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Katherine Nutt

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From: Jim Davis [Jim@Sonoitaland.com]
Sent: Thursday, October 15, 2009 2:58 PM
To: Kennedy-Web
Subject: The Silent Voices Regarding the SSVEC Power Issue



Dear Commissioner Kennedy:

We are co-owners of Wildhorse Realty here in Sonoita and have been local residents for over 25 years. We were saddened to hear that you voted against the proposed power line upgrade. It may appear that there is nothing but opposition for the power line; in actuality, you voted against the private property rights of over 1,500 area landowners who reside all over the world. They are the silent voices as they were not in attendance nor have they had the opportunity to write letters since they are not aware of the situation. In our 16 years of being in the real estate business in this valley we have represented over 800 sellers and buyers of vacant land parcels. Many of these are planning to build in the near future and all plan on having electrical service available when they decide to build. Here are some facts that should be considered when the Corporation Commission re-votes on this issue:

1. We have sold a number of parcels of land that are going to go into wine grape vineyards and wineries in the next year or two. As you know, Elgin is considered the Wine Capital of Arizona. They must rely upon electricity for the pumping of the water as no existing alternate energy system will pump the volume of water necessary for their drip systems. Without power they will be forced to use generators. Years ago many of the vineyards used diesel generators and have now switched to electric pumps due to the pressure of neighbors that could not stand the noise or the smell of the diesel fumes.
2. There are over 450 developed lots in the Sonoita/Elgin/Patagonia V7 service area with power lines to the lot lines, but no service yet. In addition to these there are a large number of lots not in subdivisions that currently have power lines to the lot line, but no service. If the moratorium is approved it could be years before anyone could build on these lots and if the power upgrade is permanently denied they may never have electrical service.
3. Currently there are two developments working on their Public Reports; these are 36-acre or larger lot sizes. At this time there are approximately 50 lots planned in these two developments. It is my understanding that there will not be power available for these two developments if the moratorium and delay of upgrade occurs.
4. The United States Department of Homeland Security (Border Patrol) has expressed interest in purchasing 50 acres in the Sonoita/Elgin area for a 250-bed detainee holding facility. They will require a cafeteria, exercise area, and security lighting. There is no way that the current power situation can provide enough power for this facility.

I applaud the 40 or so vocal opponents to the power upgrade as they are well-prepared and well-advised; however we know personally many of these opponents and assure you that the primary reason they are so vocal is that the current proposed route runs through existing easements near their properties. Unfortunately this "not in my backyard" mentality is a hard one because 40 or so property owners would be affected but many thousands will benefit from the line.

We are all, including SSVEC, in favor of alternate energy assists; however going all-alternate is not feasible or practical. Mortgage money for all-solar houses is virtually non-existent and there are no proven systems that will work 100% without electrical backup.

In conclusion, we hope that you will consider the wishes and personal property rights of "the silent voices" of the Sonoita/Elgin/Patagonia Valley property owners.

Best regards,
Jim Davis, Designated Broker, Wildhorse Realty
Karen Howard, Associate Broker, Wildhorse Realty

Arizona Corporation Commission

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