

BUCKEYE



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Docket No. L-00000D-04-0127
Case No. 127

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Town of Buckeye

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AZ CORP COMMISSION
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January 18, 2005

ORIGINAL

Laurie A. Woodall, Assistant Attorney General
Chairman and Members of the Arizona Power Plant and
Transmission Line Siting Committee
c/o State Attorney General's Office
1275 W. Washington
Phoenix, AZ 85007

Arizona Corporation Commission
DOCKETED

FEB 25 2005

RE: *Docket No. L-000D-04-0127*
Case No. 127

DOCKETED BY | *KA*

Dear Ms. Woodall:

We are writing to advise the Committee of the Town of Buckeye's position on the TS5 Substation location relative to the Festival Ranch Master Plan and the Sun City Festival residential community. The Sun City Festival residential community, being developed by Pulte Homes between the CAP Canal and Sun Valley Parkway, is Phase I of the Festival Ranch Master Plan. Immediately to the west of this Pulte Homes residential community, the Festival Ranch Town Center is proposed as the core of this master planned community. As you can see from the attached March 24, 2004, letter from the former Town Manager Joseph Blanton, Buckeye has been concerned from the inception of this line siting project about its potential impacts on the Festival Ranch Master Plan and the Sun City Festival community.

The Town has actively worked with the owners of Festival Ranch, the Anderson Companies and Pulte Homes, over the last four years to bring this large master plan to fruition. The Town has received and approved the Community Master Plan, preliminary and final plats,

engineering plans and infrastructure for Phase I. Pulte Homes is now ready to commence residential development in Phase I.

It is our understanding that the preferred location of the TS5 Substation is at a lower elevation than other alternative sites that were reviewed by APS, and because of this lower elevation, would have the least visual impact on the surrounding area, including the Festival Ranch Town Center and the Pulte residential community. For your information, the Town Center is being planned for a mix of retail, office, residential, dining, entertainment and hotel uses, and is designed to be a live/work/play "downtown" area. The Town Center will provide services and amenities for the entire Festival Ranch Master Plan area, and any negative impacts on the Town Center that could damage its aesthetics and viability (such as locating the TS5 substation within or in close proximity to this area) would be opposed by the Town. The town would likewise be opposed to any siting of the ts5 substation that would require facilities on both sides of the section 29 midsection lines because of potential impacts on future circulation in the area.

It should also be noted that Festival Ranch has already accommodated APS facilities by locating a 69 Kv substation in Phase I and another 69 Kv substation near Patton Road. Festival Ranch is also directly impacted by the transmission line corridor through the middle of their project along the CAP, and they have not opposed this transmission line.

We support the efforts of the Anderson Companies and Pulte Homes to maintain the TS5 Substation at the preferred location because of its minimized impacts on the Festival Ranch master planned community, the Town Center and the Pulte Homes residential development. Buckeye would be opposed to any relocation of the TS5 Substation that would disrupt this major master planned development within our community.

Sincerely,



Carroll E. Reynolds, P.E.

Town Manager