minimum 20' top width and 8:1 back slopes.
- Allowance for backfill to be placed on undeveloped State Land

Floodplain Management Strategy



- Each development must demonstrate no negative impact on adjacent property
- Any changes to this standard must be evaluated, documented, communicated and approved by the City
- This management approach is to ensure consistency and predictability for developers and support, re-create, enhance Protected Riparian Areas (PRA) that will connect to planned upstream flow corridors, thereby improving vegetation health and habitat, maintaining connectivity for wildlife and providing recreational opportunities.



Questions