

ORIGINAL



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AZ CORP COMMISSION
DOCUMENT CONTROL

Attorneys for Intervenors
Karrin Kunasek Taylor, Esq., State Bar No. 016044
William E. Lally, Esq., State Bar No. 022917

Arizona Corporation Commission
DOCKETED

FEB 15 2005

**BEFORE THE ARIZONA POWER PLANT AND
TRANSMISSION LINE SITING COMMITTEE**

DOCKETED BY	<i>PS</i>
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IN THE MATTER OF THE APPLICATION)
 OF SALT RIVER PROJECT)
 AGRICULTURAL IMPROVEMENT AND)
 POWER DISTRICT ON BEHALF OF)
 ITSELF AND ARIZONA PUBLIC SERVICE)
 COMPANY, SANTA CRUZ WATER AND)
 POWER DISTRICTS ASSOCIATION,)
 SOUTWEST 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 THE 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

NOTICE IS HEREBY GIVEN that Intervenors PIVOTAL SANDIA, LLC, an Arizona limited liability company; FIRST AMERICAN TITLE COMPANY, a corporation, AS TRUSTEE OF ITS TRUST N. 8572; FIRST AMERICAN TITLE COMPANY, a corporation, AS TRUSTEE OF ITS TRUST N. 8573; FIRST AMERICAN TITLE COMPANY, a

corporation, AS TRUSTEE OF ITS TRUST N. 8574; WUERTZ FARMING LIMITED COMPANY, an Arizona limited liability company; SUNDANCE FARMS LIMITED PARTNERSHIP, LLP, an Arizona limited liability partnership; MCKINNEY FARMING COMPANY, an Arizona general partnership; SARAH WUERTZ; GREGORY WUERTZ; CAROL WUERTZ BEHRENS; AND DAVID WUERTZ are filing a supplemental list of Exhibits (A-1, A-2 and A-3) for Phase III of the hearing commencing on February 14, 2005. A Summary of Testimony for Jim Harris is included herein. Also included are copies of amended exhibits "C" and "D" to replace exhibits filed on February 8, 2005

DATED this 15th day of February, 2005.

BISKIND, HUNT & TAYLOR, P.L.C.

By: Karrin K. Taylor
Karrin Kunasek Taylor, Esq.
Attorney for Intervenors

ORIGINAL + 30 copies filed this
15th day of February, 2005, with:

Arizona Corporation Commission
Docket Control
1200 West Washington Street
Phoenix, AZ 85007

COPIES of the foregoing mailed this
15th day of February, 2005, to:

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Arizona Corporation Commission
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A. Holt

**Summary of Testimony for Potential Witnesses
For Intervenors Pivotal/Wuertz
Docket No. L-00000B-04-0126
Pinal West to SEV/Browning 500kV Transmission Project
Supplemental Submittal**

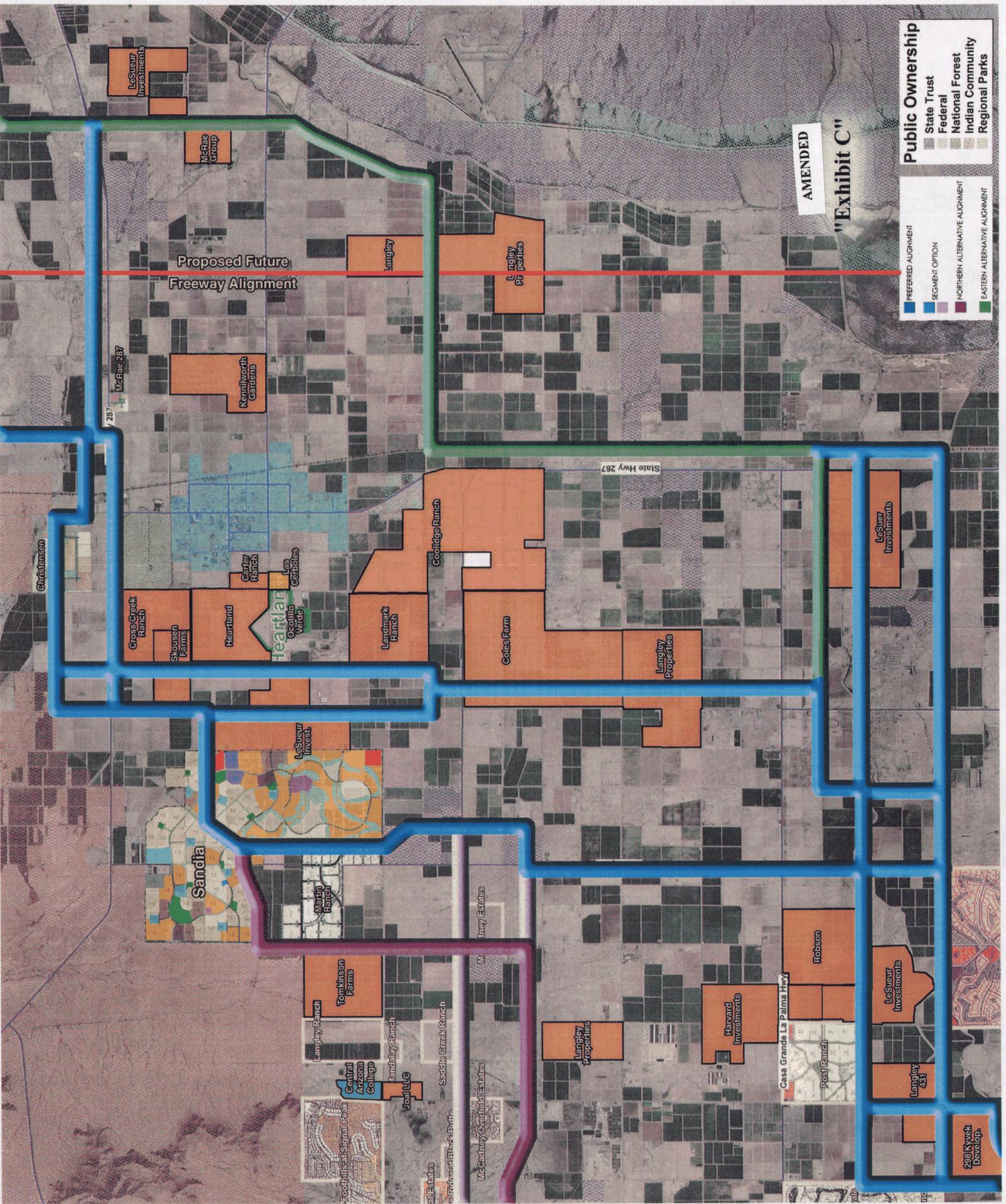
Jim M. Harris, P.E.

Jim Harris is Managing Principal for Coffman Associates, a nationally recognized airport planning firm.

Mr. Harris has been involved in airport planning and development throughout the United States for the past twenty-five (25) years. Mr. Harris serves as Managing Principal of the Phoenix office of Coffman Associates. Mr. Harris has served as the project manager for over one hundred (100) planning assignments at various airports throughout the western United States including; the Coolidge Airport, Phoenix Sky Harbor International Airport, Albuquerque International Sunport, Reno/Tahoe International Airport, Scottsdale Airport, Williams Gateway Airport, Addison Airport, Hayward Executive, and Redding Municipal Airport.

Mr. Harris has a Bachelor of Science Degree in Civil Engineering from the University of Nebraska. He is also is a licensed professional engineer in Arizona as well as several other states. Mr. Harris is also a member of several professional aviation organizations including the American Association of Airport Executives (AAAE) and the Arizona Airports Association (AzAA).

Mr. Harris will describe the methodology for preparing an analysis of airports as defined by the Federal Airport Administration ("FAA"). Utilizing these parameters, he will also identify the maximum recommended heights that could be utilized for utility poles in the area surrounding the Coolidge Airport.



Proposed Future Freeway Alignment

AMENDED
"Exhibit C"

Public Ownership

- State Trust
- Federal
- National Forest
- Indian Community
- Regional Parks

Alignment Legend

- PREFERRED ALIGNMENT
- SEGMENT OPTION
- NORTHERN ALTERNATIVE ALIGNMENT
- EASTERN ALTERNATIVE ALIGNMENT

McRae 287

State Hwy 287

Sandia

Gross Creek Ranch

Shousen Farms

Heartland

Carter Ranch

Las Cerros

Landmark Ranch

Coolidge Ranch

Coles Farm

Langley Properties

Gross Creek Ranch

Shousen Farms

Heartland

Carter Ranch

Las Cerros

Landmark Ranch

Coolidge Ranch

Coles Farm

Langley Properties

Gross Creek Ranch

Shousen Farms

Heartland

Carter Ranch

Las Cerros

Landmark Ranch

Coolidge Ranch

Coles Farm

Langley Properties

Gross Creek Ranch

Shousen Farms

Heartland

Carter Ranch

Las Cerros

Landmark Ranch

Coolidge Ranch

Coles Farm

Langley Properties

Gross Creek Ranch

Shousen Farms

Heartland

Carter Ranch

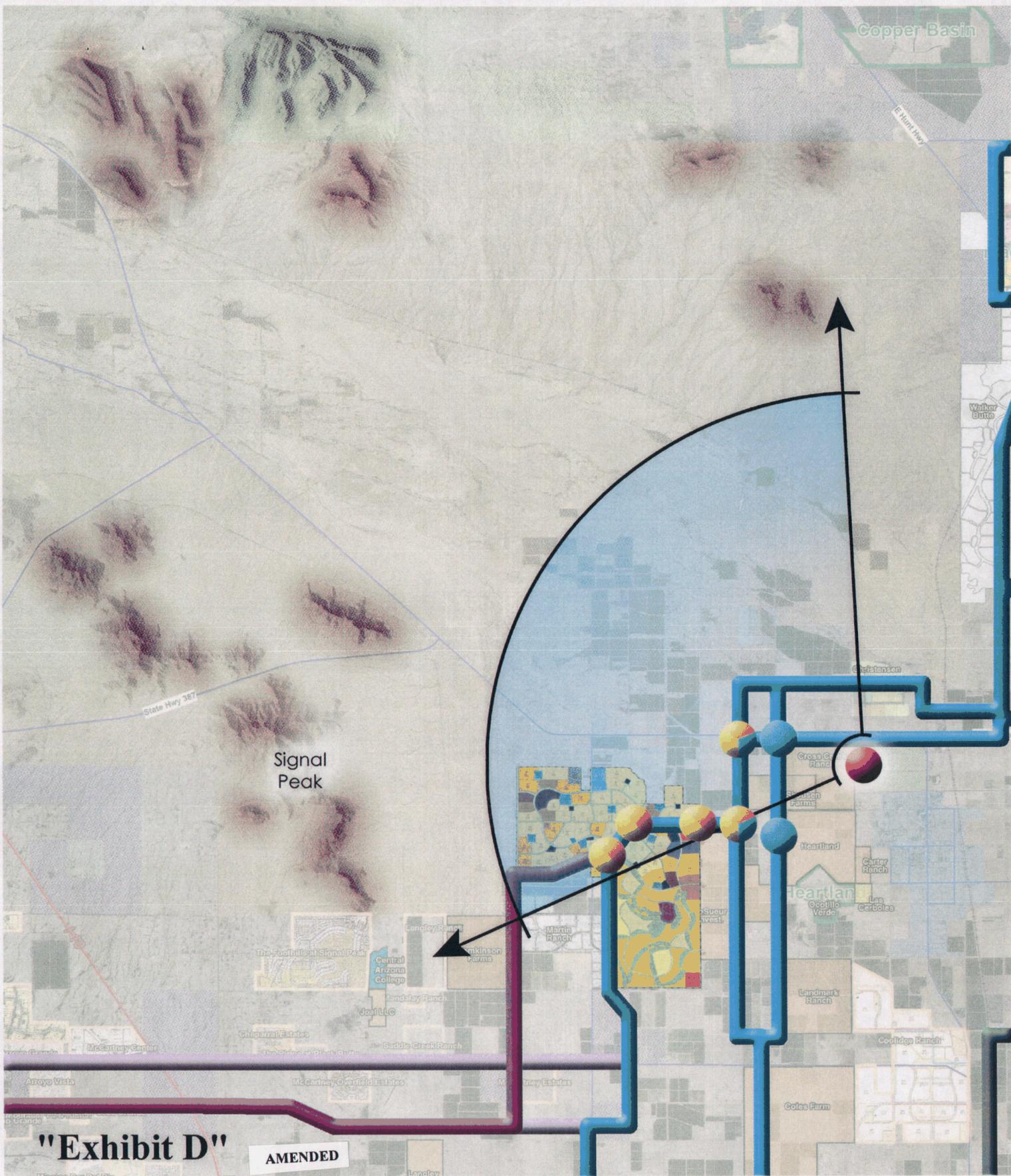
Las Cerros

Landmark Ranch

Coolidge Ranch

Coles Farm

Langley Properties



"Exhibit D"

AMENDED

Public Ownership

- State Trust
- Federal
- National Forest
- Indian Community
- Regional Parks

- PREFERRED ALIGNMENT
- SEGMENT OPTION
- NORTHERN ALTERNATIVE ALIGNMENT
- EASTERN ALTERNATIVE ALIGNMENT

- POTENTIAL PREFERRED POWER LINE CROSSING
- POTENTIAL SEGMENT OPTION POWER LINE CROSSING
- POTENTIAL NORTHERN ALTERNATIVE POWER LINE CROSSING



CITY OF COOLIDGE GENERAL PLAN

Exhibit A-2

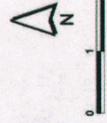
LAND USE PLAN

LEGEND

Land Use Designations

- VLSFR (0-1 du/ac) Very Low Density Single-Family Residential
- LSFR (1-4 du/ac) Low Density Single-Family Residential
- MSFR (4-8 du/ac) Medium Density Single-Family Residential
- LMFR (8-15 du/ac) Low Density Multi-Family Residential
- MMFR (15-20 du/ac) Medium Density Multi-Family Residential
- MPC Master Planned Community
- MU Mixed-Use
- NC Neighborhood Commercial
- CC Community Commercial
- RC Regional Commercial
- CP Commerce Park
- GO General Office
- IND Industrial
- PF Public Facility
- P/OS Park / Open Space

- Proposed School
- Proposed Park
- Coolidge Planning Boundary
- Proposed ADOT Freeway
- Existing Canals



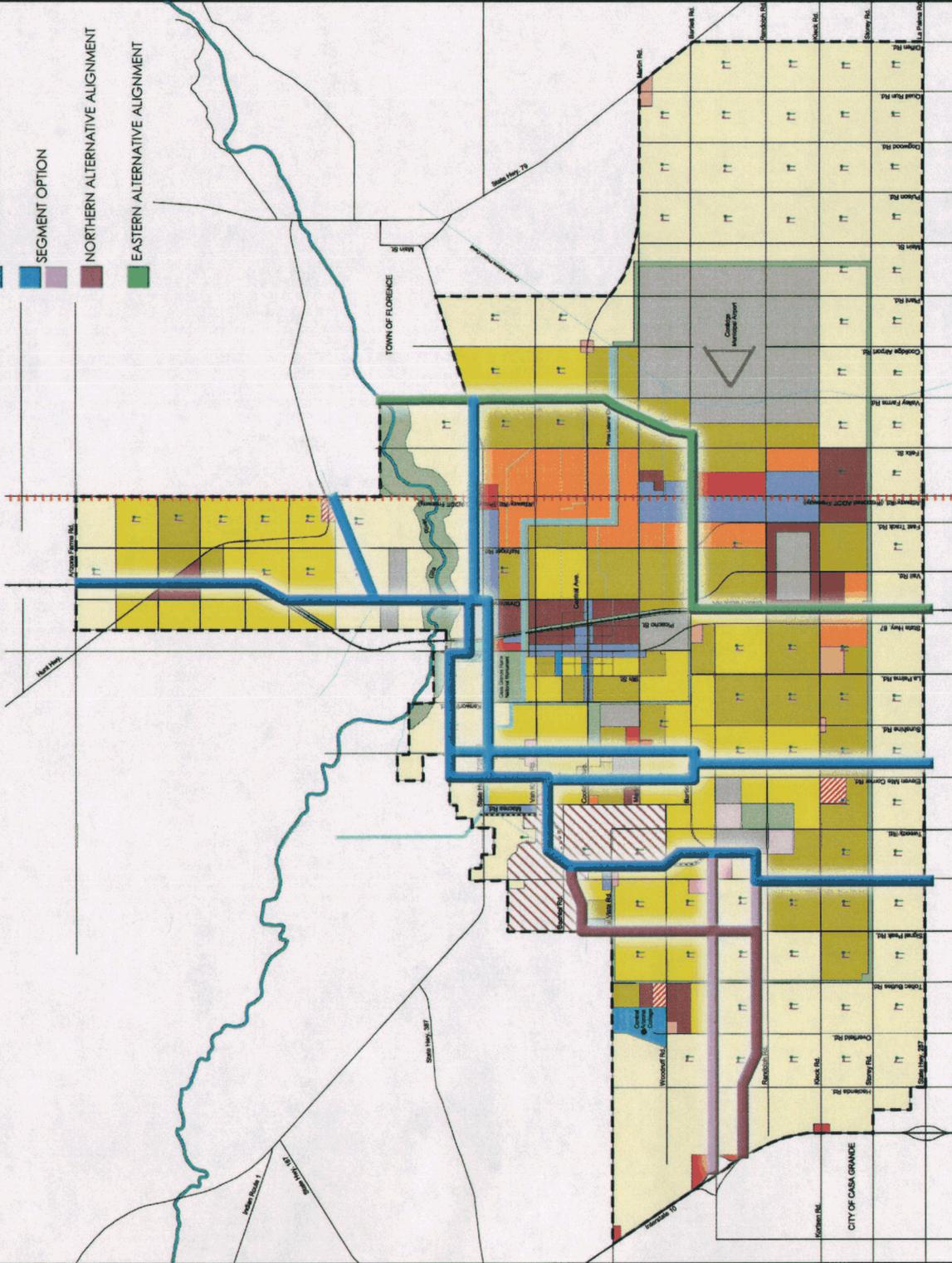
Revised: February 10, 2005

PREFERRED ALIGNMENT

SEGMENT OPTION

NORTHERN ALTERNATIVE ALIGNMENT

EASTERN ALTERNATIVE ALIGNMENT



02/08/2005 10:04 020720073 GROWTH PLAN TIME 02:02

**City of Coolidge
Growth Management/
Community Services**

141 N. Main Street
Coolidge, AZ 85228
520.723.6075/723.4551
TDD: 520.723.4653 - Fax: 520.723.6079

January 24, 2005

Karrin Kunasek Taylor, Esq.
Biskind, Hunt & Taylor, PLC
11201 North Tatum Blvd., Suite 330
Phoenix, AZ 85028

RE: Sandia; General Plan Amendment

Dear Mrs. Taylor,

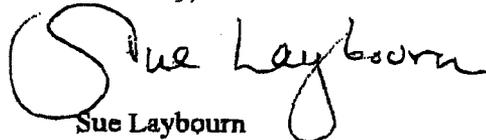
On November 8, 2004, the Coolidge City Council approved your request to amend the City of Coolidge General Plan. The specific amendments approved include the following:

- Amendment to the text of the General Plan to create a new land use category called Master Planned Community.
- Amendment of the Land Use map on approximately 3,214.57 acres to change the existing categories from Very Low Density Single Family Residential, Low Density Single Family Residential, Medium Density Residential, Neighborhood Commercial, Mixed Use and Park/Open Space to Master Planned Community
- Amendment of the Circulation Plan to modify the location of Woodruff Road, Bechtel Road, Coolidge Avenue, Tweedy Road and Curry Road as shown of the attached exhibit.

Attached is a copy of the minutes from the November 8, 2004 Council meeting.

Please contact me if you have any questions.

Sincerely,


Sue Laybourn
Senior Planner

7:00 P.M.

A Regular Meeting of the Common Council of the City of Coolidge was held in the Council Chambers, 911 S. Arizona Boulevard, Coolidge, Arizona. Mayor Wilbur Wuertz called the meeting to order at 7:08 p.m. Those present in addition to Mayor Wuertz were Councilmembers Judy Lopez, Jon Thompson, Paul Prechel, Bonnie Palmer, Emily Verdugo-Aldrich and Vice-Mayor Gilbert Lopez. Also present were City Manager Robert Flatley, City Attorney Denis Fitzgibbons and City Clerk Norma Ortiz.

INVOCATION

The invocation was delivered by Nathan Woodbury of the First Christian Church.

PLEDGE OF ALLEGIANCE

Mayor Wuertz led in the pledge of allegiance.

PUBLIC HEARING

To receive public comment on a request for a zoning change from R-3 MHO Multi-family Residential with a Manufactured Home Overlay to I-1 Garden Industrial on parcel number 205-12-099, comprising of 4.070 acres on land to the East of Picacho Street.

Planner Laybourn advised of the request for a zoning change from R-3 MHO Multi-family Residential with a Manufactured Home Overlay to I-1 Garden Industrial for the accommodation of light industrial uses, such as; mini-storages, offices and warehousing providing a good buffer between residential and industrial. Councilmember Judy Lopez asked if applicant was agreeable to above condition. Mr. James Brooke, applicant addressed the Council on his proposed request and stated he agreed with the conditions. Councilmember Prechel wanted clarification on the actual location of zoning change. Vice-Mayor Lopez commented on the buffer between the homes and the railroad. There were no other comments made.

To receive public comment on a request to amend the Dooley Planned Area Development (PAD) located on parcel numbers 209-15-007A, 209-15-007B and 209-15-006A, to the South of State Route 287 and West of Nafziger Road, adding an additional parcel number 209-15-006B, comprising of 11.486 acres.

Planner Laybourn advised of the request to amend the Dooley Planned Area Development (PAD) for parcel numbers 209-15-007A, 209-15-007B and 209-15-006A, south of State Route 287 and west of Nafziger Road, adding an additional parcel number 209-15-006B. Councilmember Palmer commented that the amendment would not alternate the intent of the previous PAD. Planner Laybourn stated that was correct. Councilmember Prechel wanted clarification of the location of the amendment and stated there was an error in the description. Planner Laybourn pointed out the area

To receive public comment on a request submitted by Karrin Kunasek Taylor on behalf of Pivotal Sandia LLC for a Major General Plan Amendment relative to the development of approximately 3,214 acre property located generally east of Signal Peak Road, West of Macrae Road, north of Woodruff Road and south of West London Road, presently in unincorporated Pinal County on a parcel of land located in Sections 13, 14, 12, 24 and 25 of Township 5 South, Range 7 East of the Gila and Salt River Base and Meridian.

BUSINESS

Approval of the minutes for the regular and special meetings held on October 11, 2004 and the regular and special meetings held on October 25, 2004.

Consider approval of a zoning change from R-3 MHO Multi-family Residential with a Manufactured Home Overlay to I-1 Garden Industrial on parcel number 205-12-099, comprising of 4.070 acres on land to the East of Picacho Street.

Consider approval to amend the

on the map and apologized for the error. Councilmember Thompson, Judy Lopez and Vice-Mayor Lopez all commented on the expiration of the previous PAD and requested that the amended PAD expire at the same time. Planner Laybourn was okay with request. There were no other comments made.

Planner Laybourn advised of the request for a Major General Plan Amendment submitted by Karrin Kunasek Taylor on behalf of Pivotal Sandia LLC for a development approximately 3,214 acres located east of Signal Peak Road, West of Macrae Road, north of Woodruff Road and south of West London Road. Ms. Jill Kusey gave a brief summary of their request to amend the Major General Plan on behalf of Pivotal Sandia LLC. Councilmember Thompson inquired if the Board of Supervisors were notified of proposed amendment. Ms. Kusey explained the process of filing amendments with the Courts in order to be in compliance. There being no further comments by the public or Council, Mayor Wuertz closed the public hearing at 7:22 p.m.

There was no discussion. *MOTION* was made by Councilmember Judy Lopez to approve the minutes for the regular and special meetings held on October 11, 2004 and the regular and special meetings held on October 25, 2004. *SECOND* was made by Vice-Mayor Lopez and passed unanimously.

There was no discussion. *MOTION* was made by Vice-Mayor Lopez to approve a zoning change from R-3 MHO Multi-family Residential with a Manufactured Home Overlay to I-1 Garden Industrial on parcel number 205-12-099, comprising of 4.070 acres on land to the East of Picacho Street, with the condition that the I-1 Garden Industrial be limited to offices and mini storages. *SECOND* was made by Councilmember Palmer and passed unanimously.

There was no discussion. *MOTION* was made by

Dooley Planned Area Development (PAD) located on parcel numbers 209-15-007A, 209-15-007B and 209-15-006A, to the South of State Route 287 and West of Nafziger Road, adding an additional parcel number 209-15-006B, comprising of 11.486 acres.

Consider approval of a Major General Plan Amendment submitted by Karrin Kunasek Taylor on behalf of Pivotal Sandia LLC for the development of approximately 3,214 acre property located generally east of Signal Peak Road, West of Macrae Road, north of Woodruff Road and south of West London Road, presently in unincorporated Pinal County on a parcel of land located in Sections 13, 14, 12, 24 and 25 of Township 5 South, Range 7 East of the Gila and Salt River Base and Meridian.

Consider approval of a land split request submitted by Mr. Mark McVicker for parcel number 209-21-006, located at 1201 E. Vah Ki Inn Road.

Resolution No. 04-45; A Resolution of the Mayor and Common Council of the City of Coolidge, Arizona, in support of the City's grant application to the Arizona Department of Transportation (ADOT) for Local Transportation

Councilmember Judy Lopez to amend the Dooley Planned Area Development (PAD) located on parcel numbers 209-15-007A, 209-15-007B and 209-15-006A, to the South of State Route 287 and West of Nafziger Road, adding an additional parcel number 209-15-006B, comprising of 11.486 acres, with the condition that it expire the same time as the current PAD. *SECOND* was made by Vice-Mayor Lopez and passed unanimously.

There was no discussion. Mayor Wuertz declared a conflict of interest. *MOTION* was made by Councilmember Palmer to approve a Major General Plan Amendment submitted by Karrin Kunasek Taylor on behalf of Pivotal Sandia LLC for the development of approximately 3,214 acre property located generally east of Signal Peak Road, West of Macrae Road, north of Woodruff Road and south of West London Road, presently in unincorporated Pinal County on a parcel of land located in Sections 13, 14, 12, 24 and 25 of Township 5 South, Range 7 East of the Gila and Salt River Base and Meridian, with the condition that the proposed amendments comply with the criteria for General Plan amendments and that it will not inhibit the continued implementation of the Adopted General Plan. *SECOND* was made by Councilmember Judy Lopez and passed unanimously.

Planner Laybourn advised Council of the land split request submitted by Mr. Mark McVicker for parcel number 209-21-006, located at 1201 E. Vah Ki Inn Road. There was discussion. *MOTION* was made by Councilmember Palmer to approve a land split request submitted by Mr. Mark McVicker for parcel number 209-21-006, located at 1201 E. Vah Ki Inn Road. *SECOND* was made by Vice-Mayor Lopez and passed unanimously.

Transit Director Pannella advised Council of the grant application to Arizona Department of Transportation (ADOT) for LTAF II funds. There was discussion. *MOTION* was made by Councilmember Verdugo-Aldrich to approve Resolution No. 04-45; A Resolution of the Mayor and Common Council of the City of Coolidge,

Assistance Fund II (LTAF II) funds for transit related uses.

Consider award of bid to Garrett Motors in the amount of \$76,217.84 for the purchase of four (4) 2005 Chevrolet Impalas equipped with the standard police package for the Coolidge Police Department, utilizing Capital Expenditures Funds and waiving the sealed bid process in the best interest of the City.

Consider approval of a change to the Capital Purchase List for Channel 11.

Consider approval of the claims for the month of October, 2004.

Further discussion on the City of Mesa Water Plan and potential future land uses for the Mesa property.

Update on the Coolidge Wastewater Treatment Plant proposed expansion and future collection

Arizona, in support of the City's grant application to the Arizona Department of Transportation (ADOT) for Local Transportation Assistance Fund II (LTAF II) funds for transit related uses. **SECOND** was made by Vice-Mayor Lopez and passed unanimously by roll call vote.

Police Chief Palmer advised Council of the process used to seek bids to purchase four (4) 2005 Chevrolet Impalas fully equipped with the standard police package. There was discussion. **MOTION** was made by Vice-Mayor Lopez to award the bid to Garrett Motors in the amount of \$76,217.84 for the purchase of four (4) 2005 Chevrolet Impalas equipped with the standard police package for the Coolidge Police Department, utilizing Capital Expenditures Funds and waiving the sealed bid process in the best interest of the City. **SECOND** was made by Councilmember Palmer and passed unanimously.

Channel 11 Program Director Woodbury advised Council of the need to change the capital request from audio equipment to speakers. There was discussion. **MOTION** was made by Councilmember Thompson to approve the change to the Capital Purchase List for Channel 11. **SECOND** was made by Councilmember Verdugo-Aldrich and passed unanimously.

Councilmember Palmer wanted clarification on expense for satellite training and who was attending the Southwest Leadership Program. There was discussion. **MOTION** was made by Councilmember Palmer to approve the claims for the month of October, 2004. **SECOND** was made by Councilmember Verdugo-Aldrich and passed unanimously.

Mr. Wayne Balmer with the City of Mesa discussed the City of Mesa's Water Plan and gave an update report on potential future land uses for the Mesa property. There was discussion.

P.W. Director Peters gave an update report on the proposed expansion of the Coolidge Wastewater Treatment Plant and discussed the two (2)

system.

proposed sewer service areas and the future collection system for the City. There was discussion.

**REPORT FROM THE MAYOR
AND/OR CITY MANAGER.**

Report from the City Manager.

City Manager Flatley commented on the check presentation by the Gila River Indian Community on Proposition 202 Funding for the Fire Department, Adult Center, Kenilworth School and the new East Ball Park. Council gave gratitude to both Grant Coordinators Godfrey and Steincamp. City Manager Flatley also commented on the Sandia Wastewater System public hearing on November 9th at the Women's Club; on GAIN Night on November 12th at the Recreation Center, Teen Center and North Park; on the City Wide Clean-up on November 13th at San Carlos Park; and the Pony Express on November 13th in front of City Hall.

Report from the Mayor.

Mayor Wuertz commented on Fly-in's at the Airport being held on the 1st weekend of every month and that we have a good football team so come out and support them.

CALL TO THE PUBLIC

Mr. Bob Skousen commented on Highway 87 being annexed with incorrect information and stated he would be willing to work with the City to correct the annexation; and commented on his interest in the SRP Project in regards to the location of the power poles and it being environmentally safe. City Manager Flatley advised of the four (4) public hearings that would be held in Casa Grande for the SRP Project. Police Chief Palmer commented that the "Beat Team" meetings went very well and apologized for the sound system.

ADJOURNMENT

MOTION was made by Councilmember Palmer to adjourn the meeting at 8:27 p.m. **SECOND** was made by Councilmember Judy Lopez and passed

unanimously.

Mayor

I, Norma Ortiz, City Clerk of the City of Coolidge, Pinal County, Arizona, do hereby certify that the above is a true and correct copy of the minutes of the Regular Meeting of the Common Council held on November 8, 2004. I further certify the meeting was duly called and held and that a quorum was present.

Norma Ortiz, City Clerk

The above and foregoing was acknowledged before me by Norma Ortiz, who is the City Clerk for the City of Coolidge, Arizona.

My Commission expires:

Notary Public