

1 BEFORE THE ARIZONA POWER PLANT LS-376
2 AND TRANSMISSION LINE SITING COMMITTEE
3 IN THE MATTER OF THE) DOCKET NO.
4 APPLICATION OF SELMA ENERGY) L-21324A-24-0210-00237
5 CENTER, LLC, IN CONFORMANCE)
6 WITH THE REQUIREMENTS OF) LS CASE NO. 237
7 ARIZONA REVISED STATUTES)
8 40-360, ET SEQ., FOR A)
9 CERTIFICATE OF ENVIRONMENTAL) PREFILING CONFERENCE
10 COMPATIBILITY AUTHORIZING THE)
11 SELMA SOLAR PROJECT)
12 GENERATION TIE LINE, WHICH)
13 CONSISTS OF A NEW,)
14 APPROXIMATELY 2.3 TO)
15 2.9-MILE-LONG, 230KV)
16 TRANSMISSION LINE CONNECTING)
17 THE PLANNED SELMA ENERGY)
18 CENTER LOCATED WEST OF)
19 HIGHWAY-87 NEAR THE)
20 INTERSECTION OF EAST SELMA)
21 HIGHWAY AND HIGHWAY 87 IN)
22 UNINCORPORATED PINAL COUNTY,)
23 ARIZONA TO THE EXISTING SALT)
24 RIVER PROJECT VAH KI)
25 SUBSTATION.)

16 At: Phoenix, Arizona
17 Date: August 29, 2024
18 eFiled: September 13, 2024

19 REPORTER'S TRANSCRIPT OF PROCEEDINGS

20 (Pages 1 through 17)

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22
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1 BE IT REMEMBERED that the above-entitled and
2 numbered matter came on regularly to be heard before the
3 Arizona Power Plant and Transmission Line Siting
4 Committee, commencing at 3:03 p.m. on August 29, 2024,
5 with all participants appearing via videoconference.

6

7 BEFORE: ADAM STAFFORD, Chairman

8

9 APPEARANCES:

10 For the Applicant:

11 JEFFREY W. CROCKETT
12 Crockett Law Group
13 2198 East Camelback Road
Suite 305
Phoenix, Arizona 85016

14

15

ALSO PRESENT:

16

Ashley Johnson, NextEra Energy - Selma Energy Center
17 Lori Browne, NextEra Energy - Selma Energy Center
Anna Galanis, NextEra Energy - Selma Energy Center
18 Phil Givens, NextEra Energy - Selma Energy Center
Matt Teigen, NextEra Energy - Selma Energy Center
19 Colin Agner, SWCA
Cara Bellavia, SWCA
20 Tod Brewer, assistant to Chairman Stafford

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1 CHMN STAFFORD: Let's go on the record.

2 Now is the time set for the prefiling
3 conference for the Selma Solar project.

4 Mr. Crockett, let's take your appearance and
5 name off who you have with you.

6 MR. CROCKETT: Thank you, Chairman Stafford.
7 Jeff Crockett appearing on behalf of the applicant Selma
8 Energy Center, LLC.

9 And with me today from NextEra Energy,
10 which -- And I should say Selma is a subsidiary of NextEra
11 Energy. So we've got Anna Galanis. Let's see, going
12 through, Lori Browne; Ashley Johnson, who's our project
13 manager; Matt Teigen; and Phil Givens. And then our
14 outside consultant for this project is SWCA and we've got
15 Cara Bellavia and Colin Agner.

16 Have I missed anyone? I think I've got
17 everyone. That's our team today.

18 CHMN STAFFORD: Excellent.

19 Now, is there any potential intervenors for
20 this case, do you think?

21 MR. CROCKETT: Chairman Stafford, we're not
22 aware of anyone at this point that intends to intervene.

23 CHMN STAFFORD: And (indecipherable) public
24 interest in this?

25 (Reporter clarification.)

1 CHMN STAFFORD: Has there been much public
2 interest in this, in the project?

3 MR. CROCKETT: Chairman Stafford, I would
4 say the public interest has been minimal at this point.
5 We have done the typical public interest or public
6 outreach that you see in these cases, and to date we've
7 had very modest interest in this project.

8 CHMN STAFFORD: All right. You have three
9 exhibits; two are maps and one is the proposed notice of
10 hearing?

11 MR. CROCKETT: Right. And I did not make
12 the notice of hearing an exhibit. I -- I sent that to
13 Tod --

14 CHMN STAFFORD: Okay.

15 MR. CROCKETT: -- for you to review and make
16 any edits that you would like to make to that.

17 Yeah, the two exhibits that we have,
18 Prefiling 1 is a project map, and Prefiling 2 is a map
19 showing the proposed notice sign locations.

20 CHMN STAFFORD: Okay, excellent. The two
21 exhibits are admitted then.

22 You got me the draft notice of hearing.

23 Now for the publication of the notice?

24 MR. CROCKETT: Yes. The notice will be
25 published in the Tri-Valley Dispatch and the Casa Grande

1 Dispatch. We've already made arrangements for that to
2 happen. So of course once we get a docket number assigned
3 to the case we can add that to the notice. And the notice
4 will be ready to publish after you've reviewed it and
5 signed off on it.

6 CHMN STAFFORD: And what are the anticipated
7 publishing dates?

8 MR. CROCKETT: Let me ask Colin or Cara on
9 that.

10 Do either of you have the anticipated
11 publication dates?

12 I know -- I know we've made arrangements,
13 Chairman, that it will be published within the ten-day
14 period that we're required to meet under the statute.

15 CHMN STAFFORD: Okay.

16 MR. AGNER: Chairman Stafford -- Sorry.
17 Chairman Stafford and Jeff, the publication, it will be
18 published on September 10th and 12th in the newspapers.

19 CHMN STAFFORD: The file date is going to be
20 September 6th; right?

21 MR. CROCKETT: Well, we're actually
22 targeting September 4 if that's okay with Your Honor.

23 CHMN STAFFORD: Okay. Does that line up
24 with the dates still all right, Tod?

25 MR. BREWER: Yes, Mr. Chairman. That should

1 work still.

2 CHMN STAFFORD: Okay, 9/4.

3 All right. And then the affected
4 jurisdiction is Pinal County?

5 MR. CROCKETT: The City of Coolidge, Pinal
6 County. And then we'll need a crossing or right-of-way
7 permit from the Arizona Department of Transportation.

8 And then I -- I had a call a little bit
9 earlier today with Tod, and I may be wanting to get your
10 input on this. As I read the statute, areas of
11 jurisdiction are state, town or incorporated city or --
12 I'm sorry, county -- state, county or incorporated city or
13 town. We've got a couple of irrigation districts that
14 will need probably some right-of-way or crossing
15 authorizations. Do you view those as affected
16 jurisdictions that need to be listed?

17 CHMN STAFFORD: Are they subdivisions of the
18 county?

19 MR. CROCKETT: Yes.

20 CHMN STAFFORD: Yeah. I think they should
21 be, yeah.

22 MR. CROCKETT: Okay. Then we'll -- we'll go
23 ahead and -- They will be on the list.

24 CHMN STAFFORD: Okay. And we're doing the
25 hearing at the --

1 MR. CROCKETT: Hearing's at the --

2 CHMN STAFFORD: -- (indecipherable due to
3 simultaneous crosstalk.)

4 MR. CROCKETT: Yes. Yes.

5 THE COURT REPORTER: I'm sorry. At the
6 what?

7 CHMN STAFFORD: Francisco Grande.

8 We've got it set for -- well, starting on
9 Monday the 21st and then going on as necessary.

10 This is just a typical gen-tie to a new
11 solar project; right?

12 MR. CROCKETT: Correct.

13 CHMN STAFFORD: Okay. Well, this one
14 shouldn't take more than a couple days.

15 MR. CROCKETT: I would not think so, but you
16 never know with these. But we're not -- we're not
17 anticipating any significant opposition to this.

18 CHMN STAFFORD: Okay.

19 MR. CROCKETT: There's quite a bit of
20 developed infrastructure in that area already, as you
21 know.

22 CHMN STAFFORD: Yeah. We were just out
23 there a couple weeks ago for a different project.

24 Let's see. Now, for the -- the links for
25 the out-of-town members that are attending remotely,

1 sometimes they don't get those until like the day of the
2 hearing. I'd like to get those distributed by the time we
3 have the prehearing conference.

4 MR. CROCKETT: Okay.

5 CHMN STAFFORD: Because a lot of times we
6 have members scrambling to -- Hey, Tod, where's the log-in
7 stuff for the -- the meeting? So if we can get that by
8 the prehearing conference that would be great.

9 MR. CROCKETT: That should not be a problem.

10 CHMN STAFFORD: Okay. And then you will
11 have the lodging for us at the Casa Grande -- the
12 Francisco Grande?

13 MR. CROCKETT: Yes.

14 And Chairman, what we've done is we've made
15 arrangements -- we've already reserved rooms for all of
16 the committee members. And so if there is someone that
17 will not be attending we'd appreciate knowing that by -- I
18 think the 20th of September is when we would need to
19 cancel. I know Member Somers has resigned, so we're not
20 planning on him attending. But everyone else as of this
21 point in time has a room already reserved. So they will
22 simply need to give them their name when they check in.

23 CHMN STAFFORD: Okay. What we can do is --
24 Yeah. Because Tod will send the information out to the
25 members. We'll ask them if they'll respond whether they

1 are going to be in person or remotely and then we'll get
2 that information to you by the 20th. That way you will
3 have an -- should have an accurate head count of how many
4 members will actually be physically in the room.

5 MR. CROCKETT: Great.

6 CHMN STAFFORD: I think we may see more
7 attending remotely because my recollection is the air
8 conditioning in that room where we held the hearing is
9 subpar.

10 MR. CROCKETT: Yes. Chairman, we've had
11 some discussions with the resort about that. They -- they
12 had some explanations for why it was hot. But basically,
13 if we can boil it down, it's like, it's summer in Arizona
14 and the doors were open a lot. But I think in October it
15 should be less of an issue. They are mindful of it. We
16 should be okay.

17 The other thing that Tod mentioned to me is
18 that the internet was perhaps a little spotty at some
19 recent hearings. So we've talked to both the hotel and to
20 Peaks Audio about that. I think Peaks Audio is going to
21 use an Ethernet connection to beef up the -- the internet.
22 And then they have also got a -- sort of a fail-safe
23 technology that they can deploy if the Ethernet goes down.
24 So I think we're ready.

25 CHMN STAFFORD: Okay, good.

1 Now, let's see. You will to submit a plan
2 for a tour by the time the prehearing conference is filed
3 with the docket. But I think if we do a tour would you
4 want it that Tuesday -- the Tuesday the -- What would it
5 be? The --

6 MR. CROCKETT: 22nd.

7 CHMN STAFFORD: Wait. Yeah, the 22nd. That
8 would be the day for the tour if we decide to do one?

9 MR. CROCKETT: Yes.

10 And we're -- we've made arrangements for a
11 tour and we'll have a tour map and itinerary to present to
12 you at the prehearing conference.

13 CHMN STAFFORD: Okay, great.

14 And then prehearing conference date's going
15 to be October 16th?

16 MR. CROCKETT: Yes.

17 CHMN STAFFORD: Procedural order.

18 Okay. And do have a draft CEC filed by the
19 prehearing conference.

20 Now, public comment, we'll do the same
21 thing, the first day, the Monday, at 5:30. Are there
22 going to be any public officials making public comments
23 that you are aware of or plan on having do so?

24 MR. CROCKETT: We -- we don't know at this
25 point whether there will be. I think there's one City

1 Council member that has perhaps made public comment at
2 prior line siting hearings. He may be there, but we
3 don't -- No one has indicated to us at this point that
4 they are planning to show up for public comment.

5 CHMN STAFFORD: Okay. And for permit
6 status, what's the -- You need something from Pinal
7 County; right? Is it a plan amendment or is it a special
8 use permit? What is it?

9 MR. CROCKETT: Maybe -- maybe, Ashley, I'll
10 ask you to respond to that question.

11 MS. JOHNSON: Yes. So we are currently
12 preparing a plan amendment. After receiving approval for
13 the comprehensive plan amendment we will apply for a
14 (indecipherable) rezone.

15 (Reporter clarification.)

16 MS. JOHNSON: A planned area development
17 amendment, as well as a rezone of the parcel to I-3
18 industrial to be able to construct and operate a renewable
19 energy project. That's a portion of our project.

20 The northern portion of the solar project is
21 in the City of Coolidge and has received approval for a
22 conditional use permit.

23 CHMN STAFFORD: From Coolidge, okay.

24 MS. JOHNSON: Yes.

25 CHMN STAFFORD: All right.

1 MS. BELLAVIA: Jeff, if I may clarify.
2 Those -- Pardon my interruption. Those two permits that
3 Ashley mentioned are for the solar energy facility itself,
4 not the gen-tie.

5 CHMN STAFFORD: Right. I'm assuming the
6 gen-tie's a permitted use under its current zoning.
7 Correct?

8 MR. CROCKETT: That's our understanding,
9 yes, Chairman.

10 CHMN STAFFORD: Okay.

11 All right. We'll have -- we'll have the
12 exhibits on the iPads for the members at the hearing?

13 MR. CROCKETT: Yes.

14 CHMN STAFFORD: Okay. And then just a hard
15 copy of the exhibits for the court reporter and myself.

16 And then what was the filing fee? It was a
17 thousand bucks for this one, wasn't it?

18 MR. CROCKETT: Yes. That's right.

19 CHMN STAFFORD: All right. The Commission's
20 obligated by statute to pay the costs of reporting and
21 transcribing any application hearing, as well as the
22 actual necessary expenses incurred by the committee
23 members in connection with their participation in
24 committee meetings from the filing fee. Costs and fees
25 exceeding the amount of applicant's fee may, with the

1 applicant's consent, be incurred by the committee and
2 charged to the applicant.

3 Does the applicant consent to pay the
4 Commission those costs in excess of the filing fee?

5 MR. CROCKETT: Yes.

6 CHMN STAFFORD: It will be the standard
7 three-day turnaround of the transcripts.

8 Any -- any other things we need to address?

9 Is there going to be -- We're not going to
10 need security at this one, too, are we?

11 MR. CROCKETT: I wasn't aware that there was
12 one where you needed security. So --

13 CHMN STAFFORD: The last one at Francisco
14 Grande we had to have it.

15 MR. CROCKETT: Really?

16 (Reporter clarification.)

17 CHMN STAFFORD: That was the Selma, the
18 Selma project. No, it was the -- the project Bella. We
19 had the hearing at the same location, at the Francisco
20 Grande. They had an open house prior to filing -- maybe
21 it was after the filing but prior to the hearing. I think
22 it was prior to filing actually. They had somebody get
23 into like a physical altercation with some of the people
24 at the open house, and I guess the hotel ended up filing a
25 complaint with the authorities and he was not allowed on

1 the property after that.

2 But they did have two armed security guards
3 at the location for the duration of the hearing. So --

4 MR. CROCKETT: Well, we'll plan to have
5 Colin be the bouncer for the hearing.

6 CHMN STAFFORD: All right. That is --

7 Let me know how the open houses, if there's
8 any problems with that. I think we circulated his picture
9 so we were aware to look -- for whom to look out for.
10 So --

11 MR. CROCKETT: Yeah, we've already had an
12 open house and I don't believe there was anything eventful
13 that happened at that open house other than information
14 being conveyed.

15 CHMN STAFFORD: Good. That's typically what
16 happens, but every now and then you have some aberration
17 and then it kind of changes the calculus of how things go.
18 So --

19 All right. Anything else? Anything I've
20 missed, Tod?

21 MR. BREWER: I don't believe so,
22 Mr. Chairman. Thank you.

23 CHMN STAFFORD: All right. Anything else,
24 Mr. Crockett?

25 MR. CROCKETT: That's all we have. Thank

1 you.

2 CHMN STAFFORD: Okay. We'll get you the --
3 I'll let Tod know if the line -- the notice of hearing
4 needs any modification or anything. The only -- I looked
5 at it quickly and the only thing that jumped out to me was
6 that in the map there's not the -- the little smaller
7 section in the corner that shows where in the state it's
8 located. So my only suggestion would be to add that.

9 MR. CROCKETT: We will add that. We will
10 add that to it.

11 CHMN STAFFORD: Okay, excellent. Anything
12 else?

13 MR. CROCKETT: That's all.

14 CHMN STAFFORD: All right. Thank you very
15 much. With that we're adjourned. We'll go off the
16 record.

17 (Whereupon, at 3:18 p.m. the proceedings
18 ended.)

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1 STATE OF ARIZONA)
2) ss.
3 COUNTY OF YAVAPAI)

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15 Dated at Prescott, Arizona, this 1st day of
16 September, 2024.

17 

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