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Court S. Rich # 021290
Rose Law Group pc
6613 N. Scottsdale Road, Suite 200
Scottsdale, Arizona 85250
(480) 505-3937

Attorneys for Intervenors

RECEIVED

2006 AUG 11 A 10: 53

AZ CORP COMMISSION
DOCUMENT CONTROL

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

IN THE MATTER OF THE APPLICATION OF)
SOUTHER CALIFORNIA EDISON COMPANY)
AND ITS ASSIGNEES IN CONFORMANCE)
WITH THE REQUIREMENTS OF ARIZONA)
REVISED STATUTES SECTIONS 40-360.03)
AND ENVIRONMENTAL COMPATABILITY)
AUTHORIZING CONSTRUCTION OF A)
500kV ALTERNATING CURRENT)
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. I-00000A-06-0295-00130

Case NO. 130

**INTERVENOR LANGLEY PROPERTIES'
LIST OF WITNESSES AND TESTIMONY
SUMMARY**

Arizona Corporation Commission
DOCKETED

AUG 11 2006

DOCKETED BY *nr*

Intervenor, Langley Properties, LLC, an Arizona limited liability company ("Langley"), at the Chairman's request, hereby files its List of Witnesses and Testimony Summary in anticipation of presenting its case in the above captioned matter. The following witness may be called depending on his availability at the time of the Hearing:

- 1. **Steve Rees** – Member/Manager, Langley Properties, LLC

Mr. Rees is a Member/Manager of Langley. Langley owns approximately 2,000 acres of property in the Harquahala Valley. Both the Applicant's "Proposed" alignment and "Sub-

1 Alternative” alignment running thru the heart of the Harquahala Valley will directly impact
2 Langley’s properties.

3 Mr. Rees is expected to testify that the Applicant’s Proposed Route that follows the
4 existing power lines minimizes the negative impact to the scenic Harquahala Valley and all the
5 properties therein. Many properties in the valley will one day be developed for residential use,
6 and Mr. Rees will explain that the location of these power lines is critical to the planning, design
7 and marketing of this area and will significantly impact the viability of certain properties or
8 portions thereof for beneficial use. By utilizing the common corridors by locating the new
9 transmission lines parallel to the existing lines, the Proposed Route will reduce the impact by
10 requiring less land for new easements. Thus, siting the new lines along the Proposed Route
11 serves to protect the interests of future residential property owners.

12 Mr. Rees will testify further in support of the “Proposed Route” as the best option for
13 maintaining the environment and scenic beauty of the Harquahala Valley and the importance of
14 preserving the views from Langley’s and others’ properties as much as possible. He will
15 describe the existing views of the surrounding mountains and the way the Subalternate Route
16 will diminish or destroy those views altogether.

17 Finally, Mr. Rees is expected to testify that the Proposed Route is better for the region’s
18 farmers, including Langley. Specifically, Mr. Rees will describe the Harquahala Valley farming
19 operations and the ways in which the Subalternate Route would result in significant hardship and
20 financial loss to these farmers. He will explain that running the new 500kV transmission lines
21 along the Subalternate Route will cause the farmers to lose beneficial use of a significant portion
22 of their property. In addition, the farmers’ aerial application activities would be frustrated,
23 causing further difficulties and material financial harm.
24
25

DATED this 11th day of August, 2006.

Rose Law Group pc



Court S. Rich 021290
7272 E. Indian School Road Suit 205
Scottsdale, Arizona 85251
Attorneys for Intervenor

Pursuant to A.A.C. R14-3-204,
the ORIGINAL and 13 copies were
filed this 11th day of August, 2006,
with:

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

COPY of the foregoing mailed this
11th day of August, 2006, to:

Thomas H. Campbell
Albert Aacken
LEWIS AND ROCA, LLP
40 N. Central Avenue, 19th Floor
Phoenix, Arizona 85004

Laurie Woodall
Office of the Attorney General
1275 W. Washington Street
Phoenix, Arizona 85007

COPY of the foregoing also provided
electronically to all Intervenor in
Docket No. L-00000A-06-0295-00130


