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Arizona Corporation Commission

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TRANSMISSION LINE SITING COMMITTEE

BEFORE THE

OCT 20 2000

OCT 20 P 3:59

IN THE MATTER OF THE APPLICATION OF SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT IN CONFERENCE WITH THE REQUIREMENTS OF ARIZONA REVISED STATUTES SECTIONS 40-360-03 AND 40-360.06, FOR A CERTIFICATE OF ENVIRONMENTAL COMPATABILITY AUTHORIZING THE EXPANSION OF ITS SAN TAN GENERATING STATION, LOCATED AT THE INTERSECTION OF WARNER ROAD AND VAL VISTA DRIVE, IN GILBERT, ARIZONA BY ADDING 825 MEGAWATTS OF NEW CAPACITY IN THE FORM OF THREE COMBINED NATURAL GAS UNITS, AND ASSOCIATED INTRAPLANT TRANSMISSION LINES.

DOCKETED BY [Signature]

ARIZONA CORPORATION COMMISSION

CASE #. 105
DOCKET # L-00000B-00-0105

INTERVENOR: CATHY LATONA

LIST OF WITNESSES & EXHIBITS
OCTOBER 25, 2000 HEARING

BELOW PLEASE FIND A LIST AND ATTACHED PLEASE FIND COPIES OF EXHIBITS & WITNESSES PRESENTED BY INTERVENOR, CATHY LATONA FOR THE ABOVE REFERENCED HEARING.

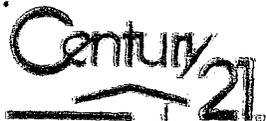
WITNESSES - NONE.

EXHIBITS:

- A. LETTER RECEIVED AT HOME FROM KATHY BATES – REALTOR/CENTURY 21.
- B. LETTER RECEIVED FROM BILL BRITTAIN – REALTOR/CENTURY 21.
- C. LETTER RECEIVED FROM MARISSA ARTHUR – REALTOR/NEW HOME CONCEPTS.
- D. COPY OF COVER LETTER INTRODUCING SAME BY REQUIRED DEADLINE OF OCTOBER 20, 2000 TO KEN SUNDLOF, ATTORNEY FOR APPLICANT.

DATED: THIS 18TH DAY OF OCTOBER, 2000

BY: Cathy LaTona
Catherine M. LaTona, Intervenor
1917 E. Smoke Tree Road
Gilbert, AZ 85296
480-497-6500



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Kathleen Bates 
Real Estate Consultant



Dear Resident,

I am writing to you from the viewpoint of a Realtor as well as a resident of Finley Farms. I am very concerned about the SRP Expansion (Val Vista & Warner) and what it will do to our property values. Think about it.....Three 15 story smokestacks (150ft high), 790 additional tons of pollution. I don't know about you but I moved to Gilbert because it was a nice family community where my children could grow up and not have to worry about harmful pollutants. The plant will spew 250 tons of ozone producing nitrous oxides into the atmosphere each year. Tempe wouldn't let SRP do this, why should Gilbert???

When was the last time you saw a major power plant in the middle of a neighborhood???

If you would like to find out what you can do to stop SRP and the SANTAN you can attend the next meetings on ~~July 13th~~ and August 15th at the Southeast Regional Library from 7-9 pm (located on Guadalupe and Greenfield).

I have attached some information and a petition opposing the project. If you have not signed one, please do so. I can also drop one by to you.
Hurry please we do not have much time left.

Thank you for your time,

Kathleen Bates
Realtor
Concerned neighbor
(480)892-2000 ext. 128

A



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8/6/2000

Plain & simple, smokestacks &
powerlines are bad for real estate
values.

Bill Buttan

CENTURY 21

DISTINGUISHED PROPERTIES

Call me anytime:

602 - 770 - 4452

Exhibit

(B)

Mariesa Arthur
435 S. Peppertree Drive
Gilbert, AZ 85296
602.576.5892 fax 480.633.1904
mariesaarthur@dotplanet.com

October 16, 2000

Kathy Latona,

I wanted to relate to you my experiences as a Realtor, in reference to the proposed SRP expansion at the Warner and Val Vista facility.

I have had four clients in the past few months, who upon being disclosed of the proposed plant expansion, decided to purchase homes elsewhere. These clients would have purchased these homes had it not been for the knowledge of the SRP expansion.

My experience is not unique, as I have heard from other agents that there has been a marked drop in interest in homes in the area close to the SRP facility. Another agent with my company had a listing go far past the average time to sell. The home was priced fairly for market, and it was the agents opinion that its location close to Warner Road (& Val Vista), and the disclosure of the plant expansion, led to the less than market interest in the property.

It is my opinion as a real estate professional specializing in the East Valley, that the proposed expansion of the SRP plant will negatively impact home values and marketability of homes in the area. Clearly, it should be obvious that the sight of large smokestacks in clear view from windows, backyards, playgrounds and parks will detract from the the other positive aspects of the area.

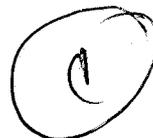
Homebuyers have many choices in this market. If you had a choice between two homes with similar features, at the same price, but one had a glaring physical obstruction, which would you buy? This is how the market works.

If you have any questions or need for additional information, please do not hesitate to call.

Sincerely,

Mariesa Arthur

Mariesa Arthur
Real Estate Specialist
New Home Concepts



Catherine M. LaTona
1917 E. Smoke Tree Road
Gilbert, AZ 85296
480-497-6500 - H
602-294-4409 - O

October 18, 2000

Mr. Kenneth C. Sundlof
Jennings, Strouss & Salmon, PLC
One Renaissance Square
Two North Central Avenue - Suite 1600
Phoenix, AZ 85004-2393

**RE: Salt River Project - Santan Expansion Project
Case #105 - Docket #L-00000B-00-0105**

Dear Mr. Sundlof:

As promised, I enclose for your review the factual basis for what I will be talking about at the next hearing on October 25. I intend to state that there are in fact real estate professionals who are experiencing negative impact from their disclosure.

I am also trying to gather details showing how negative visuals that exist today, e.g. power lines, are already effecting homeowners when compared to those who do not face a negative visual. The market studies that SRP paid for are in my opinion not exactly valid. I will try to produce evidence to help support that statement. I believe that the public was not informed as stated as to the specifics of the expansion, especially the huge smokestacks.

SRP finally, after much pressure from COST and negative press, presented a true picture of the stacks at their August open houses. This was when I feel the public really had the opportunity to see the truth! This is coincidentally when the visits to our WEBSITE quadrupled. It has maintained a steady pace since then. So many neighbors to date are still in the dark! I am amazed by that but am not sure how to change the situation. I don't intend to call any witnesses at this time, just to make a statement about my concerns for our property values which I believe will see it's true impact when the negative visual is actually under construction.

Sincerely,



Catherine M. LaTona

C: Sent Via Facsimile - 602-253-3255
Original & 25 Copies to Docket Control - Arizona Corporation Commission
Raymond S. Heyman
Tim Hogan

