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Jordan R. Rose # 017452
Court S. Rich # 021290
Kay Bigelow # 012058
JORDEN BISCHOFF McGUIRE ROSE & HISER PLLC
7272 E. Indian School Road Suite 205
Scottsdale, Arizona 85251
(480) 505-3900

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DOCUMENT CONTROL

Attorneys for Intervenors Langley Properties, Robson Communities, Pulte Home Corporation, et al.

**THE ARIZONA POWER PLANT AND TRANSMISION LINE
SITING COMMITTEE**

IN THE MATTER OF THE APPLICATION)
OFSALT RIVER PROJECT)
AGRICULTURAL IMPROVEMENT AND)
POWER DISTRICT ON BEHALF OF)
ITSELF AND ARIZONA PUBLIC)
SERVICE COMPANY, SANTA CRUZ)
WATER AND POWER DISTRICTS)
ASSOCIATION, SOUTHWEST)
TRANSMISSION COOPERATIVE, INC.)
AND TUCSON ELECTRIC POWER IN)
CONFORMANCE WITH THE)
REQUIREMENTS OF ARIZONA)
REVISED STATUTES SECTION 40-360,)
et. seq., FOR A CERTIFICATE OF)
ENVIRONMENTAL COMPATIBILITY)
AUTHORIZING CONSTRUCTION OF)
THE PINAL WEST TO SOUTHEAST)
VALLEY/BROWNING PROJECT)
INCLUDING THE CONSTRUCTION OF)
TRANSMISSION LINES FROM PINAL)
WEST TO THE BROWNING)
SUBSTATION AND OTHER)
INTERCONNECTION COMPONENTS IN)
PINAL AND MARICOPA COUNTIES,)
ARIZONA.

Docket NO. L-00000B-04-0126
Case No. 126
NOTICE OF FILING

Arizona Corporation Commission
DOCKETED
FEB 10 2005

DOCKETED BY

Intervenors, Langley Properties, LLC, Pulte Home Corporation, Inc., Robson Communities, LLC, et al, hereby file their List of Witnesses for Phase II of the Hearing

1 commencing on February 14, 2005. The following witnesses may be called depending upon their
2 availability at the time of the Hearing:

3 **1. Steve Rees- Member/Manager: Langley Properties**

4 Mr. Rees, is a Member/manager of Langley and has previously testified in this matter. Mr.
5 Rees is expected to testify regarding the location, general characteristics, and stage in the approval
6 process of the properties that Langley owns in Areas B and C. Specifically, Mr. Rees is expected to
7 testify regarding Langley's properties along Eleven Mile Corner Road and the fact that one property
8 has already received pre-plat approval. Mr. Rees has extensive knowledge of the Coolidge and
9 northern Pinal County areas and is expected to testify regarding the importance of the western and
10 southern areas of and surrounding Coolidge to the future residential development in the area.
11 Additionally, Mr. Rees is expected to testify concerning the future site of the Westcor Regional
12 Shopping mall that is a joint venture between Langley and Westcor and that both Langley and
13 Westcor agree that a line running along the eastern side of Coolidge will be more compatible with
14 the projected commercial and industrial uses in the vicinity of the airport than the lines running to
15 the west of Coolidge.
16

17 **2. Tim Moskalik –Pulte Home Corporation, Manager of Land Acquisition, Central Southeast**
18 **Valley Division.**

19 Mr. Moskalik has been with Pulte for 10 years and is responsible for land acquisition
20 throughout Pinal County as well as queen Creek, Gilbert, Mesa, Chandler, Tempe and portions of
21 Phoenix and Scottsdale. Mr. Moskalik is expected to testify concerning three Pulte projects in the
22 northern Pinal County area that will be directly and potentially detrimentally impacted by this
23 project. Specifically, Mr. Moskalik will testify regarding the projects known as Grande Valley,
24 Martin Ranch and the Anthem at Merrill Ranch. Mr. Moskalik is expected to testify concerning his
25

1 conversations with representatives of SRP wherein SRP indicated that it did not support the
2 "northern alignment" and gave the very clear impression that the northern alignment would not be
3 selected. Further, Mr. Moskalik is expected to testify concerning the importance of the Anthem
4 project to the emerging Pinal County area and the Town of Florence and the fact that the alignment
5 along Christiansen Road makes more sense from a present and future planning perspective than the
6 eastern alignment through Florence.

7 **3. Brad Schoenberg-** Pulte Home Corporation, VP of Operations, Southern Business Unit

8 Mr. Schoenberg has been with Pulte for 8 years and has spent most of the past 4 years
9 working on large scale active adult communities. Mr. Schoenberg has extensive knowledge of
10 Pulte's projects in Pinal County and is responsible for 800 closings this year, representing over \$150
11 million in revenues. Mr. Schoenberg is expected to testify to the same facts, occurrences and
12 opinions as Mr. Moskalik above and will only testify if Mr. Moskalik is unavailable at the time of
13 the hearing.
14

15 **4. Nancy Roberts, PhD.-** Secretary of the Sun Valley Farms Unit V HOA

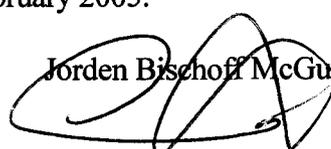
16 Ms. Roberts is professor of economics at ASU, a Fulbright Scholar and an associate scholar
17 with the Goldwater Institute. She is currently the Secretary of the Sun Valley Farms Unit V HOA.
18 Ms. Roberts will show the Committee the location of the Sun Valley Farms Unit V subdivision and
19 how it would be impacted if the eastern alignment was to be selected to the north of the Town of
20 Florence. Ms. Roberts is expected to testify concerning the negative impact that the power lines
21 would have on her rural community.
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EXHIBITS

The Exhibits submitted herewith will be introduced into evidence as part of the Area "C" proceedings.

DATED this 10th day of February 2005.


Jordan Bischoff McGuire Rose & Hiser PLC

Court S. Rich, #021290
7272 E. Indian School Road Suite 205
Scottsdale, Arizona 85251
Attorneys for Plaintiff

Pursuant to A.A.C. R14-3-204,
The ORIGINAL and 25 copies were
filed this ___ day of February, 2005,
with:

Docket Control
Arizona Corporation Commission
1200 W. Washington
Phoenix AZ 85007

COPY of the foregoing emailed this
___ day of February, 2005, to:

Lisa Vandenberg, Esq. E-mail: lvandenberg@cc.state.az.us
Diane Targovnik, Esq. E-mail: dtargovnik@cc.state.az.us
ARIZONA CORPORATION COMMISSION
1200 West Washington Street
Phoenix AZ 85007

Ernest G. Johnson, Director
Utilities Division
ARIZONA CORPORATION COMMISSION
1200 West Washington Street
Phoenix, AZ 85007

1 Kelly J. Barr, Esq. E-mail: kjbarr@srpnet.com

2 SALT RIVER PROJECT

3 Law Department

4 PAB 221

5 P.O. Box 52025

6 Phoenix AZ 85072-0221

7
8 Laura Raffaelli, Esq. E-mail: lfraffae@srpnet.com

9 SRP - LEGAL SERVICES DEPARTMENT

10 Mail Station PAB 207

11 P.O. Box 52025

12 Phoenix, AZ 85072-2025

13
14 Kenneth C. Sundlof, Jr., Esq. E-mail: Sundlof@jsslaw.com

15 JENNINGS STROUSS & SALMON PLC

16 201 East Washington, 11th Floor

17 Phoenix, AZ 85004

18
19 Mr. Walter Meek E-mail: meek@auia.org

20 ARIZONA UTILITY INVESTOR ASSOCIATION

21 2100 N. Central Avenue, Suite 210

22 P.O. Box 34805

23 Phoenix AZ 85067

24
25 Alicia M. Corbett, Esq. E-mail: acorbett@gblaw.com

John R. Dacey, Esq. E-mail: jdacey@gblaw.com

GAMMAGE & BURNHAM

One Renaissance Square, Eighteenth Floor

Two North Central Avenue

Phoenix AZ 85004

Ursula H. Gordwin, Esq. E-mail: ugordwin@ci.casa-grande.az.us

Assistant City Attorney

K. Scott McCoy, Esq. E-mail: scottm@ci.casa-grande.az.us

City Attorney

CITY OF CASA GRANDE

510 East Florence Boulevard

Casa Grande AZ 85222

Roger K. Ferland, Esq. E-mail: rferland@quarles.com

Michelle De Blasi, Esq. E-mail: mdeblasi@quarles.com

QUARLES BRADY STREICH LANG, LLP

One Renaissance Square

Two North Central Avenue

Phoenix AZ 85004-2391

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Leonard M. Bell, Esq. E-mail: Leonard.bell@azbar.org
MARTIN & BELL, L.L.C.
365 East Coronado, Suite 200
Phoenix AZ 85004

George J. Chasse, General Partner & Limited Partner
CASA GRANDE MOUNTAIN LIMITED PARTNERSHIP
5740 East Via Los Ranchos
Paradise Valley, AZ 85253

Lawrence V. Robertson, Jr., Esq. E-mail: LVRobertson@mungerchadwick.com
MUNGER, CHADWICK, P.L.C.
National Bank Plaza, Suite 300
333 North Wilmot
Tucson AZ 8571

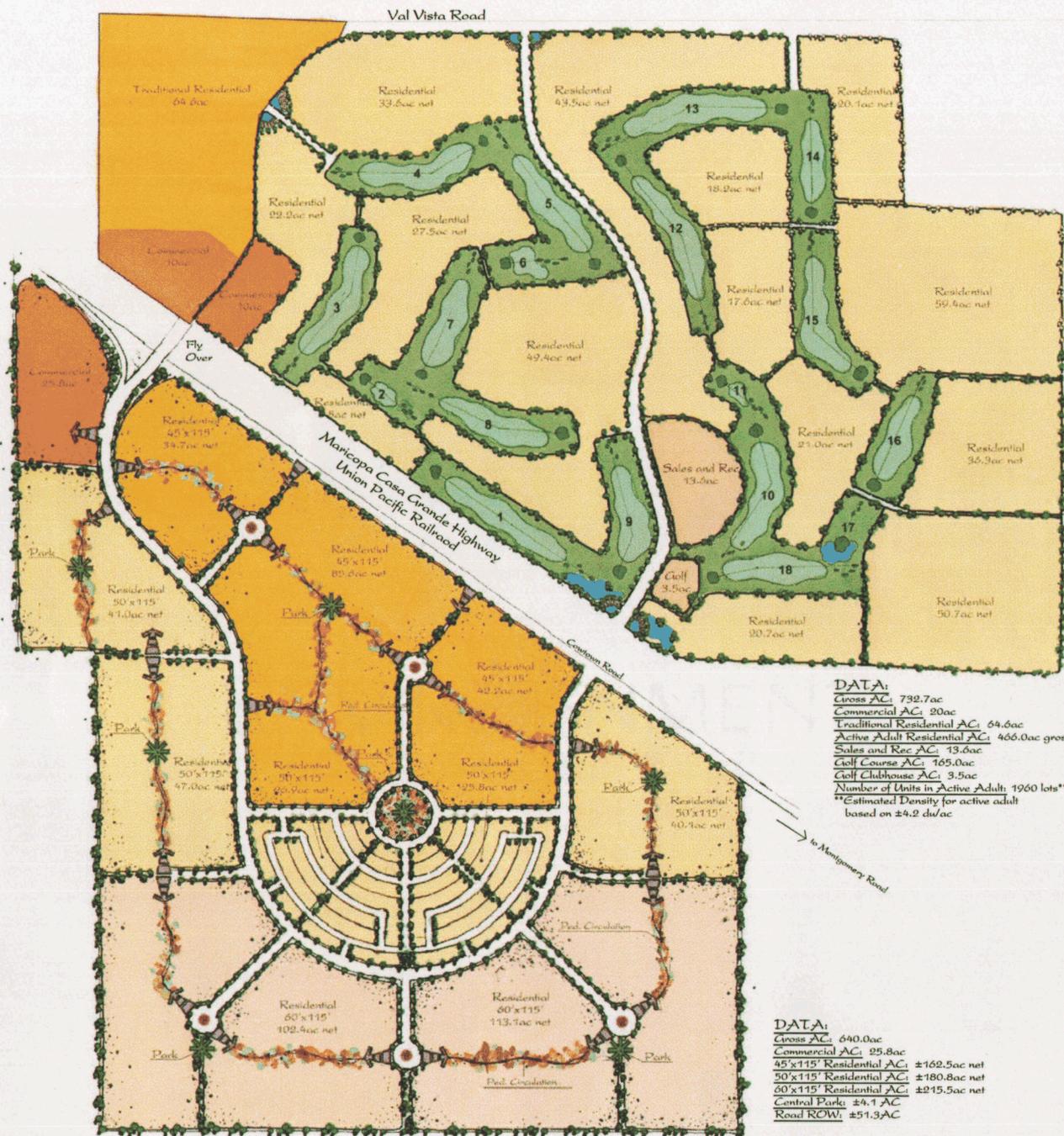
Karrin Kunasek Taylor, Esq. E-mail: karrint@biskindlaw.com
William Edward Lally, Esq. E-mail: williaml@biskindlaw.com
BISKIND HUNT & TAYLOR, P.L.C.
11201 N. Tatum Blvd., Suite 330
Phoenix, AZ 85028

James E. Mannato, Esq. E-mail: james.mannato@town.florence.az.us
Florence Town Attorney
775 North Main Street
P.O. Box 2670
Florence AZ 85232

James J. Heiler, Esq. E-mail: jjheiler@aol.com
APCO Worldwide
5800 Kiva Lane
Scottsdale AZ 85253

EXHIBIT A

EXHIBIT B



DATA:
 Gross AC: 732.7ac
 Commercial AC: 20ac
 Traditional Residential AC: 64.6ac
 Active Adult Residential AC: 466.0ac gross
 Sales and Rec AC: 13.6ac
 Golf Course AC: 165.0ac
 Golf Clubhouse AC: 3.5ac
 Number of Units in Active Adult: 1960 lots**
 **Estimated Density for active adult based on ± 4.2 du/ac

DATA:
 Gross AC: 640.0ac
 Commercial AC: 25.8ac
 45'x115' Residential AC: $\pm 162.5ac$ net
 50'x115' Residential AC: $\pm 180.8ac$ net
 60'x115' Residential AC: $\pm 215.5ac$ net
 Central Park: $\pm 4.1 AC$
 Road ROW: $\pm 51.3AC$

Created for



Grande Valley - Solara

Conceptual Parcel Plan
 Pinal County, Arizona
 12.6.04

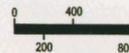


EXHIBIT C

EXHIBIT D

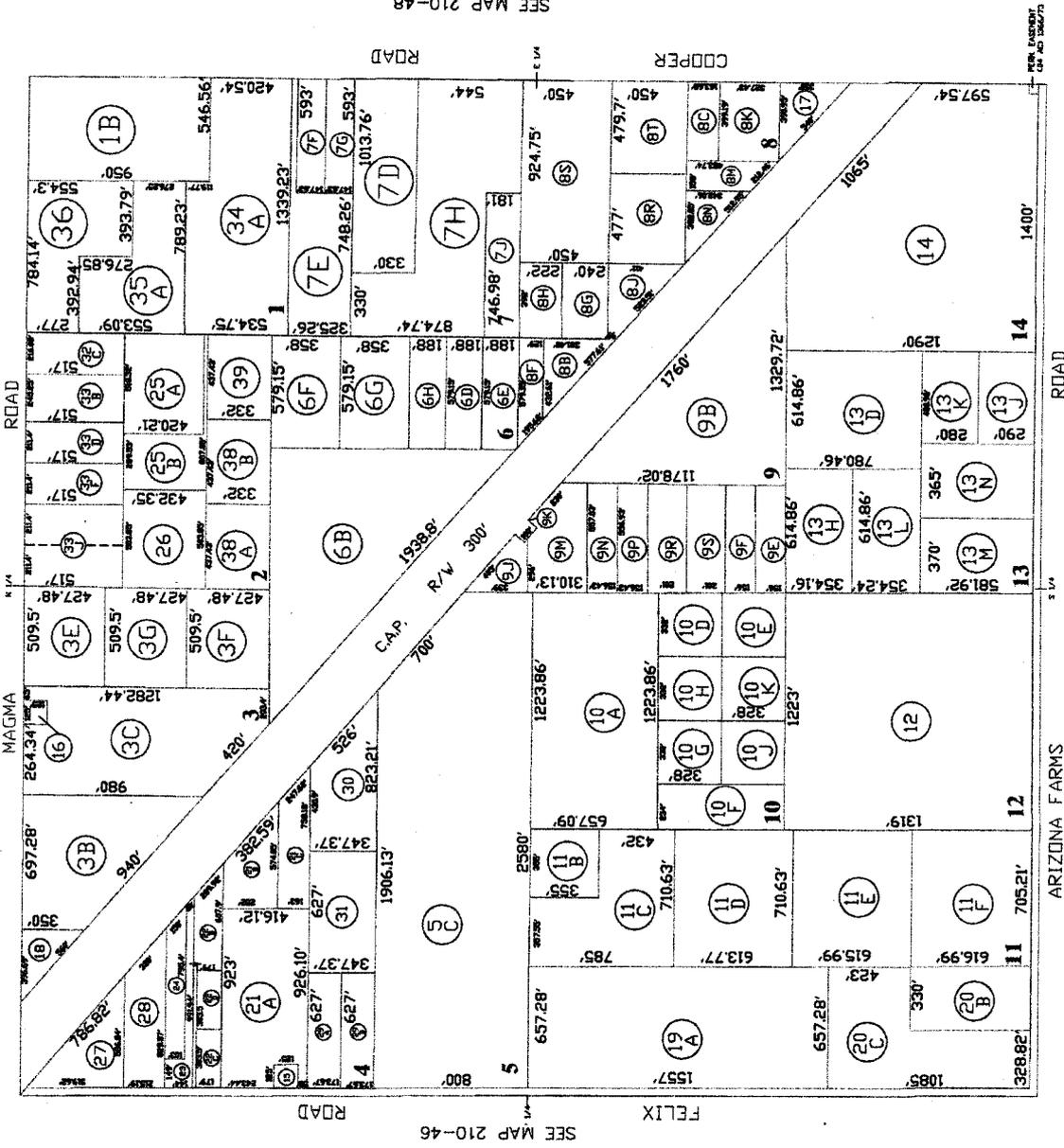
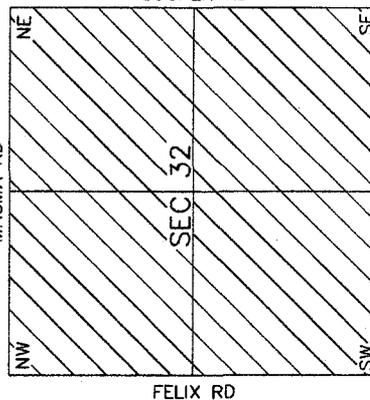
AREA CODE
0121

SPECIAL DISTRICTS
12666
15629
16604

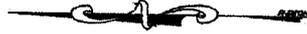
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THIS OFFICE WILL NOT ASSUME LIABILITY FOR
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THE ORIGINAL PLAT OF THIS SUBDIVISION IS
ON FILE WITH THE FINAL COUNTY RECORDERS
OFFICE. FOR COMPLETE INFORMATION OF PLAT
AND CC&A CALL (520) 868-7100.

VICINITY MAP



SEE MAP 210-48



SCALE: 1" = 600'

07-03-2003

EXHIBIT E

OVERSIZED

MAP

SEE

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