

Santan Landscaping and Mitigation Community Working Group
December 9, 2002
Minutes

Attendance

CWG Members

Richard Andrews	Present
Maggie Cathey	Present
Nan Dawson	Present
Shane Donart	Absent
Marshall Green	Absent, represented by Mark Kwiat and then Saretta Parrault
Mark Kwiat	Present, then represented by Saretta Parrault
Cathy LaTona	Present
Cathy Lopez	Absent, represented by Saretta Parrault
Jim Parrault	Present
George Pettit	Present
Kimberly Pugh	Present

Other Attendees

Michelle Colores, Salt River Project
Randy Dietrich, Salt River Project
Leah Manbeck, Ten Eyck Landscape Architects
Mary Orton, The Mary Orton Company
Dave Wilson, Ten Eyck Landscape Architects
Steve Lucking, Salt River Project

Audience Attendees

Becky Cosseboom, Cottonwood Crossing
Al Eierdam, Rancho Cimmaron
Joe Goulet, Rancho Cimmaron
Mary Ann Mantel, Rancho Cimmaron
David Mantel, Rancho Cimmaron
David McCaleb, Rancho Cimmaron
Terry Ruppert, Rancho Cimmaron
Karen Ruppert, Rancho Cimmaron

Welcome

The twenty-fifth meeting of the CWG was convened on the evening of December 9, 2002 in the Gilbert Municipal Building. Mary Orton announced the proxies, and briefly reviewed materials that were left for the CWG members by the Gilbert Neighborhood Services Department.

Approval of today's agenda

The group approved the agenda with the addition of the Eight-foot block wall color immediately after the approval of the agenda, and the Warner Road expansion after the Open Items list.

Eight-foot block wall color

Randy Dietrich indicated that the color specified for the eight-foot wall at the eastern edge of the Salt River Project property would not match the side block walls of the homeowners for whom this wall will serve as their back wall. An email had been sent to CWG members, asking approval to use a color for the wall that most closely matches the color of the existing block in the back yards of the Wanda Drive residents.

Randy announced that it had been agreed that the wall would be built to the CWG's specifications, and the homeowners could paint their side of the wall if they wish.

Construction documents for on-site landscaping

Dave Wilson showed the CWG the construction documents (CDs), and indicated that that they were close to 80% completed, more than the 60% that was contemplated for this meeting. He said that the CDs cover planting, irrigation, and layout plans. He reviewed several adjustments that had been made since the last CWG meeting:

- North side: a box culvert will be built through the berm for drainage.
- North side: the Town of Gilbert will do the mid-block signalization, instead of Ten Eyck, so the traffic lights will be coordinated.

- East side: because of the need to maintain clearance around a power pole, the equestrian node was shifted to the north.
- East side: the Town informed Dave that the standard for lighting along the trails is a 14-foot light. The lights are shielded so that the light shines down, and they are high enough to escape being vandalized.
- East side: because of underground utilities, a few trees had to be shifted.
- South side: some unhealthy trees in the area of the temporary construction parking will be removed.
- South side: as had been announced before, the railroad spur had a radius too small for some of the equipment that would need to be transported to the site. While widening the radius of the spur, two or three olive trees will be eliminated. This will not be visible from the south because of the other screening trees.
- West side: SRP is building a temporary construction headquarters in the commercial area west of the site. A masonry wall in concert with the commercial development will enclose it. There will be a tunnel through the berm from the headquarters to the plant, and a few fewer trees will be planted at that point.
- West side: the service drive will be 12-feet wide in most places. It widens to 20 feet at one point, but this section is behind existing trees, and has no impact on the berm height.
- West side: the berm height will be consistent (25 feet) until it turns the corner at the southwest corner. The CWG were aware that the berm would be reduced in height, but the exact height had not been known. Dave announced that the berm would be reduced to 20 feet at that point.

After discussion, the CWG agreed that they had a consensus to approve the construction documents.

Becky Cosseboom expressed concern about the height of the lights along the trails, and whether light would shine into the backyards of the homeowners along Wanda Drive. Dave showed a cross-section that indicated that there would be significant amount of vegetation between the lights and the backyards, to screen the light. In response to her question, Becky was told that the Town Council had set the 14-foot standard, so any appeal would properly begin there.

Condition 19: Election of citizens' committee to monitor air and noise compliance and water quality reporting

Mary Orton read Condition 19, which requires the CWG to elect a citizens' committee to monitor air and noise compliance and water quality reporting.

After discussion, the CWG agreed that the Condition 19 Citizens' Committee shall be comprised of the following representatives:

- One representative selected by the Arizona Department of Health Services,
- One representative selected by the Maricopa County Air Quality Division,
- One representative selected by the Town Manager of Gilbert to represent the Town of Gilbert staff,
- One Town of Gilbert resident who is a licensed professional engineer, selected by Salt River Project,
- One representative selected by each of the following HOA Boards: Cottonwood Crossing, Finley Farms South, Rancho Cimarron, Silverstone Ranch, and Western Skies, and
- One representative of the unincorporated area south of the San Tan Generating Station, to be determined by Salt River Project.

The CWG further agreed that Salt River Project will contact the various groups to request that they name their representatives by approximately September 1, 2004.

At this point, Mark Kwiat left the meeting and gave his proxy to Saretta.

On-site landscaping maintenance schedule and enforcement

Randy announced that an outside contractor would accomplish the maintenance for the on-site landscaping, instead of the plant staff attempting to perform those duties themselves, as has been the case. He reported that he had reviewed a contract for landscaping maintenance between a subcontractor and the Papago Park Center, a business park owned by SRP. He described what was covered in the contract, and indicated that the same would be covered in the San Tan contract:

- Description of the work required.
- Responsibilities of the contractor.
- Contractor licensing requirements.
- Frequency of maintenance activities.
- Inspection and acceptance of work by SRP.
- Insurance carried by contractor.
- Warranty of work by contractor.
- Payment terms.

Randy said he also determined that a sufficient amount is in the budget for the landscaping maintenance for San Tan.

The CWG directed Salt River Project to use the landscaping maintenance specifications for Papago Park Center as a reference as they develop the landscaping maintenance plan for San Tan Generating Station.

Outstanding engineering issues

The group agreed that there were no outstanding engineering issues.

Off-site process update from SRP

Randy reported that all the HOAs except one had signed the acknowledgement letters. He reported that what they had thought was the Western Skies HOA is actually two different HOAs. The second HOA has yet to sign the letter, but received it later than the others.

He announced that, rather than have individual 180-day clocks, all the HOAs would have until late May 2003 to submit their plans to SRP. He suggested that the HOAs mail them to him, and he will let them know if a meeting is required. HOA representatives are to call Randy or Michelle Colores with any questions.

Although he thought that it would take about a month for review and approval at SRP, the Town of Gilbert may also need to review the plans. The money will be given to the Town, and then to the HOAs. For maintenance, HOAs will receive 5% of the allocation that was used to purchase vegetative landscaping every year for 20 years beginning 2004. Randy said he would consider approving using some of the original allocation for maintenance the first year, if necessary.

George Pettit will email the group regarding whether the Town was required to approve the HOA plans. If the Town does require a review of the plans, George will also inform the group of his preferred sequence for the review – whether SRP or the Town should review the documents first.

Open items list

The CWG reviewed the list of open items, and agreed that all but two of the items had been addressed. For one, "SRP will tell the CWG its plans for sound mitigation," Randy will contact the group about silencers for the existing units. The CWG left this item open. The second was, "SRP will give the CWG an update on plume mitigation." Condition 20 requires SRP to look for ways to address plume mitigation throughout the life of the project, so the CWG left this item open.

Warner Road expansion

Some CWG members indicated that they preferred that the Town pave all of Warner Road with rubberized asphalt, not just the eastbound lanes. George reported that the bid, scheduled to be awarded the following night, did not include paving more than the eastbound lanes. He indicated that a change in that contract would require action from the Town Council.

A CWG member asked about the issue of palm trees along the north side of Warner Road, and whether those would be included as part of the onsite mitigation plan. Some CWG members responded that their impression was that these trees would be funded out of Rancho Cimarron's offsite mitigation funds, while others responded that the trees were part of the onsite mitigation dealing with the Warner Road/median improvements. No consensus or resolution was achieved on this issue.

Minutes from the April 29, 2002 meeting

The CWG had previously approved the minutes from the April 29, 2002 meeting via email, with no changes.

Schedule the next meeting

The group agreed that there was no need to meet again. Mary will distribute minutes and ask for concurrence via email.

Public comment

Mary called for comment from the public. There were several comments and questions about the Warner Road project. Some members of the public indicated that they would have preferred that those present would have known the answers to the questions they were posing, instead of getting back to them later. There was also a comment about property values in the surrounding neighborhoods.

Debriefing exercise

Mary asked the group to quickly answer three questions about their service on the CWG: what were they pleased about, what did they wish they had done differently, and what lessons did they learn. The answers were recorded:

Pleased

- The project will be aesthetically pleasing.
- We have a safer project.
- Everyone was heard.
- SRP and Ten Eyck were very supportive.
- We had good salads.
- Randy has been nice.
- We have a good product.
- Being finished.
- We completed the goal.
- We got to know each other.

Differently

- We should have had more detailed minutes.
- Members should have spent more time preparing for the meetings.
- We should have had no proxies.
- Help people visualize the end product.
- It was a messy process with too much review.
- We should have had a faster process.
- We should have avoided approval of the minutes.

Lessons

- Citizen involvement raises the level of the finished product.
- "Never again!"

- We should have a Grand Opening.
- There are always more than two points of view.
- We had a great facilitator.
- We had a good public process.

Several of the CWG members expressed concern that many years down the road, the project lacked the important supervision it needed to be sure that SRP meets all of their commitments. Therefore, it was requested that the Town of Gilbert, who is in charge of the management of the Town, consider the task as many of those involved may no longer be residents. In Ms. LaTona's opinion, it is not likely that the ACC will concern themselves beyond what they have contributed to date. In addition, several of the CWG members expressed concern at the lack of Town representative attendance at the recent public hearing for the SRP air quality permit hearing at the Greenfield Elementary School.

Randy and Mary thanked everyone for their participation, and the meeting adjourned.