

ORIGINAL



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Arizona Corporation Commission

DOCKETED

JUL 13 2015

DOCKETED BY MUB

Ryan and Stephanie Edwards

465 E. Lynx Way

Chandler AZ 85249

513-907-6970 mobile

May 5, 2015

Susan Bitter Smith, Chairwoman

Arizona Corporate Commission

1200 W Washington Street

Phoenix AZ 85007

Dear Ms. Smith,

I am writing you on behalf of my husband and myself. We moved to PineLakes Subdivision and bought a home this March. We moved from Atlanta GA.

We would like to express our deep concern and a NO Vote for power lines running down Arizona Avenue without being completely buried in the ground next to the RR track.

We were unaware of the SRP plans when we bought our home and strongly would not have bought in Chandler or near any proposed area.

We would like you to consider our concerns as a vital move to our community and the future growth of businesses.

Sincerely,

Stephanie Edwards

Ryan and Stephanie Edwards

2015 JUL 13 PM 2 17
AZ CORP COMMISSION
DOCKET CONFIDENTIAL

Teresa Tenbrink

From: Peterson, Rob <rob.peterson@intel.com>
Sent: Friday, May 08, 2015 3:41 PM
To: 'forese-web@azcc.gov'; 'little-web@azcc.gov'; 'bittersmith-web@azcc.gov'; 'stump-web@azcc.gov'; 'RBurns-web@azcc.gov'
Subject: Please bury the power lines in Chandler

Hello

I'm writing, among others, to request that the new SRP power lines be buried along the tracks from the Schrader substation to the Gila River Indian Community, a total of 2.7 miles. Please help us keep South Chandler nice! Thanks for your consideration.

Rob Peterson
Compensation Consultant
Intel Corporation
480-715-4180

Teresa Tenbrink

From: Michael Stewart <akela524@gmail.com>
Sent: Friday, May 08, 2015 8:01 AM
To: Forese-Web; Little-Web; BitterSmith-Web; Stump-Web; RBurns-Web; Michael Stewart
Subject: L-00000B-15-0059-00170: Recommendation to Approve with Modifications

Follow Up Flag: Follow up
Flag Status: Completed

Arizona Corporation Commission,

I am writing to recommend approval of L-00000B-15-0059-00170 with modifications.

The Arizona Corporation Commission should approve the proposal to install power lines connecting Schrader and Knox to RS-27 and RS-28, although with the modification that they are buried underground when going through residential neighborhoods.

The proposed power lines through south Chandler should be buried since the negative impact of installing the overhead lines exceeds the cost savings associated with installing the lines overhead. The Arizona Corporation Commission should balance the needs of all stakeholders when making power line decisions.

Research indicates that homes bordering high voltage overhead transmission lines can experience a 10 to 20% drop in value. 15% seems to be the consensus. Luxury homes can also be more impacted in value since the potential buyers are more discerning and will be living in the home longer as opposed to a buyer of a starter home.

In the square mile that my family resides, there are three subdivisions that border the proposed power lines. Given that the communities are all fully contained within 0.3 miles of the proposed power lines, it is reasonable to assume they will have an average 5% decrease in home values. The homes near the power lines will have a greater impact near 10-20% and the homes further away would have a lesser impact.

HOA	Houses/ HOA	Avg ARMLS Listing as of May 8	Estimated Per House Value	Total Value per HOA	Impact at 5%
Pinelake Estates	217	\$566,724	\$550,000	119,350,000	5,967,500
Reserve at Fulton Ranch	218	\$344,259	\$320,000	69,760,000	3,488,000
Southshore Village	138	\$388,372	\$360,000	49,680,000	2,484,000
Grand Total	573			\$238,790,000	\$11,939,500

SRP claims that the cost will be \$10 million to \$12 million per mile to bury the lines. In doing research, newer technologies such as XLPE demonstrate costs in the \$5 million to \$6.5 million per mile range.
(<http://jlarc.virginia.gov/reports/Rpt343.pdf>)

Even assuming \$10 million per mile, 0.8 miles would need to be buried in the Schrader to Chandler Heights segment. The \$8 million is less than the \$11.9 million impact to the surrounding community. The economics would be similar on the Riggs to Hunt Highway segment. The overall community would benefit from better

aesthetics and reduced EMF impacts. While the health impacts of EMF may not be a decision criteria, from a personal perspective I get headaches whenever I stay at a hotel within 250 feet of high voltage transmission lines. Several houses are within 250 feet of the proposed lines, and they don't have the option of changing hotels for a few days.

Generally, I believe Arizona is a leader in infrastructure. We can build canals, highways, and airports cheaper and better than the best of the world. As Arizona grows, we will need to build more transmission lines. With proper planning, they can be built before homes are built nearby. In these cases, overhead lines are fine as the future home buyers can negotiate better prices to compensate for being near transmission lines or elect not to live near such lines. In cases where new lines need to be installed or significantly upgraded near existing homes, they should be buried. I am confident that Arizona will find a way to bury them cheaper and better than the best of the world.

Sincerely,

Michael Stewart
4840 S Nevada St
Chandler, AZ 85249

Teresa Tenbrink

From: Ajay Joshi <ajaymjoshi@hotmail.com>
Sent: Sunday, May 10, 2015 4:33 PM
To: BitterSmith-Web
Subject: Please support the interests of the citizens who have elected you
Attachments: Bury SRP 230 KV Power Lines in Chandler.docx

Bury SRP 230 KV Power Lines in Chandler "Docket# L-00000B-15-0059-00170"

Please support the interests of the citizens who have elected you

We, the undersigned, respectfully ask the Arizona Corporation Commission Chairwoman Ms. Susan Bitter Smith, to vote to Approve with Modification the Site Line Committee recommendation to run the proposed co-located 230KV and 69KV power lines along the railroad tracks with the modification that **the lines be buried underground between the Schrader substation and the Gila River Indian Community.**

My name is Ajay Joshi. My family has worked and lived in the Phoenix area since 1983. All of us have voted in every Election and have elected you.

You will be receiving a petition signed by over 1500 citizens. This is to show our support for **asking you to bury the SRP power lines for 2.7 miles in S. Chandler.**

SRP is clearly playing a "Divide and Rule" game with the Chandler residents by pitting each neighborhood against each other by the threat of overhead power lines. Why should this be the case? Most progressive cities are requiring utilities to bury these overhead lines. It is time Arizona Corporation Commissioners ask SRP to bury these.

The cost associated with this project has been vastly exaggerated by SRP as other instances have shown the true cost is more likely 3-4x of over-head power lines – about \$10M in total – not per mile. There is no demolition that needs to be done as that area is already open and clear.

You MUST do what is best for the citizens who have elected you, since you represent their interests not SRP's. Attached you will find letters from the ENTIRE Chandler City Council that clearly state that the Mayor and City Council of Chandler also want the ACC to approve the project WITH MODIFICATION ... the power lines that will be installed the 2.7 miles along the RR tracks from the Schroeder substation to the Gila River Reservation **MUST be buried.**

Sincerely,

Ajay Joshi, Mrs. Joshi.

480-529-9189

Attachment 1: Letter from Chandler Mayor & Council to Chairwoman Susan Bitter Smith

Attachment 2: Letter sent to me by Chandler Mayor supporting the burying of the lines

Attachment 3: Letter sent to me by Chandler Vice Mayor supporting the burying of the lines.

Attachment 4: Letter sent to me by Chandler Council Member supporting the burying of the lines

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Attachment 2: Letter sent to me by Chandler Mayor supporting the burying of the lines

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Attachment 1: Letter from Chandler Mayor & Council to Chairwoman Susan Bitter Smith



Chandler · Arizona
Where Values Make The Difference

Jay Tibshraeny
Mayor

Kevin Hartke
Vice Mayor

Nora Ellen
Councilmember

Rick Heumann
Councilmember

Jesus René Lopez Jr.
Councilmember

Terry Roe
Councilmember

Jack W. Sellers
Councilmember

**Office of the Mayor
and Council**

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Fifth Floor
175 South Arizona Avenue
Chandler, Arizona 85225

May 5, 2015

Susan Bitter Smith, Chairwoman
Arizona Corporation Commission
1200 W. Washington Street
Phoenix, AZ 85007-2996

RE: Price Road Corridor Line Siting Project

Dear Chairwoman Bitter Smith,

We are nearing the end of this long process and we want to take a moment to thank Salt River Project for its due diligence these past 28 months. SRP has done a good job ensuring the best route for our community was taken into consideration. With that said, we have one issue left to be resolved.

Many of our citizens are expressing deep concern regarding the taller overhead power lines that would be added in close vicinity to their homes. They are in agreement that this is the best route, but would like the lines buried from the Schrader Substation south to the Gila River Community. We agree with our residents on this point and respectfully ask that you vote to approve with the modification that the lines be buried underground.

Please know we and our residents do not advocate that this line be moved to a different location or neighborhood. We simply request the burial of the lines in the area noted above. This has become an important issue for the communities on this route, and we hope you will consider this request.

Sincerely,

Jay Tibshraeny
Mayor



2010

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wondershare™

Attachment 2: Letter sent to me by Chandler Mayor supporting the burying of the lines

Jay.Tibshraeny@chandleraz.gov (Jay.Tibshraeny@chandleraz.gov)

5/05/15

To: Ajay Joshi

Dear Ajay,

Thank you for the recent email and your request to have the proposed SRP power lines buried from the Schrader Substation to the Gila River Community. I agree with you wholeheartedly, and have sent letters to each of the members of the Arizona Corporation Commission expressing my strong desire to have these lines buried. I appreciate the active role you have taken in the process. I truly hope that my request to the ACC to support our position is considered and approved.

Sincerely,

Jay Tibshraeny
Mayor

Attachment 3: Letter sent to me by Chandler Vice Mayor supporting the burying of the lines.

Kevin.Hartke@chandleraz.gov (Kevin.Hartke@chandleraz.gov)

5/06/15

To: ajaymjoshi@hotmail.com

Dear Ajay,

Thank you for writing and your family's longevity with Chandler. I moved here after your family in 1985.

I have attended quite a few of the SRP meetings over the past two years in south Chandler and Sun Lakes. As you may know, a letter was sent to SRP yesterday by the Mayor asking them to bury the power lines. Phone communication between myself, other Council member(s) and SRP has also occurred related to the same. The Arizona Corporation is the decider in this case and they will be convening soon.

My personal cell # is 480-363-4433 if would like to talk further about this or other matters that relate to Chandler.

Sincerely,

Kevin Hartke
Chandler Vice Mayor

Attachment 4: Letter sent to me by Chandler Council Member supporting the burying of the lines

Nora.Ellen@chandleraz.gov (Nora.Ellen@chandleraz.gov)

5/07/15

To: Ajay Joshi

Dear Ajay,

Thank you for taking the time to write and share your thoughts and concerns regarding the SRP power lines. From the start of the line sighting, I have favored the idea of burying the lines that are too close to the residents' homes. The Mayor and Council sent a letter just a few days ago urging the Arizona Corporation Commission to approve the burial of the lines. We hope that they will take our request into consideration for their vote.

Thanks again for taking the time to share your thoughts on this issue.

Devotedly,

Nora Ellen
Councilmember

Teresa Tenbrink

From: Lisa Schoneberger <lisaschoneberger@gmail.com>
Sent: Wednesday, May 06, 2015 11:37 AM
To: Forese-Web; Little-Web; BitterSmith-Web; Stump-Web; RBurns-Web
Subject: Docket # L-00000B-15-0059-00170
Attachments: ACC Letter.docx

Please see attached letter regarding above referenced docket # L-00000B-15-0059-00170. Thank you!

Lisa Schoneberger
602-292-4523

Lisa Schoneberger
4555 S. Exeter St.
Chandler, AZ 85249
Pinelake Estates
lisaschoneberger@gmail.com
May 1, 2015

Arizona Corporation Commissioners
1200 W. Washington St.
Phoenix, AZ 85007

RE: Docket # L-00000B-15-0059-00170

Dear Arizona Corporation Commissioners:

I am an Arizona native. I have lived here for 40 years. I purchased my dream home in South Chandler in December of 2003, twelve years ago. I have raised four children in this home and love everything about my city. I am proud to call Chandler home. These feelings are in jeopardy today as we fight to protect our home, our children, and our beautiful Arizona skyline.

SRP has proposed the placement of high voltage power poles next to many neighborhoods along the railroad tracks south of Ocotillo all the way down to the Gila River Indian Community. There are poles along this route as we speak. They are 60 feet tall. The poles they will be putting in are 154 feet tall. They will also carry many times the electricity that the current lines carry. These lines will provide power to many new and future businesses along the Price Road Corridor. There will also be a solar farm on the reservation. The power from the solar station will need to be transferred back into the grid. That power will be strung back up these lines into the Schrader substation, as well as others. We are not talking about a small project. We are talking about poles more than double the height and width of the current poles, carrying 1000's more volts of electricity. Picture super industrial, hideously ugly electrical lines filling the sky. Now, imagine this... This is happening 30 yards from my front door. I am NOT the only one affected. There are hundreds of houses along the route. The maps and google images that are being used to discuss this project do NOT include new developments along the route. As I stated above, I have lived here for 12 years. My home is my biggest investment. Extensive research shows that the value of our homes will decrease anywhere from 10-20% with the placement of these power lines. For my house alone, I will be losing \$70,000 to \$140,000 off the sale price of my home. Now multiply that by the hundreds of families affected. It's a monumental problem. Would you purchase a home under these lines? Of course you wouldn't. You would shop a mile or two away to avoid them.

Next, and even more terrifying than that....there are many, many studies that prove that these HIGH VOLTAGE LINES are directly related to 60% increases in the occurrence and development of childhood leukemia and other cancers. There are also many studies that debunk this claim. I can find just as many that support it as I can find those that say it's false. I don't know about you, but I'm not comfortable with the odds that my children will be at risk. Would you let your kids or grandkids play in your yard under these things if there was even the **SLIGHTEST** chance that you are putting them at risk? I have four kids. Multiply that by 100's of homes. Now we are in the thousands. These are our children that we are talking about. Why put them in harm's way if it is avoidable?

There are many neighborhoods that are in favor of the railroad route. Do you know why they are in favor? Because it's not next to their homes! Not a single person wants these lines built next to their home! NOT ONE. It is said that SRP provided ample warning about this project and because we didn't get loud enough in 2013, we don't matter. Our voices are somehow less important now because we came late to the game. I wish SRP had knocked on as many doors as I have in the last month. Not surprisingly, 9 out of 10 residents had NO IDEA the lines were coming their way. Yes, there were meetings about the proposed routes, but CLEARLY not everybody heard about them. I find it hard to believe that the argument that SRP is using is that we didn't speak up soon enough. Well, **WE ARE SPEAKING UP NOW.**

SRP has said they realize that bringing the lines through heavily populated areas would be a mistake. How are they saying that the railroad is not a heavily populated area? There are HUNDREDS AND HUNDREDS of homes directly against the tracks and along this route! My home is located in a very urban developed portion of South Chandler. I am NOT in an undeveloped area. This is a ludicrous claim. Not only have many of these homes been here for over a decade, there are MANY new developments along the route that aren't being disclosed as being in existence! Why are the homes on Germann and Ocotillo more important than those going south on the tracks? Are you really willing to say that their children mean more than mine? Are they somehow protected from taking a hit on their home values because they went to a meeting two years ago and I didn't? I pay the same taxes. I live in the same city. **MY NEIGHBORS AND I ARE JUST AS IMPORTANT AS THOSE THAT LIVED ON OTHER PROPOSED ROUTES.** It is sickening how we all want to look out for ourselves and throw our neighbors to the wolves. Once again, the reason this has turned into a fight is that NOBODY wants it in their own backyard. Am I supposed to take one for the team and be happy about it? Am I supposed to let my little girl ride her bike under these lines that are 50 FEET FROM HER and not wonder why she was somehow less important than a child on Germann Road????

This is the 21st century. We have the means and technological advances to support keeping our cities beautiful and our residents safe. Why aren't we talking about the real solution to the problem? Why are we shifting the problem from one neighborhood to the next and expecting the unfortunate residents with the losing straw to take one for all of Chandler? States and cities all over the nation have figured this out already. **BURY THE LINE THROUGH OUR NEIGHBORHOODS.** We are not asking to bury the entire line. Only the section that goes right

May 1, 2015

Page 3

by our homes. You say this will start a precedent? I hope so. I don't believe that any new lines that need to be erected should jeopardize our Arizona residents. Arizona does not need industrial, EMF emitting, electrical eyesores filling the skies. I would like a clear view of the mountains. I would like my children to stay cancer free. I want the value of our homes to continue to rise.

The cost will be more, indeed. It is impossible to fathom that SRP does not have the funds to support three miles of underground line for this project. Rather than SRP, the MONOPOLY, spend millions on advertising (who are they advertising to?), perhaps that money would be better spent going back to the customers that they serve. SRP is protected from paying taxes. Why is that? SRP has been given much more power and leeway than it deserves. We, as taxpayers and customers, should be considered before they worry about filling their pockets. They have a bank account with over \$200 million in it and they are concerned about the extra \$28 million that this project will cost?? What about the huge interest payment on their investment account in the amount of \$75 million? If this line is only being put up to serve the Price Road Corridor and future businesses, why are those corporations not throwing some money in the pot? Why do those of us that live along this route have to take the hit for everybody else?? Why are some homes less important to protect than others? These lines may cost me \$100,000 and the possibility of a **kid with cancer**. Is that fair? These lines will provide power to all of us. They will support job growth and the businesses we support and the future of green power. It is not ok to ask a few Chandler residents to bare that cost and burden alone.

Growth is inevitable. While this is happening in my backyard today, it could just as easily happen in yours tomorrow. I want you to imagine, for a moment...that you live in my home just a stone's throw from these proposed lines. You have children that play in the street and hope to someday build equity in the home you love so much. Would you put these lines above your head? No, you wouldn't. Nobody would. My family is just as important as yours, and it's about time somebody consider that when they make these decisions.

SRP CANNOT be allowed to put these dangerous and obtrusive lines through our existing neighborhoods. **Bury them**. Keep Arizona safe and beautiful. Show everybody that you care about the people you are supposed to protect. Stand up for my home and my family as if it was your own.

Sincerely,

Lisa Schoneberger





