

Santan Landscaping and Mitigation Community Working Group  
September 22, 2001

Minutes

**CWG Members**

Richard Andrews	Present
Michael Apergis	Present until 10:30, then represented by Melissa Apergis
Mark Bauman	Absent, represented by Marshall Green
Maggie Cathey	Present
Nan Dawson	Present
Marshall Green	Present
Mark Kwiat	Absent, represented by Sal LaTona
Cathy LaTona	Present
Cathy Lopez	Present
Scott Morrison	Present
George Pettit	Present
Kimberly Pugh	Present

**Other Attendees**

Michelle Colores (SRP)  
Randy Dietrich (SRP)  
Russ Garrett (SRP)  
Mary Orton (Facilitator)  
Dave Wilson (Ten Eyck)

**Audience Attendees**

Dale Borger  
Jim Nolan  
Jim Parrault  
Larry Petillo

The eighth meeting of the CWG was conducted on the morning of September 22, 2001 in the Gilbert Municipal Building.

Mary made note of the terrorist attacks in New York and Washington, DC, and the group observed a moment of silence in observance of the tragedy. She noted that she was experiencing some symptoms of post-traumatic stress, and assumed that others were, too. She asked that the group be aware of the difficult time, and attempt to make this meeting a model for peaceful conflict resolution. Members of the CWG shared their feelings of grief and loss.

**Agenda**

CWG members reviewed the agenda and made the following additions:

- Added discussion of stack treatment options after the minutes.
- Added review of the site layout map after discussion of stack treatment options.
- Added diesel fuel tank discussion after review of site layout map.
- Added discussion of the construction entrance on Warner Road as part of continued review of the landscaping plan.

A CWG member suggested that the group discuss the budget that Ten Eyck Landscape Architects had distributed, but in discussion, the group agreed that consideration of the budget would be premature.

### Minutes

The CWG discussed their dissatisfaction with the minutes as they have been presented to the group. After considerable discussion, Mary said she would hire a professional minutes-taker for the next meeting, to see if the result would be more pleasing to the group. She will use the notes from that person to finalize the minutes. She also invited members of the CWG to give her their notes to use as she put the minutes together.

Mary asked about attributing comments to particular members of the CWG in the minutes. After discussion, the group agreed that CWG members' names should not be used in the minutes.

Mary asked if the group wanted to see in the minutes the details of the discussion of changes to the minutes of the previous meeting. After discussion, the group agreed that those details were not necessary because the final version of the minutes would include the changes. They requested that Mary send out a redlined and final version of the minutes, showing any changes made.

The CWG reviewed the minutes of the September 8 meeting, and the group approved them with several changes. Mary will incorporate the changes and distribute the final version of the September 8 minutes to the CWG members. During discussion, a CWG member indicated that she viewed the deadline of October 21 as a target.

### Stack Treatment Options

A CWG member asked that the stack treatment options be re-opened for discussion after the landscaping plans were completed. Another member asked to re-open the discussion on the color of the stacks. During discussion, some members wanted the same opportunity as the original CWG to review these issues. Others felt comfortable with the consensus from the last meeting to let the decisions of the original CWG stand on these two matters. The group was unable to come to a consensus on whether to discuss these issues. They agreed to move on, and to address this issue in three weeks after the landscaping plans are completed.

### Review of Site Layout Map

SRP had mailed a site layout map to the CWG. Randy answered several questions about the layout of the new plant. "R.W. Tank" refers to the raw water tank, which will stand about 40 to 50 feet high. The auxiliary boiler specifications and location were not reflected in the site layout map. The auxiliary boiler will probably be south of the HRSGs, but that may change. The "emergency diesel fire water pump" is not exclusively for diesel fires, but rather is a diesel-powered device for fires of any source. Randy will look into whether the auxiliary stack exhaust can be coterminous with the three main stacks.

### Third Diesel Fuel Tank

In response to a question on removal of all three diesel tanks, Randy reiterated that SRP was not prepared to answer that question at this time, and that the CWG would have an answer by the time the group reaches the end of this process.

He reported that he had been told that all of the retention dikes around the tanks would need to stay, even if only one tank remains. The current configuration of the dikes is sufficient for one tank spill, and that configuration will be in the way of the berm. He said that he had asked if the tank height could be reduced by 10 feet, in order to reduce both the view of the tank and the size of the retention dikes.

Randy will look into three suggestions from CWG members:

- whether an underground vault would work for the retention area, in which case it could be under the berm.
- if the remaining tank could be moved to the retention pond, to have the pond serve double duty: both for water and for a potential fuel spill.
- if the retention dike walls could be raised to reduce their area.

He also reported that he had determined that it would not be feasible for either of the other two tanks to be retained, because of the configuration of the plant.

### Continued Review of Draft Conceptual Landscaping Mitigation Plan

Dave continued his review of specific details of the landscaping plan for the CWG members, requesting feedback on that plan from the CWG members.

#### *Landscaping Details – Warner Road*

Dave presented two options for the landscaping plan along the north edge of the SRP property, on the south side of Warner Road. The first option was more of an agricultural or orchard configuration, with rows of trees in a formal, uniform layout. The plantings would include pecan trees. The sidewalk and access road are straight, as are the decorative retaining walls.

The second option had more random spacing of trees and more open space. The sidewalk and access road are meandering, and the retaining walls are more curved than in the first option. The trees would be primarily desert species.

Both options include a gabion wall on the back of the berm to get more height without more width. Both include a stair-stepped front with decorative gabion walls and trees and other plants. Both options also include gated access to the well sites on the east and west corners. Dave also noted that there is no median break at the planned construction entrance on the east side of the property. This will force a right-turn-in and right-turn-out protocol for the construction vehicles. Dave noted that he had mapped all the existing trees, and some will have to be removed because they are diseased or dying.

Dave distributed photos of gabions and decorative retaining walls. A CWG member asked if boulders could be placed in the front of the berm, and suggested it might be less expensive. Dave said that this was possible, but they would need to be affixed in some way, which would increase the expense.

The fenceline in both options is just behind the sidewalk, on the north side of the retention area. Opposite Key Biscayne, the plans show some extra, artistic treatment:

- The berm is slightly higher.
- There are stacked gabions on the theme of the wall treatments, to create what would appear to be a slot canyon.
- Flowering plants flow down the "canyon."

In response to a question, Dave confirmed that there were more trees in the first option, and more open space in the second to allow views of the decorative walls and plantings. He also confirmed that more trees could be added to option 2. He noted that they would want to protect some of the open space so the design would make sense.

**After discussion, the group agreed that they preferred option 2, the meandering option, with more trees than shown on the diagram.**

#### *Construction Entrance*

There was a discussion of possible alternatives to the Warner Road construction entrance, due to concerns relating to noise and safety issues and the impact the construction traffic would have on the surrounding neighborhoods along Val Vista and Warner Roads. It was noted that there were visibility issues and safety issues with the Val Vista entrance. Randy will look into the safety plans for the construction traffic.

In response to questions, it was noted:

- that the planting is planned to start before the plant construction, but that the berm construction might have an impact on surrounding neighborhoods, as well.
- that Warner Road will be widened before construction starts, so it does not reduce to one lane at Greenfield.
- that the trees, roads, and homes will probably not be damaged by the truck traffic.
- that there will be a left-turn light installed on Val Vista when the traffic count warrants it, according to federal standards.

A CWG member suggested that the main SRP Santan entrance on Val Vista is surrounded by commercial on both sides of Val Vista and would be less of a nuisance and safety issue than an entrance off Warner Road, surrounded by neighborhoods. An audience member expressed concern about his ability to sell his home, not only due to the construction traffic through his neighborhood, but because of SRP's expansion plans.

Dave agreed to produce simulations that show the landscape mitigation at planting.

### *Median and Berm Plant Palette*

Dave distributed photos of several species of trees that he recommended for use in the median and the north and south sides of Warner:

- Aleppo pine, grows to 50 feet, evergreen
- Chilean Mesquite, 35 feet, deciduous
- Texas Ebony, 25 feet, evergreen
- Weeping Acacia, 20 to 25 feet, evergreen
- Palo Brea, 30 feet, keeps some leaves year-round, drops some leaves
- Indian Laurel Fig, 40 feet, evergreen
- Rosewood Tree, 40 feet, evergreen
- Blue Palo Verde, 30 to 35 feet, between evergreen and deciduous
- Shamel Ash, 40 to 45 feet, evergreen (though does drop leaves)

The group discussed the pros and cons of the types of trees. Dave indicated that he was looking for quick growth and longevity, and often these do not co-exist in the same species.

**After discussion, the CWG agreed that the plants in the median:**

- **would include some Phoenix date palms mixed with “other trees,”**
- **would be in triangular spacing, and**
- **would include flowering shrubs and ground cover.**

**In addition, they agreed that palms would be used as an accent on the north and south sides of Warner Road, and that the “other trees” would be used on the berm, in free-form spacing. They agreed that there would be pines on top of the berm, with a mix of trees on the side of the berm, and that there would be some Chinese pistache in the mix of the “other trees” in the median.**

Per the request of the group, Dave distributed a cost estimate that replaces the one that had been emailed to the group. This one shows the original EPG plans and Ten Eyck estimate compared to the current plan and estimate. The estimate will change as the plan is refined further.

### Next Meeting Agenda

Mary noted that the sound engineer was to have attended this meeting by telephone but his plans changed. SRP will try to schedule him for a future meeting to aid in the discussion of the perimeter wall.

In addition, CWG members agreed to put the following items on the agenda for the next meeting:

- Discussion of documents from September 8 meeting: “On-Site Budget Information” and “Agreements to Date”
- Diesel tanks
- More detail on the on-site plans, with a focus on Warner Road

The next meeting will take place from 6:00 to 10:00 p.m. on October 8, 2001 at the Gilbert Municipal Building. The meeting following that was set for 6 to 10 p.m. on November 1, 2001 at the Gilbert Municipal Center.

Mary asked for any public comment, and there was none. There being no further business to discuss, the meeting adjourned.