

ORIGINAL  
INTERVENTION



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Attorneys for Intervenors

6 THE ARIZONA POWER PLANT AND TRANSMISION LINE  
7 SITING COMMITTEE

8 IN THE MATTER OF THE APPLICATION OF )  
9 SOUTHER CALIFORNIA EDISON COMPANY )  
10 AND ITS ASSIGNEES IN CONFORMANCE )  
11 WITH THE REQUIREMENTS OF ARIZONA )  
12 REVISED STATUTES SECTIONS 40-360.03 )  
13 AND ENVIRONMENTAL COMPATABILITY )  
14 AUTHORIZING CONSTRUCTION OF A )  
15 500kV ALTERNATING CURRENT )  
16 TRANSMISSION LINE AND RELATED )  
FACILITIES IN MARICOPA AND LAPAZ )  
COUNTIES IN ARIZONA ORIGINATING AT )  
THE HARQUAHALA GENERATING )  
STATION SWITCHYARD IN WESTERN )  
MARICOPA COUNTY AND TERMINATIING )  
AT THE DEVERS SUBSTATION IN )  
RIVERSIDE COUNTY, CALIFORNIA )

Docket NO. 1-00000A-06-0295-00130

Case NO. 130

NOTICE OF INTENT TO INTERVENE

17 Pursuant to A.R.S. §40-360.05 and A.A.C. R14-3-204, Langley Properties, LLC, an  
18 Arizona limited liability company (“Langley”) hereby files Notice of Intent to Intervene in  
19 the above captioned matter. As an impacted landowner in the path of the proposed  
20 transmission line, Langley respectfully requests that the Committee enter an Order allowing  
21 it to intervene at the Hearing to be held on this matter, and that the Committee select the  
22 power company’s preferred alignment that follows existing transmission lines, and reject the  
23 alternate alignment that travels through the beautiful and scenic Harquahala Valley. This  
24  
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1 Notice is made and supported by the Memorandum of Points and Authorities submitted  
2 herewith and all exhibits attached hereto.

3 **MEMORANDUM OF POINTS AND AUTHORITIES**

4 **I. INTRODUCTION**

5 Southern California Edison Company (“SCE”) has filed an Application for  
6 Certificate of Environmental Compatibility (the “CEC Application”) for its proposed Palo  
7 Verde Hub to Devers No. 2 500kV Transmission Project (the “Project”). The outcome of  
8 this hearing will directly impact the future of the entire beautiful and scenic Harquahala  
9 Valley. The Applicant proposes two alternative alignments traveling through the  
10 Harquahala Valley. Each of the Applicant’s proposed options will impact Langley,  
11 however, Langley seeks to intervene to support the Applicant’s “Proposed Route” while at  
12 the same time asking that the impact to the beautiful Harquahala Valley be minimized as  
13 much as possible through a rejection of the “Subalternate Route” in this area.  
14  
15

16  
17 **II. THE INTERVENOR: Langley Supports the Proposed Route and Opposes**  
18 **the Harquahala-West Subalternate Route**

19 Langley owns or has an interest in a total of over one thousand nine hundred acres of  
20 land within the Project Area that will be materially and adversely affected by the siting of  
21 transmission lines along the Subalternate Route. Langley supports the most sensible siting  
22 of the 500kV transmission lines – following the Proposed Route along the already existing  
23 power line structures. Langley is not advocating a “not in my backyard” position, as either  
24 alignment will negatively impact the beautiful Harquahala Valley and Langley’s farms, but  
25

1 Langley seeks the most reasonable outcome. Siting the 500kV transmission lines along the  
2 Proposed Route is the most sensible solution because it utilizes common corridors where  
3 transmission line easements and structures already exist. Following the Proposed Route  
4 will preserve the scenic beauty of the Harquahala Valley, maintaining the existing  
5 viewsheds and minimizing the excess adverse impact of the new transmission lines on the  
6 environment and on the existing and future uses of Langley's properties and the properties  
7 of others in the area. The Committee's decision on this CEC Application will have a direct  
8 and material affect on Langley's interests in its properties.  
9

10 The location of each of Langley's affected properties can be found by referencing the  
11 map attached hereto as Exhibit "A".  
12

13  
14 **III. ARGUMENT:**

15 **A. Langley Should be Permitted to Intervene in the Hearing on this Matter**

16 Pursuant to A.R.S. § 40-360.05, the Committee may allow Intervenors as it deems  
17 appropriate. Given the location of Langley's properties and the important interests that this  
18 line siting will affect, Langley should be allowed to intervene in this matter.

19 Langley controls property that will be materially and adversely affected if the Siting  
20 Committee adopts the Harquahala-West Subalternate Route. Langley's interests include the  
21 minimization of the detrimental impact on the environment of the Harquahala Valley, the  
22 protection of existing viewsheds of the surrounding mountains, and the continuation of the  
23 existing farming operations in the Harquahala Valley. Additionally, Langley has plans for  
24 the potential development of its properties for residential use. Langley seeks to properly  
25

1 develop these properties, and to avoid the potential unsafe or unhealthy conditions created  
2 by the new 500kV transmission lines. Transmission lines already impact the beautiful  
3 Harquahala Valley on its eastern side and future lines should follow those already there  
4 rather than be built stand-alone through the rest of the scenic valley. For all of these  
5 reasons, Langley should be permitted to intervene in this proceeding.

6  
7 **B. The Proposed Route is Preferable for Many Important Reasons**

8 **1. The Proposed Route is Favored by the County Supervisor for the**  
9 **Area**

10 As you can see in the letter attached as Exhibit "B", Maricopa County Supervisor  
11 Max Wilson has written a correspondence to the Committee encouraging the Committee to  
12 select the Proposed Alignment. Supervisor Wilson sites many of the same reasons and  
13 justifications explored more thoroughly below.

14 **2. The Proposed Route is Best for the Environment**

15 Siting the new 500kV transmission lines along the Proposed Route will utilize  
16 existing common corridors already used for 500kV transmission lines. Following the path  
17 of the existing lines will preserve the environment in the Harquahala Valley by ensuring that  
18 minimal additional impact is made in the Valley because of the new transmission lines.

19  
20 **3. The Proposed Route Preserves Beautiful and Scenic Views in the**  
21 **Harquahala Valley**

22 The Proposed Route will preserve existing views of the beautiful Valley because no  
23 new power line corridor would be created. The Subalternate Route would destroy existing  
24 scenic viewsheds both to the north and south along the full twelve mile length of the new  
25

1 transmission lines. The Valley is bounded on the north by the Harquahala Mountains, on  
2 the west by the Eagletail and Little Harquahala Mountains, on the south by the Gila Bend  
3 Mountains, and on the east by the Big Horn and Saddle Mountains. The beautiful long  
4 views of these many mountains would be negatively impacted if the Subalternate Route is  
5 selected.

#### 6 7 8 **4. The Proposed Route is better for Farmers**

9 The Harquahala Valley is primarily used by farmers for agricultural purposes.  
10 Langley operates farms on nearly all one of its property in the Project Area. Siting the new  
11 500 kV transmission lines along the Proposed Route will avoid adverse impact by the  
12 Subalternate Route on the farming operations of Langley and many other farmers  
13 (collectively, the "Farmers") within the Harquahala Valley. Often the Farmers engage in  
14 aerial application activities on the farms. These activities will be frustrated by the new  
15 500kV transmission lines, causing substantial difficulty to their farm operations, and  
16 resulting in additional financial harm. Siting the transmission lines along the Proposed  
17 Route, where the effects of the lines are already felt will prevent needless additional burdens  
18 on the Farmers in the Harquahala Valley.  
19  
20

#### 21 **5. The Proposed Route is Best for Future Development**

22 The properties in the Harquahala Valley may eventually be developed for residential  
23 uses. The Proposed Route would result in fewer impacted future residents because it  
24 follows already existing transmission lines and only impacts land that is already impacted  
25

1 by transmission lines. The Subalternate Route, in contrast, would result in an otherwise  
2 unrealized negative impact to approximately 12 miles worth of future residents.

3 **6. The Committee has Already Approved Transmission Lines Along**  
4 **the Proposed Route**

5 The Siting Committee has already approved the existing 500kV transmission lines  
6 along the Proposed Route. Siting the new transmission lines along the Proposed Route will  
7 follow the precedent the Siting Committee has set.  
8

9 **7. The Proposed Route Utilizes Common Corridors**

10 The Proposed Route utilizes common corridors by locating the new 500kV  
11 transmission lines parallel to the existing 500kV lines. The Proposed Route would first  
12 follow the existing Harquahala-Hassayampa 500kV line, and then run parallel with the  
13 existing Devers to Palo Verde No.1 500kV transmission line. Co-locating the 500kV  
14 transmission lines will assure that the additional impacts to the environment are minimized.  
15 Properties will feel lower impact if less land is required for new easements for the  
16 transmission lines. In contrast, the Subalternate Route will run from the Harquahala  
17 Generating Station Switchyard directly west through the beautiful Harquahala Valley for 12  
18 miles until it meets and follows the existing El Paso Natural Gas pipeline corridor.  
19  
20

21 **8. The Proposed Route Makes the Most Sense for Arizona**

22 SCE is a California power company, and has applied to construct additional 500kV  
23 transmission lines from Arizona power plants to its California operations. SCE presumably  
24 seeks to benefit from this construction due to Arizona's lower energy costs. It would be  
25 unfair for the Siting Committee to let SCE run roughshod through the Harquahala Valley in

1 order to satisfy California's need for cheap Arizona electricity. The Harquahala Valley and  
2 the views of the surrounding areas should be maintained to the extent possible. While  
3 future growth and the development of the Harquahala Valley may be inevitable, it must be  
4 managed to preserve the beautiful scenery that currently exists.

5  
6 **IV. Conclusion**

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8 As an impacted property owner Langley respectfully requests that it be granted  
9 intervenor status. For the many reasons outlined above, the Proposed Route is by far the  
10 most sensible siting for the new transmission lines. Siting the new 500 kV transmission  
11 lines along the Proposed Route will preserve the Harquahala Valley for its existing and  
12 potential future uses. The Proposed Route will avoid detrimental impact to the entire  
13 Harquahala Valley by co-locating the new 500kV transmission lines near the existing lines.  
14 Utilization of the existing common corridor will avoid the detrimental environmental  
15 impacts to the otherwise unaffected properties in the beautiful and scenic Harquahala  
16 Valley. Siting the new transmission lines along the Proposed Route will protect the existing  
17 farming operations within the Harquahala Valley, and will also serve to protect future  
18 interests of the property owners. Langley supports the most reasonable decision by the  
19 Committee to move forward with the Proposed Route.  
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21

22 //

23 //

24 //

25



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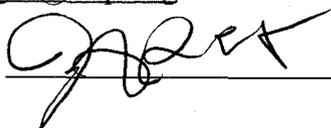
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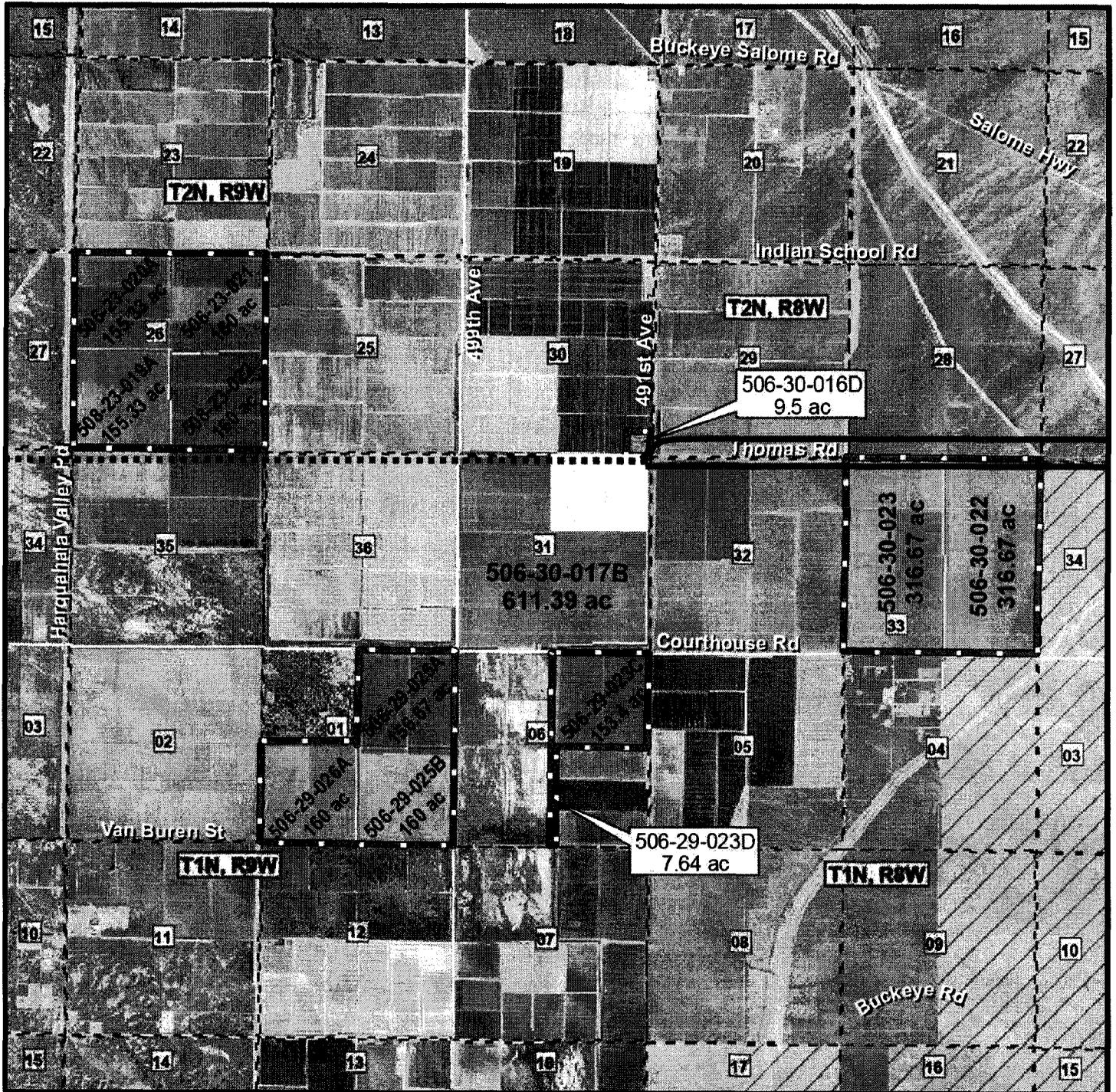
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# EXHIBIT A

# Langley Properties in Harquahala Valley



	Township/Range	<b>Land Tenure</b>		Harquahala Generating Station
	Section	<b>Category</b>		Proposed Route
	Farm Boundary			Existing Transmission Line
	Tax Parcels			Sub-alternate Route
		BLM		
		State Trust		

For Reference Only

# EXHIBIT B



## **Maricopa County**

**Max W. Wilson**  
**Board of Supervisors, District 4**

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**June 8, 2006**

**Arizona Corporation Commission**  
**1200 W. Washington**  
**Phoenix, Arizona 85007**

**Power Plant & Transmission Line Siting Committee**  
**Docket Control**  
**1200 W. Washington**  
**Phoenix, Arizona 85007**

**Re: Siting Case 130: Preference for Proposed Alignment**

**Dear Chairman Hatch-Miller, Members of the Corporation Commission, Chairman Woodall, and Members of the Line Siting Committee:**

**As Maricopa County Supervisor for District 4, a portion of the Devers 2 Transmission Line Project being proposed in transmission line siting case No. 130 runs through a portion of my supervisorial district.**

**I am sending you this correspondence to encourage you to support and then select the "proposed alignment" in the area of the Harquahala Valley. The proposed alignment is the only one that avoids traveling right through the middle of the beautiful and scenic Harquahala Valley. Additionally, the proposed**

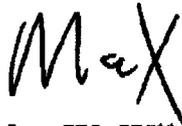
Proposed Alignment  
June 8, 2006  
Page 2 of 2

alignment follows existing power line corridors and existing transmission structures.

In contrast, the "sub alternate route" diverges from any currently existing power line corridor, traveling right through the heart of the scenic valley. This alignment will negatively impact a number of farmers and landowners in the area who are currently not impacted by transmission lines. It will destroy many of the scenic view sheds that make this valley so attractive to those that live and farm there as well as those in the future.

Thank you very much for your consideration in this matter and please contact my office with any questions or comments you may have.

Sincerely,

A handwritten signature in black ink that reads "Max". The letters are stylized and cursive.

Max W. Wilson