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BEFORE THE ARIZONA CORPORATION COMMISSION

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COMMISSIONERS

Arizona Corporation Commission

DOCKETED

MAY 05 2005

JEFF HATCH-MILLER, Chairman  
WILLIAM A. MUNDELL  
MARC SPITZER  
MIKE GLEASON  
KRISTIN K. MAYES

DOCKETED BY  
NR

IN THE MATTER OF THE APPLICATION OF  
PALO VERDE UTILITIES COMPANY, LLC, FOR  
AN EXTENSION OF ITS EXISTING  
CERTIFICATE OF CONVENIENCE AND  
NECESSITY FOR WASTEWATER SERVICE.

DOCKET NO. SW-03575A-04-0767

IN THE MATTER OF THE APPLICATION OF  
SANTA CRUZ WATER COMPANY, LLC, FOR  
AN EXTENSION OF ITS EXISTING  
CERTIFICATE OF CONVENIENCE AND  
NECESSITY FOR WATER SERVICE.

DOCKET NO. W-03576A-04-0767

DECISION NO. 67830

**OPINION AND ORDER**

DATE OF HEARING:

April 13, 2005

PLACE OF HEARING:

Phoenix, Arizona

ADMINISTRATIVE LAW JUDGE:

Dwight D. Nodes

APPEARANCES:

Mr. Michael W. Patten, ROSHKA HEYMAN &  
DEWULF, PLC, on behalf of Applicants; and

Mr. David Ronald, Staff Attorney, Legal Division, on  
behalf of the Utilities Division of the Arizona  
Corporation Commission.

**BY THE COMMISSION:**

On October 25, 2004, Palo Verde Utilities Company ("Palo Verde") and Santa Cruz Water Company ("Santa Cruz") (jointly "Applicants") filed an application in the above-captioned dockets seeking to extend their Certificates of Convenience and Necessity ("CC&N") to provide wastewater and water service, respectively, to various specified areas in the City of Maricopa, in Pinal County, Arizona (Ex. A-1).

On November 12, 2004, the Applicants filed an Amendment to the Application (Ex. A-2).

Also on November 12, 2004, the Commission's Utilities Division Staff ("Staff") filed a Letter of Insufficiency.

1 The Applicants submitted additional information in response to the Letter of Insufficiency on  
2 December 14, 2004 (Ex. A-4) and December 21, 2004 (Ex. A-5).

3 On February 14, 2005, the Applicants filed a Supplement to the Application, attaching a letter  
4 in support of the application from the City Manager of the City of Maricopa (Ex. A-3).

5 On February 16, 2005, Staff filed a Sufficiency Letter indicating that the application, as  
6 amended and supplemented by subsequent filings, was sufficient under the requirements of the  
7 Arizona Administrative Code ("A.A.C.").

8 On February 18, 2005, a Procedural Order was issued scheduling a hearing for May 23, 2005,  
9 and directing the Applicants to publish and mail notice of the application and the hearing date by  
10 March 21, 2005.

11 On March 16, 2005, the Applicants filed a Motion for Modification of Procedural Order and  
12 requested an expedited ruling on the Motion.

13 On March 17, 2005, a Procedural Order was issued rescheduling the hearing date for April 13,  
14 2005, and directing the Applicants to publish and mail notice of the hearing date by March 23, 2005.

15 On March 22, the Applicants filed a Notice of Filing Affidavit of Mailing (Ex. A-6).

16 On March 28, 2005, the Applicants filed Notice of Filing Affidavit of Publication with an  
17 attached Affidavit from the *Casa Grande Dispatch* stating that the required notice had been published  
18 on March 23, 2005 (Ex. A-7).

19 On March 25, 2005, Staff filed its Staff Report in this matter recommending approval of the  
20 application subject to compliance with certain requirements (Ex. S-1).

21 On April 6, 2005, the Applicants filed Comments on the Staff Report stating that they concur  
22 with Staff's recommendations.

23 On April 13, 2005, a hearing was convened before a duly authorized Administrative Law  
24 Judge of the Commission at its offices in Phoenix, Arizona. At the conclusion of the hearing, the  
25 matter was taken under advisement pending submission of a Recommended Opinion and Order.

26 \* \* \* \* \*

27 Having considered the entire record herein and being fully advised in the premises, the  
28 Commission finds, concludes, and orders that:

**FINDINGS OF FACT**

1  
2 1. Palo Verde and Santa Cruz are Arizona limited liability companies ("LLCs") engaged  
3 in providing wastewater utility service to approximately 3,300 customers and water utility service to  
4 approximately 3,400 customers, respectively, in the City of Maricopa, in Pinal County, Arizona.

5 2. The original CC&Ns for Palo Verde and Santa Cruz were granted by the Commission  
6 in Decision No. 61943 (September 17, 1999). The Applicants were granted extensions of their  
7 CC&Ns in Decision Nos. 66394 (October 6, 2003) and 67240 (September 23, 2004).

8 3. The Applicants are wholly owned subsidiaries of Global Water Resources, LLC  
9 ("GWR"), a utility holding company engaged in the business of acquiring utility companies. GWR  
10 recently purchased Cave Creek Water Company, on March 3, 2005, and since January 31, 2005 has  
11 been acting as the Interim Manager for Sabrosa Water Company. GWR's subsidiaries currently  
12 provide water and/or wastewater service to approximately 10,000 customers in Arizona (Ex. S-1, at  
13 1)<sup>1</sup>.

14 4. On October 25, 2004, Palo Verde and Santa Cruz jointly filed an application seeking  
15 to extend their CC&Ns to an additional 4,900 acre area located entirely within the City of Maricopa,  
16 Arizona. The proposed extension area is expected to be developed into several master planned  
17 communities comprised of over 17,000 homes (*Id.* at 2).

18 5. On November 12, 2004, the Applicants filed an Amendment to the Application to  
19 include an additional 100 acre parcel that had been inadvertently omitted from the original  
20 application (Ex. A-2).

21 6. Also on November 12, 2004, Staff filed a Letter of Insufficiency describing the  
22 specific areas that Staff deemed insufficient and the additional information that was required to be  
23 submitted by the Applicants.

24 7. The Applicants submitted additional information in response to the Letter of  
25 Insufficiency on December 14, 2004 (Ex. A-4) and December 21, 2004 (Ex. A-5), and on February  
26 14, 2005, filed a Supplement to the Application, attaching a letter in support of the application from

27 <sup>1</sup> Pursuant to Decision No. 67240, Palo Verde and Santa Cruz were each required to increase their performance bonds  
28 from \$500,000 to \$750,000 for a period of at least five years. According to the Staff Report in this docket, the Applicants  
filed Proof of Performance Bonds on January 27, 2005 in compliance with the prior Decision (Ex. S-1, at 2).

1 the City Manager of the City of Maricopa (Ex. A-3).

2 8. On February 16, 2005, Staff filed a Sufficiency Letter indicating that the application,  
3 as amended and supplemented by subsequent filings, was sufficient under the requirements of the  
4 Arizona Administrative Code.

5 9. On February 18, 2005, a Procedural Order was issued scheduling a hearing for May  
6 23, 2005, and directing the Applicants to publish and mail notice of the application and the hearing  
7 date by March 21, 2005.

8 10. On March 16, 2005, the Applicants filed a Motion for Modification of the Procedural  
9 Order and requested an expedited ruling on the Motion. The Applicants stated that they consulted  
10 with Staff about expediting the Staff Report and the hearing date so that the Commission could  
11 consider the application at its scheduled May 3, 2005 Open Meeting. Palo Verde and Santa Cruz  
12 claimed that they previously represented to developers of the property that the CC&N was likely to  
13 be issued by May 2005 "based on the Commission's CC&N extension timeframes." The Applicants  
14 stated that a delay beyond May 2005 would impact the developers' financing of projects in the  
15 proposed extension area, and that expedited consideration of the application was needed given the  
16 unprecedented growth in the vicinity of the extension area.

17 11. On March 17, 2005, a Procedural Order was issued granting the Applicants' Motion,  
18 rescheduling the hearing date for April 13, 2005, and directing the Applicants to publish and mail  
19 notice of the hearing date by March 23, 2005 to each property owner in the requested extension areas.

20 12. On March 22, the Applicants filed a Notice of Filing Affidavit of Mailing. According  
21 to the Affidavit, the Applicants mailed the required notice to all Palo Verde Utilities Company and  
22 Santa Cruz Water Company customers (Ex. A-6)<sup>2</sup>.

23 13. On March 28, 2005, the Applicants filed Notice of Filing Affidavit of Publication with  
24 an attached Affidavit from the *Casa Grande Dispatch* stating that the required notice had been  
25

26 <sup>2</sup> On April 19, 2005, the Applicants' vice-president and chief financial officer, Cindy Liles, filed an affidavit stating that  
27 the Applicants received requests for water and wastewater service from all owners of property located in the proposed  
28 extension area, and that the proposed extension area does not include any property for which the Applicants did not  
receive a request for service. All property owners in the proposed extension area support the Applicants' extension  
request, as evidenced by the letters from each property owner/developer expressing support for approval of the  
application that were included in the Applicants' December 14, 2004 filing (Ex. A-4).

1 published on March 23, 2005 (Ex. A-7).

2 14. On March 25, 2005, Staff filed its Staff Report in this matter recommending approval  
3 of the application subject to compliance with certain requirements (Ex. S-1).

4 15. On April 6, 2005, the Applicants filed Comments on the Staff Report stating that they  
5 concur with Staff's recommendations.

6 16. As amended, the Applicants' proposed CC&N extension seeks authority to extend  
7 water and wastewater service to approximately 5,000 acres in Maricopa, Arizona, as described in  
8 Attachment A hereto. The extension area is expected to eventually be developed into approximately  
9 17,000 residential lots.

#### 10 **Main Extension Agreements**

11 17. The Applicants plan to finance the required utility facilities through a combination of  
12 equity and advances in aid of construction. According to the Staff Report, Santa Cruz has entered  
13 into, or will enter into, main extension agreements with the developers requesting service that require  
14 refunds of 7 percent of the gross annual revenue from the associated facilities beginning 4 years after  
15 the facilities are accepted by Santa Cruz. Under the agreements, Santa Cruz is obligated to pay the 7  
16 percent annual refund to the developers for 22 years. The proposed wastewater main extension  
17 agreements provide that Palo Verde will refund 2.5 percent of the gross annual revenue received from  
18 the associated facilities beginning 4 years after the facilities are accepted. Palo Verde would be  
19 obligated to pay the 2.5 percent annual refund to the developers for 22 years. Staff points out that the  
20 proposed refund provisions exceed the minimum refund standards required in the Commission's rules  
21 (Ex. S-1, at 3-4). Therefore, the terms of the agreements are acceptable to Staff.

#### 22 **Santa Cruz Water System**

23 18. Staff Engineering analyzed the Applicants' facilities and found that Santa Cruz  
24 currently operates two wells (Smith and Vance wells) with a combined production rate of 3,150  
25 gallons per minute ("GPM"). The Santa Cruz system also has two storage tanks with a combined  
26 capacity of 3.0 million gallons, a booster pump station, two pressure tanks having a combined  
27 capacity of 20,000 gallons, and one irrigation well (*Id.* at 4). Santa Cruz currently serves  
28 approximately 3,400 customers, but is experiencing growth at an average of approximately 200

1 customers per month. Staff indicated that Santa Cruz is in the process of reconstructing three wells  
2 (Neely West, Neely East, and Neely North) to meet anticipated demand over the next three years.  
3 The Neely wells are expected to provide additional flow capacity of 6,000 GPM. Santa Cruz is  
4 evaluating four additional wells (two Glennwilde wells and two Rancho Mirage wells) that are  
5 expected to add additional capacity over a five-year planning horizon (*Id.* at 5).

6 19. The Staff Report indicates that Santa Cruz is currently delivering water that meets  
7 Arizona Department of Environmental Quality ("ADEQ") water quality standards set forth in the  
8 Arizona Administrative Code (*Id.*).

9 20. Santa Cruz is within the Pinal Active Management Area ("AMA") and, as a result, is  
10 subject to reporting and conservation rules. The Pinal AMA reported to Staff that Santa Cruz is in  
11 compliance with the Arizona Department of Water Resources ("ADWR") reporting and conservation  
12 rules (*Id.* at 5).

13 21. According to the Staff Report, Santa Cruz currently has in place a Curtailment Tariff  
14 that was approved in Decision No. 66394. However, during its site inspection, Staff was informed  
15 that some man-made lakes were filled by drinking water which the company sells to large  
16 commercial irrigation customers for filling lakes and rivers. Staff recommends that Santa Cruz be  
17 required to amend its Curtailment Tariff to limit delivery to such customers during Stages 2, 3 and 4  
18 (*Id.* at 6).

19 22. In accordance with new rules enacted by the U. S. Environmental Protection Agency  
20 ("EPA"), the maximum contaminant level ("MCL") for arsenic in drinking water will be reduced  
21 from 50 parts per billion (ppb) to 10 ppb effective January 23, 2006. At the hearing, the Applicants'  
22 vice-president of compliance, Graham Symmonds, testified that the two wells currently in use for  
23 Santa Cruz have arsenic contents of 10.1 ppb and 8.4 ppb. In the next several months, Santa Cruz  
24 expects to bring the Neely West, Neely East, and Neely North wells on line, which have arsenic  
25 contents of 10.1 ppb, 17 ppb, and 8 ppb, respectively. According to Mr. Symmonds, Santa Cruz has  
26 been working with an outside consultant, Separation Processes, Inc., to develop an arsenic treatment  
27 plan for the company's system. Mr. Symmonds stated that Santa Cruz intends to meet the new EPA  
28 MCL requirements through a blending process that will have only a minimal cost, and the company

1 does not expect to seek recovery of any arsenic compliance costs through rates. Santa Cruz intends  
2 to submit its arsenic treatment proposal to ADEQ by June 2005, and expects to be in full compliance  
3 with the new EPA standards prior to their effective date.

#### 4 **Palo Verde Wastewater System**

5 23. With respect to the wastewater infrastructure, Staff Engineering found that Palo Verde  
6 operates an enclosed one million gallons per day ("MGD") sequential batch reactor treatment plant,  
7 sand filters, ultraviolet disinfection units, and an effluent reuse and/or surface water disposal system.  
8 Mr. Symmonds testified that the company operates "state of the art" facilities that also produce A+  
9 grade effluent. He stated that Palo Verde has received no odor complaints from customers, including  
10 customers located adjacent to the wastewater treatment facility site. Mr. Symmonds also testified  
11 that Palo Verde requires all developers in its CC&N to take back an amount of effluent equal to the  
12 amount of wastewater sent to the company's treatment facilities, which effluent is used for irrigation  
13 of the developers' common areas. Palo Verde has received an Aquifer Protection Permit ("APP")  
14 from ADEQ to expand the plant's treatment capacity to 3 MGD at its 32.5 acre site. The expansion is  
15 expected to be completed by the end of 2005. Palo Verde has also applied for an APP to increase the  
16 plant's capacity to 9 MGD in order to accommodate expected future growth (Ex. S-1, at 6-7).

17 24. The Staff Report stated that Palo Verde is in compliance with ADEQ wastewater  
18 treatment rules (*Id.* at 7).

19 25. Staff explained that, pursuant to Section 208 of the Federal Water Pollution Control  
20 Act, the Central Arizona Association of Governments ("CAAG") is the designated water quality  
21 planning agency for the requested CC&N areas. Staff states that CAAG has authority to develop and  
22 approve general wastewater plans which include land development policies, service areas, objectives,  
23 and standards for local growth and development. According to Staff, a majority of the requested  
24 extension area is located in Palo Verde's existing CAAG Section 208 Plan area. However, a portion  
25 of the proposed extension area is not included in the existing Section 208 Plan area. Palo Verde has  
26 indicated that an amended CAAG Section 208 Plan has been submitted to the CAAG for review and  
27 approval (*Id.* at 7).

28

1 **Staff Recommendations**

2 26. Based on its review, Staff made the following recommendations in its Staff Report  
3 with respect to Santa Cruz Water Company:

- 4
- 5 a) Require Santa Cruz to charge its existing rates and charges in the  
6 proposed extension area;
- 7 b) Require Santa Cruz to file a copy of the ADEQ Approval to  
8 Construct ("ATC") for the Neely Well Production/Treatment Plant  
9 by December 31, 2005;
- 10 c) Require Santa Cruz to file a copy of the ATC for the Glennwilde  
11 and Rancho Mirage Production/Treatment Plants by June 30, 2008;
- 12 d) Require Santa Cruz to file a copy of the amendment to its existing  
13 Designation of Assured Water Supply, stating that there is  
14 adequate water supply, where applicable or when required by  
15 statute, within 365 days of this Decision;
- 16 e) Require Santa Cruz to submit its ADEQ Certificate of ATC for  
17 arsenic treatment facilities by November 30, 2005<sup>3</sup>;
- 18 f) Require Santa Cruz to prepare, and submit for Staff's review  
19 within 30 days of this Decision, an amended Curtailment Tariff to  
20 limit delivery during Stages 2, 3 and 4 to those irrigation customers  
21 who use drinking water to perform irrigation;
- 22 g) Require Santa Cruz to make all necessary corrections to ADWR  
23 registration records to reflect ownership of the three Neely wells  
24 by Santa Cruz, and file proof that such corrections have been made  
25 within 60 days of this Decision;
- 26 h) Require Santa Cruz to make all necessary corrections to ADWR  
27 registration records to reflect ownership of the two Glennwilde  
28 wells and two Rancho Mirage wells by Santa Cruz, and file proof  
that such corrections have been made within 365 days of this  
Decision;
- i) Require Santa Cruz to file a copy of the City of Maricopa  
municipal franchise for the current CC&N and the extension area  
within 365 days of this Decision; and
- j) Failure to comply with the conditions and timeframes discussed

<sup>3</sup> We will also require Santa Cruz to file, by June 30, 2005, a copy of the proposed plan submitted to ADEQ for approval. Santa Cruz should also file with the Commission any subsequent amendments to the plan.

1 above would result in the CC&N extension becoming null and void  
2 without further action of the Commission.

3 27. With respect to the wastewater extension request of Palo Verde Utilities Company,  
4 Staff made the following recommendations in its Staff Report:

- 5 a) Require Palo Verde to charge existing rates and charges in the  
6 proposed extension area;
- 7 b) Require Palo Verde to file a copy of its amended CAAG §208 plan  
8 by December 31, 2005;
- 9 c) Require Palo Verde to file a copy of the City of Maricopa  
10 municipal franchise for the extension area;
- 11 d) Require Palo Verde to file a copy of the ADEQ Engineering  
12 Completion Documents for the 3 MGD plant expansion project by  
13 December 31, 2006; and
- 14 e) Failure to comply with the conditions and timeframes discussed  
15 above would result in the CC&N extension becoming null and void  
16 without further action of the Commission.

15 **Conclusion**

16 28. After reviewing the testimony and evidence of record, we believe that Staff's  
17 recommendations, as set forth above, are reasonable and should be adopted. The Applicants have  
18 demonstrated that a public need for water and wastewater service exists in the extension area and,  
19 subject to compliance with the conditions discussed above, that Palo Verde and Santa Cruz are fit and  
20 proper entities to provide such service in the proposed extension area. Therefore, subject to the  
21 conditions stated herein, the application for extension of the Applicants' CC&Ns shall be approved.

22 **CONCLUSIONS OF LAW**

23 1. Palo Verde and Santa Cruz are public service corporations within the meaning of  
24 Article XV of the Arizona Constitution and A.R.S. §§40-281, 40-282 and 40-285.

25 2. The Commission has jurisdiction over Palo Verde and Santa Cruz and the subject  
26 matter of the application.

27 3. Notice of the application was provided in the manner described hereinabove.

28 4. There is a public need and necessity for water and wastewater utility services in the



1 to the plan.

2 IT IS FURTHER ORDERED that Santa Cruz Water Company, LLC, shall prepare, and file in  
3 Docket Control for Staff's review within 30 days of the effective date of this Decision, an amended  
4 Curtailment Tariff to limit delivery during Stages 2, 3 and 4 to those irrigation customers who use  
5 drinking water to perform irrigation.

6 IT IS FURTHER ORDERED that Santa Cruz Water Company, LLC, shall make all necessary  
7 corrections to ADWR registration records to reflect ownership of the three Neely wells by Santa  
8 Cruz, and file in Docket Control proof that such corrections have been made within 60 days of the  
9 effective date of this Decision.

10 IT IS FURTHER ORDERED that Santa Cruz Water Company, LLC, shall make all necessary  
11 corrections to ADWR registration records to reflect ownership of the two Glennwilde wells and two  
12 Rancho Mirage wells by Santa Cruz, and file in Docket Control proof that such corrections have been  
13 made within 365 days of the effective date of this Decision.

14 IT IS FURTHER ORDERED that Palo Verde Utilities Company, LLC, shall file in Docket  
15 Control a copy of the ADEQ Engineering Completion Documents for the 3 MGD plant expansion  
16 project by December 31, 2006.

17 IT IS FURTHER ORDERED that Palo Verde Utilities Company, LLC, shall file in Docket  
18 Control, by December 31, 2005, a copy of its amended CAAG §208 plan.

19 IT IS FURTHER ORDERED that Palo Verde Utilities Company, LLC, and Santa Cruz Water  
20 Company, LLC, shall file in Docket Control a copy of their City of Maricopa municipal franchises  
21 for the current CC&N and the extension area within 365 days of the effective date of this Decision.

22 IT IS FURTHER ORDERED that Palo Verde Utilities Company, LLC, and Santa Cruz Water  
23 Company, LLC, shall maintain their current performance bonds of \$750,000 each until at least  
24 September 23, 2009 (five years from the effective date of Decision No. 67240). The performance  
25 bonds may not be cancelled without the Commission's prior approval.

26 IT IS FURTHER ORDERED that, in accordance with the requirements of Decision No.  
27 67240, maintenance of the required performance bonds must be evidenced by a quarterly filing in  
28 Docket Control (by January 15, April 15, July 15, and October 15) of a letter of bond confirmation.

1 Failure to comply may result in Staff seeking an Order to Show Cause from the Commission.

2 IT IS FURTHER ORDERED that, in accordance with the requirements of Decision No.  
3 67240, Global Water Resources, LLC, shall continue to file in Docket Control an Acquisition  
4 Schedule describing each acquisition Global Water Resources, LLC, makes in a utility. Each  
5 Acquisition Schedule filing must be signed under oath and penalty of perjury by at least two officers  
6 of Global Water Resources, LLC.

7 IT IS FURTHER ORDERED that, in accordance with the requirements of Decision No.  
8 67240, Palo Verde Utilities Company, LLC, and Santa Cruz Water Company, LLC, must file in  
9 Docket Control quarterly reports documenting compliance with all Arizona Department of  
10 Environmental Quality, Arizona Department of Water Resources, Commission requirements, and  
11 shall file all reports for groundwater and reclaimed water usage submitted to the Arizona Department  
12 of Water Resources. Each report must be signed under oath and penalty of perjury by at least two  
13 officers of Palo Verde Utilities Company, LLC, and Santa Cruz Water Company, LLC.

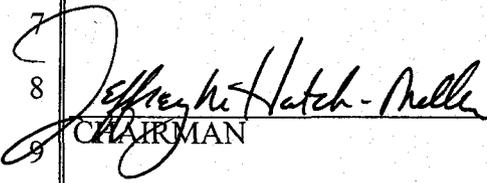
14 IT IS FURTHER ORDERED that, in accordance with the requirements of Decision No.  
15 67240, Palo Verde Utilities Company, LLC, Santa Cruz Water Company, LLC, and Global Water  
16 Resources, LLC, must notify the Commission of any proposed change in the ownership of their  
17 respective membership interests (including transfer or additional memberships), prior to execution,  
18 through filing in Docket Control of a Notice of Intent (which indicates the filing is made pursuant to  
19 the Decision in this proceeding and Decision No. 67240). Once the Notice of Intent has been filed,  
20 the Commission may initiate a proceeding within 60 days to determine approval. If no action is  
21 initiated within 60 days after filing, the proposed transaction is permitted to proceed without  
22 approval.

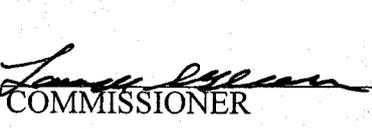
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28 ...

1 IT IS FURTHER ORDERED that, in the event Palo Verde Utilities Company, LLC, and  
2 Santa Cruz Water Company, LLC, fail to comply with the above-stated conditions within the times  
3 specified, the CC&N extensions approved herein shall be deemed to be denied without further Order  
4 of the Arizona Corporation Commission.

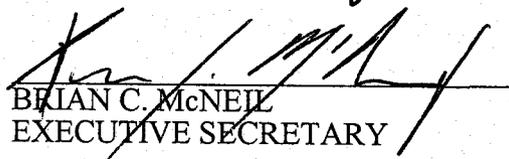
5 IT IS FURTHER ORDERED that this Decision shall become effective immediately.

6 BY ORDER OF THE ARIZONA CORPORATION COMMISSION.

7  CHAIRMAN  
8  COMMISSIONER  
9  COMMISSIONER

10  
11  COMMISSIONER  
12  COMMISSIONER

13 IN WITNESS WHEREOF, I, BRIAN C. McNEIL, Executive  
14 Secretary of the Arizona Corporation Commission, have  
15 hereunto set my hand and caused the official seal of the  
16 Commission to be affixed at the Capitol, in the City of Phoenix,  
17 this 5<sup>th</sup> day of May, 2005.

18   
19 BRIAN C. McNEIL  
20 EXECUTIVE SECRETARY

21 DISSENT \_\_\_\_\_

22 DISSENT \_\_\_\_\_

23  
24 DDN:mj

25  
26  
27  
28

1 SERVICE LIST FOR: PALO VERDE UTILITIES COMPANY AND SANTA  
2 CRUZ WATER COMPANY

3 DOCKET NOS.: SW-03575A-04-0767 and W-03576A-04-0767

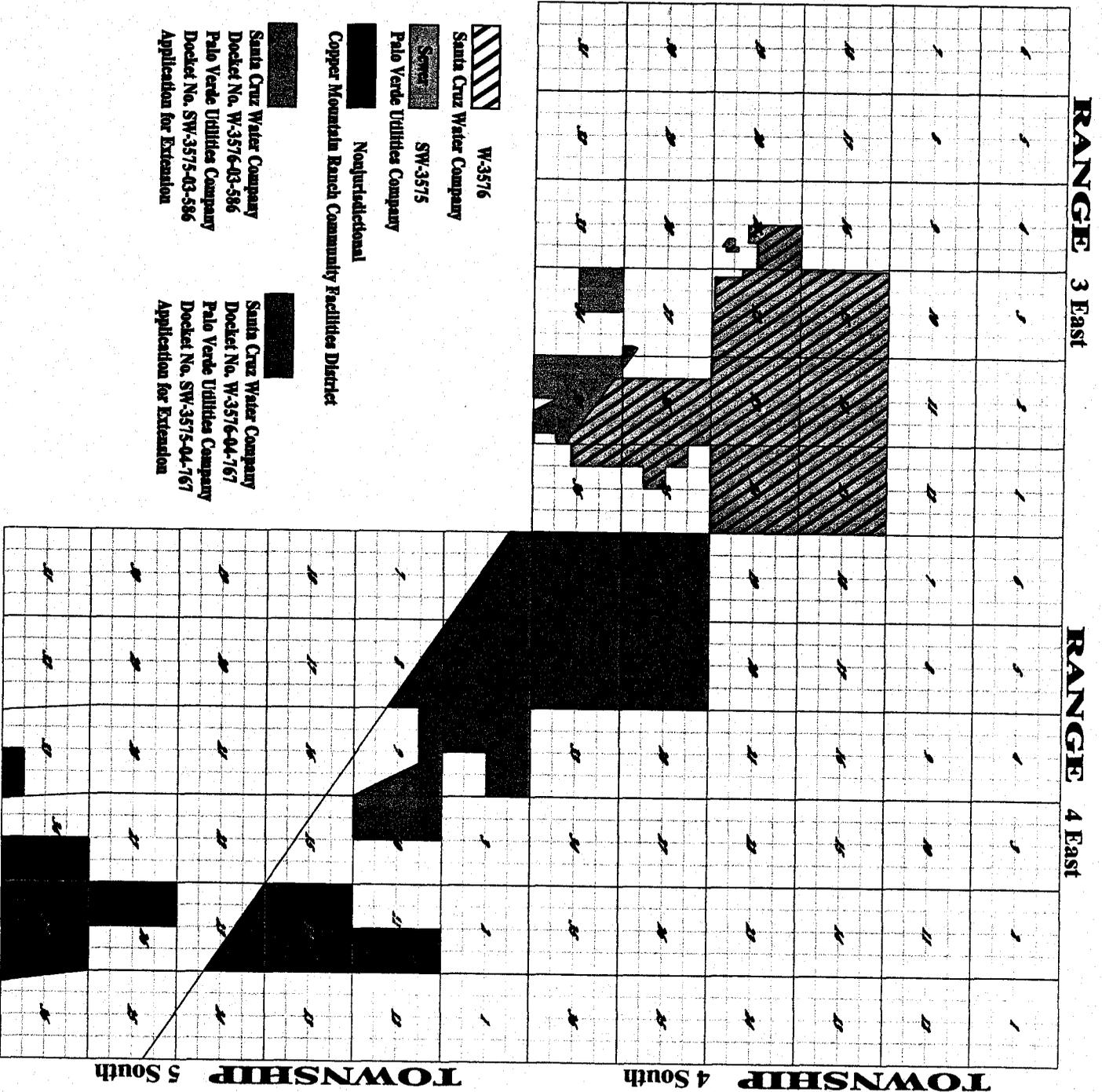
4 Raymond S. Heyman  
5 Michael W. Patten  
6 ROSHKA HEYMAN & DeWULF  
7 One Arizona Center  
8 400 East Van Buren Street, Ste. 800  
9 Phoenix, AZ 85004

10 Christopher Kempley, Chief Counsel  
11 Legal Division  
12 ARIZONA CORPORATION COMMISSION  
13 1200 West Washington Street  
14 Phoenix, Arizona 85007

15 Ernest Johnson, Director  
16 Utilities Division  
17 ARIZONA CORPORATION COMMISSION  
18 1200 West Washington Street  
19 Phoenix, Arizona 85007

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**COUNTY: Pinal**



**EXHIBIT "3"**  
**(AMENDED)**  
**LEGAL DESCRIPTION**

LEGAL DESCRIPTION FOR PORTION OF EXPANSION EAST OF CURRENT SERVICE AREA:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 4 EAST, GILA & SALT RIVER BASE & MERIDIAN, PINAL COUNTY, ARIZONA, SAID NORTHWEST CORNER OF SAID SECTION 30 BEING THE TRUE POINT OF BEGINNING;

THENCE EASTERLY ALONG THE NORTH LINE OF SAID SECTION 30 AND CONTINUING EASTERLY ALONG THE NORTH LINE OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 4 EAST, TO THE NORTHEAST CORNER OF SAID SECTION 29;

THENCE SOUTHERLY ALONG THE EASTERLY LINES OF SAID SECTION 29 AND SECTION 32, TOWNSHIP 4 SOUTH, RANGE 4 EAST, TO THE SOUTHEASTERLY CORNER OF SAID SECTION 32;

THENCE EASTERLY ALONG THE NORTH LINE OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 4 EAST, TO THE NORTHEAST CORNER OF SAID SECTION 4;

THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID SECTION 4 TO THE EAST QUARTER CORNER THEREOF;

THENCE WESTERLY ALONG THE EAST-WEST MIDSECTION LINE OF SAID SECTION 4 TO THE CENTER OF SAID SECTION 4;

THENCE SOUTHERLY ALONG THE NORTH-SOUTH MIDSECTION LINE OF SAID SECTION 4 TO THE SOUTH QUARTER CORNER THEREOF;

THENCE EASTERLY ALONG THE COMMON EAST-WEST SECTION LINE BETWEEN SAID SECTION 4 AND SECTION 9, TOWNSHIP 5 SOUTH, RANGE 4 EAST TO THE SOUTHEASTERLY CORNER OF SAID SECTION 4;

THENCE CONTINUING EASTERLY ALONG THE NORTH LINE OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 4 EAST TO THE NORTH QUARTER CORNER OF SAID SECTION 10;

THENCE SOUTHERLY ALONG THE NORTH-SOUTH MIDSECTION LINE OF SAID SECTION 10 TO THE SOUTH QUARTER CORNER OF SAID SECTION 10;

THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SECTION 10 TO THE SOUTHWEST CORNER OF SAID SECTION 10;

THENCE NORTHWESTERLY ALONG A LINE DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE COMMON SOUTHERLY SECTION CORNER BETWEEN  
 THE AFOREMENTIONED SECTIONS 9 AND 10, THENCE NORTHWESTERLY  
 ON A LINE TOWARDS THE NORTH QUARTER CORNER OF SAID SECTION 9  
 TO A POINT, SAID POINT BEING DESCRIBED AS THE INTERSECTION OF SAID  
 NORTHWESTERLY LINE AND AN EAST-WEST LINE LYING 1397.53 FEET  
 SOUTH, AND PARALLEL TO THE NORTH LINE OF SAID SECTION 9;

THENCE WESTERLY ALONG THE LINE WHICH LIES 1397.53 FEET  
 SOUTHERLY OF THE NORTH LINE OF SECTION 9 TO THE WEST LINE OF  
 SAID SECTION 9;

THENCE SOUTHERLY ALONG THE WEST LINE OF SAID SECTION 9 TO THE  
 INTERSECTION OF THE WEST LINE OF SAID SECTION 9 AND THE  
 NORTHERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD;

THENCE NORTHWESTERLY ALONG THE UNION PACIFIC RAILROAD RIGHT-  
 OF-WAY TO THE INTERSECTION OF SAID RAILROAD RIGHT-OF-WAY AND  
 THE WEST LINE OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 4 EAST;

THENCE NORTHERLY ALONG THE WEST LINE OF SAID SECTION 6 TO THE  
 NORTHWEST CORNER THEREOF;

THENCE CONTINUING NORTHERLY ALONG THE WEST LINES OF SECTIONS  
 31 AND 30, TOWNSHIP 4 SOUTH, RANGE 4 EAST, TO THE NORTHWEST  
 CORNER OF SAID SECTION 30 AND THE TRUE POINT OF BEGINNING.

**LEGAL DESCRIPTION FOR PORTION OF EXPANSION SOUTH OF THE  
 UNION PACIFIC RAILROAD:**

**Lots 1 through 3, inclusive, Block 43, and Lots 1 through 8, inclusive, Block 45,  
 MARICOPA TOWNSITE, according to the plat of record in the office of the  
 County Recorder of Pinal County, Arizona, recorded in Book 3 of Maps, Page 6;**

**EXCEPT all of Lot 2, and a portion of Lots 1 and 3, Block 45, MARICOPA  
 TOWNSITE, according to the plat of record in the office of the County Recorder of  
 Pinal County, Arizona, recorded in Book 3 of Maps, Page 6, a subdivision located in  
 Section 26 and 27, Township 4 South, Range 3 East, of the Gila and Salt River Base  
 and Meridian, Pinal County, Arizona, more particularly described as follows;**

**Commencing at the South quarter corner of said Section 26, from which the  
 Southwest corner of Section 26 bears South 89 degrees 05 minutes 38 seconds West,  
 a distance of 2635.13 feet;**

**thence South 89 degrees 05 minutes 38 seconds West along the South line of the  
 Southwest quarter of said section 26, to the intersection of the South line of the**

Southwest quarter of said Section 26 with the Southerly right-of-way line of the Southern Pacific Railroad, a distance of 1811.49 feet;

thence North 53 degrees 52 minutes 12 seconds West along said Southerly right-of-way line to a point 30 feet North of the South line of the Southwest quarter of Section 26, a distance of 49.81 feet and the POINT OF BEGINNING;

thence South 89 degrees 05 minutes 38 seconds West and parallel with the South line of the Southwest quarter of Section 26 to a point on the East line of the Southeast quarter of said Section 27 that bears North 00 degrees 03 minutes 29 seconds East a distance of 30.00 feet from the Southeast corner of said Section 27, a distance of 783.38 feet;

thence South 89 degrees 05 minutes 38 seconds West and parallel with the South line of the Southwest quarter of Section 26, a distance of 0.23 feet;

thence North 89 degrees 51 minutes 46 seconds West and parallel with the South line of the Southeast quarter of Section 27, a distance of 569.55 feet;

thence North 24 degrees 43 minutes 54 seconds West along the West line of the Santa Rosa Wash Easement recorded in Fee number 2003-008603, a distance of 121.99 feet;

thence North 00 degrees 47 minutes 54 seconds West along the West line of said easement, a distance of 428.42 feet;

thence North 20 degrees 03 minutes 27 seconds East along the West line of said easement, to the intersection of the West line of said easement with the Southerly right-of-way line of the Southern Pacific Railroad, a distance of 421.29 feet;

thence South 53 degrees 52 minutes 12 seconds East along the Southerly right-of-way line of the Southern Pacific Railroad to the intersection of said Southerly right-of-way line with the East line of the Southeast quarter of said Section 27, a distance of 597.88 feet;

thence South 53 degrees 52 minutes 12 seconds East along said Southerly right-of-way line, a distance of 969.05 feet to the POINT OF BEGINNING; and

EXCEPT all oil, gas and other mineral rights as reserved in instrument recorded in Docket 15, Page 66, records of Pinal County, Arizona.

CC&N EXPANSION CONTAINS 5,000 ACRES, MORE OR LESS.