

Santan Landscaping and Mitigation Community Working Group
July 28, 2001 Approved Minutes

Attendees

Michael Apergis
Mark Kwiat
Cathy Latona
Cathy Lopez
Nan Dawson
Marshall Green
Kimberly Pugh
George Pettit
Maggie Cathey
Richard Andrews

SRP Attendees

Randy Dietrich
Russ Garrett
Michelle Colores

Audience Attendees

Larry Morrison
Jim Nolan
Marc Elliott
Don Skousen
Saretta Parrault
Scott Hubble

Absent

Scott Morrison (proxy given to Richard Andrews)
Mark Bauman

Other Attendees

Greg Bernosky, Ten Eyck
Mary Orton, Facilitator
Christine Ten Eyck, Ten Eyck
Dave Wilson, Landscape Architect, Ten Eyck
Suzanne Hartnett, Ten Eyck

The fifth meeting of the CWG was conducted on the morning of July 28, 2001 in the Gilbert Municipal Building.

Agenda and Minutes

The agenda was reviewed by the CWG members and the following changes were made:

- Added a discussion of a wall that would help to mitigate sound
- Removed the discussion by town staff on the Warner Road median. They will be able to attend the August 14 meeting; hence, the item will be shifted to that meeting.
- Added a request by Charles Schiffner to address the group, under #9, Agenda for next meeting.

Mary reviewed the ground rule that requires her to send all information to the CWG via SRP. She indicated that it may be more convenient to transmit material directly to the CWG members and therefore asked the CWG if this would be acceptable. The group said that it would.

The CWG also reviewed the minutes from the fourth CWG meeting on July 17. Several changes were made. Mary Orton said she would distribute another draft of the minutes for approval at the next meeting.

The group requested that future meeting minutes contain more detail, thus better reflecting the dialogue at each meeting.

Ground Rules

Cathy Lopez indicated that the minutes didn't indicate final approval of the ground rules. Mary agreed to send out the ground rules again and to put final approval on the agenda for the next meeting.

It was suggested that the super majority approval requirement in Ground Rule #6 be reconsidered. Some felt that a simple majority should be sufficient for approval by the CWG. The members generally agreed on this change but debated how best to describe it in the Ground Rules. The group agreed to change the Ground Rule to reflect the fact that an affirmative vote by 50% plus one of the total CWG members will be required to approve a motion. This applies to the total number of CWG members regardless of who is present at any particular meeting. During discussion, the CWG members expressed an interest in ensuring that all CWG members have the opportunity to participate in the difficult decisions, even if it means putting off a decision until the next meeting when everyone is present.

Cathy Lopez also requested that a timeline be prepared for the offsite mitigation. Dave Wilson indicated that a general plan for the offsite mitigation should be ready by early November 2001, and a more detailed plan could be available by mid December 2001. Mary will revise the ground rules to reflect this target date for off-site planning.

Cathy Lopez requested that all documents sent to the CWG members by either Mary or SRP contain a date. This will help all parties track the timing of documents and the evolution of ideas and concepts.

Fuel Tank Options

Mark Kwiat requested that the third distillate oil storage tank be removed in order to increase the landscaping mitigation for the west side of the plant. Kimberley Pugh agreed with this suggestion, indicating that the tanks are currently the most visible plant equipment on the west side. Maggie Cathey suggested that a possible alternative to removal would be to relocate the tank to a different spot on the site. Richard Andrews felt that since SRP can no longer burn distillate oil in the generating units then there is no need for oil storage. Other CWG members also expressed a desire to have the tanks no longer visible.

Randy Dietrich indicated that technological changes might produce a much cleaner version of distillate oil in the future. He also said that having an alternate fuel for the existing generating units would increase service reliability, in the case of an interruption of natural gas supply. Randy indicated that he would discuss the third tank with

individuals inside SRP and would respond to the CWG at the September 8 meeting. He was asked if it could be made smaller, and he said that might be a possibility.

Mark Kwiat expressed opposition to relocating the tank to any other spot on the site because anywhere it is moved, it will be visible. Cathy Latona suggested moving the tank to the Agua Fria Generating Station. Cathy Lopez reviewed the three diesel options that were considered by the ACC and pointed out that the most stringent of the three were adopted in Condition 36 of the order. She will seek use of the dispute resolution process if SRP does not agree to remove the tank.

Kimberley Pugh felt that failure to remove the tank would represent bad faith on SRP's part, and give SRP the ability to burn oil at Santan and just pay the associated fines. Maggie asked if SRP felt they could burn oil without getting permission from the Arizona Corporation Commission (ACC) and pay a fine for it. Randy replied that he wasn't aware of such a fining system and that SRP would have to go through a public hearing process at the ACC in order to burn diesel.

A couple of CWG members mentioned air quality issues associated with burning diesel, but acknowledged that that was beyond the purview of the CWG. Some indicated that the option of burning diesel would be a positive thing, if the alternative were no power. Others said that no power would be the preferred alternative. Several members liked the idea of putting the tank underground. George said that there is danger of oil leaking into the groundwater supply with underground tanks. He also pointed out that removal of the tank would permit an extension of the west side berm to a point further south and a bit east (up against the railroad spur on the property).

Photo Simulations

Dave Wilson reviewed his photos from the neighborhood tour on July 21, the date when the crane was present on the Santan property. Dave described that from sites closer than 1000 feet to the SRP property the existing vegetation did a good job of hiding the crane. He stated that the views from most sites that were farther than ½ mile from the plant were hidden by existing homes and vegetation. Dave felt that the mitigation efforts would be most effective for views from a midzone that ranges from 1000 feet to ½ mile distant from the site.

Dave also pointed out that most of the open spaces in the areas around the plant have been heavily planted. That vegetation is young and in ten years will likely block many views of the plant. However, visibility in the first few years of plant operation will still be an issue from these areas.

Dave indicated that he was able to confirm the accuracy of one of the EPG photo simulations during his tour of the neighborhoods. Maggie Cathey reminded Dave to use the proper color for the stacks in any photo simulations that Ten Eyck might prepare. Mary asked if the purpose of the photo simulations was to (a) get an idea of the height of the stacks, and (b) determine where off-site mitigation might be needed. The CWG

members agreed with this assessment. Dave indicated that for his purposes, those two purposes were met with the photos he was able to take.

Cathy Latona related that some people had a hard time seeing the crane. She also stated that the public was not notified that the crane would be in place. She suggested that if we repeat this process, it should be done with a colored balloon and with more notice to the public.

Saretta Parrault raised a concern about the view of the HRSGs, particularly from Key Biscayne Drive. She requested that Dave show the HRSGs on his photo simulations. Maggie Cathey suggested showing the vegetative growth in the photo simulations. Cathy Lopez expressed a problem with the EPG photo simulations in that they reflect mature trees. Cathy Latona said that the CWG should see photo simulations reflecting views when the trees are young. Dave will show photo simulations with young as well as mature trees. Maggie Cathey suggested that SRP only plant trees where there is not already vegetation which will grow and ultimately mitigate views.

A member of the public, Jim Nolan, asked whether the public would have an opportunity to view the photo simulations and landscaping plans. SRP indicated that there would be public open house meetings specifically to share the type of material that Jim mentioned. Those meetings will be publicized with large-scale mailings.

Dave will return to the CWG with the photo simulations on poster boards and in Power Point format.

Electric Line Clearance Presentation

Scott Hubble from SRP's Line Clearing group explained the responsibilities of his group and the importance of property clearance of vegetation from electric lines, both for public safety and for electrical reliability. SRP's Line Clearing group has previously reviewed EPG's conceptual plans for the Santan boundaries and does not have a problem with them. Scott indicated that moving the existing 69 kV line on the eastern boundary farther to the west should provide a lot of flexibility for plantings along the eastern boundary. Scott explained some general rules that Line Clearing typically uses to review projects:

- Avoid palm trees under power lines.
- Eucalyptus trees tend to shed large limbs during high winds, posing danger for power lines.
- The method used to irrigate trees has a big influence on vegetative growth.
- Growth of trees up and into lines is more of a concern than trees falling into lines.

Scott indicated that he would be working closely with Ten Eyck to avoid problems. He said that he has worked with the firm before, and found that they have the ability to creatively solve problems.

In response to a question from Maggie Cathey, Scott stated that state law specifies that no one can get within ten feet of an energized line of 600 volts or higher. Scott asked who would maintain the trees along the trails on the east side of the property; the response was that the Town of Gilbert would do that. Scott suggested that the group consider ongoing maintenance when choosing trees for this area. He also reminded the group that SRP would still have to access nearby electric lines with crews and vehicles.

Marshall Green asked if the number of trees that could be planted in Finley Farms South along the transmission line corridor would be restricted. There are many views of the power plant via that corridor. Scott said that he would have to review the proposed plans before commenting on the type and number of trees that could be used. Scott will investigate the height of trees permissible for the right of way through Finley Farms South.

Maggie Cathey expressed a desire that the process result in use of creative landscaping, and not merely a repetition of landscaping which occurs at many other places within Gilbert. Scott said that the Santan site is more open than Kyrene and hence should offer more flexibility. Scott also said that Line Clearing would get involved in any off site plantings that would affect overhead power lines.

Ten Eyck Review of Draft Plan

Dave Wilson introduced other Ten Eyck employees, including Christine Ten Eyck, the owner of the firm. Dave then reviewed some critical issues related to the original landscaping mitigation plan from EPG.

He indicated that he needed more details on the Warner Road plans from the Town. He wants to keep the existing trees on the south side of Warner. Behind the trees will be a structure to collect storm drainage. This may provide an opportunity for water harvesting for the landscaping.

Dave expressed some reservations about the original 2:1 slope of the berms. Dave reviewed some ideas to create a gentler slope on the sides of the berm while still keeping the overall berm footprint. Dave explained the use of gabion walls with a 2.5:1 slope on the opposite side of the berm.

Cathy Latona stated that a wall should be placed on the top of the berm. Richard Andrews felt that any wall should be on the plant side since it would better help mitigate noise at that location. Richard also said that the CWG should remember during their future deliberations that trees and vegetation would help absorb sound while walls reflect sound.

In response to questions about the gabion wall, Dave stated that the structural requirements increase proportionally with the height of the wall. Kimberley Pugh would like to see a higher wall, perhaps in the 20-30 foot range. A higher wall would waste less space, provide better noise mitigation, and help reduce the slope of the outside

berm. SRP was questioned about the size of the berm footprint, and responded that we needed to stay within the footprint that Dave had used (120 feet wide).

Marshall Green expressed a desire to avoid any trails north of Warner Road in the transmission line corridor. He stated that Finley Farms South residents feared the liability and maintenance issues that would arise with such a trail. If trails were built south of Warner Road, Marshall would like to see a wall or some sort of barricade blocking entrance to the transmission line corridor north of Warner Road. Richard Andrews, George Pettit, and Maggie Cathey indicated support for the trails on the SRP property, south of Warner Road. George stated that the planned trail system through Gilbert affects many developments, and that there is a continuing dialogue between the Town and those developments. Dave Wilson stated that he would continue planning work that incorporates the trails on the SRP property.

George Pettit pointed out that the IGA requires SRP to cover the cost of crossing lights at the northeast corner of the SRP property. Dave Wilson pointed out that he plans to incorporate a small berm along the eastern boundary. Nan Dawson thought that this would help mitigate views from the common areas within Cottonwoods Crossing. Saretta expressed a desire for the vegetation along the property boundaries to have a uniform look. Dave replied that this was not possible in many places since mature trees will be alongside younger ones. It was pointed out that the staging area at the southeast corner of the SRP property should be on the east side of the Eastern Canal since there is no vehicular access to the west side of the canal in this location.

Kimberley Pugh suggested that SRP investigate buying or leasing property in the county island and use that for visual mitigation. That instigated a conversation on the possibility of tree planting along Val Vista to mitigate views for the cluster homes in Western Skies.

Dave Wilson will now take the conceptual ideas reviewed with the CWG and take them to a more detailed level. He will establish a planting palette and continue to define the parameters of the overall plan. His next step for the off site work will be to identify specific areas for mitigation. He indicated that he still needs the as-builts for Rancho Cimarron and Cottonwood Crossing.

Agenda Items for Next Meeting

A member indicated that David Sleater and Charles Schiffner had requested time to make a presentation at the next meeting related to architectural treatment of the new power plant facilities. Mary remarked that the group could hear the presentation if they wished, but the presenters were interested in a consulting contract for the mitigation work. Considering the fact that the CWG would not be a part of a hiring decision, the group asked Mary to respond to the request in the negative. Dave Wilson stated that Ten Eyck has done architectural treatment work before and could provide such expertise, if the group wished. Russ Garrett stated that SRP had previously hired the Larson Company to prepare ideas on architectural treatments, and that he could bring

some of that work product to the next CWG meeting. The CWG indicated that they would like to see that.

There was an additional discussion related to the trails through the SRP property. The group decided to address this at the next CWG meeting, and if the trails are built, what actions can be taken to protect Finley Farms South.

Mary asked the CWG to confirm agenda items for the next CWG meeting:

- Sidewalk along the south side of Warner Road
- Median landscaping on Warner Road
- Ground rules final approval
- Trails through the SRP property
- Review of past work done by the Larson Company

Meeting schedule

Mary reminded the group that the next meeting will take place on the evening (6 PM – 10 PM) of August 14. The meeting after that will occur on the morning of September 8 (8 AM – Noon).

Public comment

Mary asked for any comment from the public. There was none. The meeting adjourned.