

## **CoSA Tree Permit Review Meeting Minutes**

## MEETING NOTES/PROPOSED GUIDANCE FOR WRIP PHASE II TREE PERMITTING

DATE/TIME: February 12, 2018 / 1:30 p.m.

LOCATION: City of San Antonio Development Services Department  
1901 S. Alamo St.

ATTENDEES: Mark Bird, City of San Antonio – *City Arborist*  
Charles Johnson, City of San Antonio – *City Arborists office*  
Duane Bryant, San Antonio Water System – *WRIP PM Team*  
Saqib Shirazi – *WRIP PM Team*  
Jaime Kypuros – *Tetrattech WRIP Pump station designer*  
Terry Conn, CEC – *WRIP Segment 2 Pipeline Designer*  
Jason Scheppers, Maestas and Associates – *WRIP Segment 2 Pipeline Designer*

SUBJECT: Water Resources Integration Program (WRIP)  
Tree Ordinance for WRIP Phase II Construction

The following is our understanding of the subject matter covered in this meeting. If this differs from your understanding, please notify D. Bryant.

*Purpose of meeting was to give M. Bird an update on the status of the WRIP and discuss how the Tree Ordinance will be applied to this large, linear public project.*

*(Note Mark arrived late but caught up with the discussion)*

T. Conn provided an introduction, describing completed Phase 1 Construction and tree permit coordination that occurred there, and the pending WRIP Phase 2 Construction. He stated that WRIP Phase II construction will consist of 18-miles of 48" diameter pipe and two pump stations modifications involving 3 main design firms. The pipeline has been broken up into two design segments (Segments 2C and 3). and two pump station construction projects which will be awarded for construction from September 2018 to December 2018. All construction is expected to be completed in 2020.

Discussion followed that a tree permit has been approved for the Old Pearsall Road Pump Station with Phase I and will be updated for new work on Phase II, and No formal permit and Tree Preservation Plan have been submitted yet for the remainder of the project.

Originally, it was SAWS' directive to the designers on Phase 1 that all heritage trees within the 80-foot wide pipeline easement would be preserved by routing around them or boring under them. This directive, however, applied over all of Phase 1 construction was found to be prohibitively expensive. Decisions were made on Phase 1 to prioritize heritage trees to be protected especially given the predominance of multi-trunk mesquite trees that technically

qualified for heritage status and the high cost of installing a tree bore for these large diameter pipelines.

Not mentioned in the meeting, note that some easement agreements state the contractor will “bore or go around” heritage trees for particular properties, and because in a few cases, SAWS did commit verbally or in writing to try to preserve certain heritage trees, there are some heritage trees that SAWS is obligated to try and preserve.

In addition to the heritage trees that SAWS has committed to trying to preserve, it was confirmed SAWS should consider trying to preserve any other type or size of tree. M. Bird stated that there are no specific requirements, but recommended SAWS look at large diameter trees and those in the ESA (Environmentally Sensitive Areas), which include floodplain and floodplain buffer areas. He also indicated that if the tree canopy delineation method is utilized, it is not necessary to do conversion into inches unless the calculations are for mitigation purposes.

Mr. Bird mentioned that under the 2010 ordinance, if preservation falls below 20% it will automatically trigger a variance requirement which necessitates the City Planning Commission’s review and approval.

SAWS will make decisions about which trees to preserve and show those in the plans.

M. Bird stated that SAWS will be allowed to submit one tree preservation plan for all segments of Phase II construction, and that plan would be considered under the 2010 Tree Preservation Ordinance (TPO). He also stated that the method of calculating the mitigation needed to be the same method for all components of a single tree permit. Mr. Johnson noted it would likely be to SAWS benefit to include the pump stations sites as part of the overall permit application with the pipelines due to the number of trees on those sites that will be saved and thereby contribute to the tree preservation percentages.

M. Bird noted that the following should be followed in preparing the WRIP Phase II Tree Application and in calculating the mitigation fee:

**Non-ESA Areas:**

- 80% of canopy should be preserved In non-ESA areas
- Heritage art to shown on the plans based on field location,
- Significant tree canopy will be included in the general tree stand delineation canopy and mitigated just as the canopy would be mitigated – at a 1:1 ratio

A Planning commission variance is required for non-ESA areas if the preservation is below 20% as per the 2009 TPO.

**ESA Areas:**

80% of significant trees should be preserved  
100% of heritage trees should be preserved

If preservation in ESA areas is below 80% for significant trees and 100% for heritage trees, then Planning Commission Variance Approval is required.

Mitigation in ESA areas is 3:1 for heritage and 1:1 for significant.

#### Variance Request:

For the preparation of the variance request, all heritage trees planned to be bored or otherwise avoided should be shown on the plans and listed in the summary tables. These trees should be “called out” and described. That is not necessary for heritage trees that cannot be preserved outside of ESA areas. This is to show SAWS’ efforts and commitment to preserve as many trees as possible. This is a consideration whenever a variance is requested, and it shows the agency commitment to tree protection, which can be significant with these large diameter bores.

SAWS should also note the number of stream bores that are being planned and the significant and heritage trees that will be preserved because of those bores.

#### **General:**

M. Bird will allow a 50% mitigation credit for using native seed mix (with drilled seeding) and will review the native seed mix contained in the Section 02232 – Site Restoration specification.

SAWS will mitigate according to the 2010 ordinance fees for the combined tree permit application which will include all of Phase I pipeline construction.

SAWS will be allowed to submit the mitigation fee upon completion of construction of the WRIP, which will be in 2020. By submitting at the end of the project, the fee will be based on the actual trees preserved or removed.

A representative from the COSA Arborist’s office should be invited to each preconstruction meeting and monthly construction progress meeting. D. Bryant will forward those invitations to C. Johnson once the meetings are scheduled.

The allowable encroachment into the root protection zone with the pipeline trench used on Phase 1 needs to be changed. SAWS and TCI staff will coordinate to determine acceptable language. Mr. Bird stated that the Phase I use of staying at least 5’ is not applicable to Phase II and will likely need to change to something else.

#### Action Items:

SAWS will submit a program-wide tree permit application for all of Phase II WRIP

pipeline construction. The engineering teams will contribute information for that permit application, likely to be completed by the designer of Pipeline Segment 3

SAWS will add C. Johnson (or designee) to the pipeline pre-construction meetings and monthly construction progress meetings for all four projects.

M. Bird will review the native seed mix contained in the Section 02232 – Site

Mitigation will be made by fee payment and CoSA agrees to consider native seeding for the 50% mitigation credit if the specification requires drilled seed and 85% establishment of the vegetation to be considered. (Confirmed with Charles Johnson in CoSA Arborist Section 6/26/18)

Provide narrative relative to property owner conflicts if result impact tree preservation ability.

Discuss efforts made by SAWS to maximize the tree preservation, such as boring flood plains.

Update of aerial photo needed to assess tree stand delineation.

Meeting Notes by: Jason Scheppers, Maestas & Associates, LLC