BEFORE THE ARIZONA POWER PLANT AND TRANSMISSION LINE SITING COMMITTEE

LS-536

IN THE MATTER OF THE APPLICATION OF ARIZONA PUBLIC SERVICE COMPANY, IN CONFORMANCE WITH THE REQUIREMENTS OF ARIZONA REVISED STATUTES §§ 40-360 ET SEQ. AND ASSOCIATED ADMINISTRATIVE RULES AND REGULATIONS FOR A CERTIFICATE OF ENVIRONMENTAL COMPATIBILITY AUTHORIZING THE CONSTRUCTION OF THE SAGUARO POWER PLANT EXPANSION PROJECT CONSISTING OF TWO (2) SIMPLE CYCLE NATURAL GAS UNITS TOTALING APPROXIMATELY 720 MEGAWATTS (MW) WHICH WILL BE SITED AT THE EXISTING SAGUARO POWER PLANT NEAR UNINCORPORATED RED ROCK IN PINAL COUNTY, ARIZONA.	)	DOCKET NO. L-00000D-26-0441-00272
	)	PREFILING CONFERENCE

At: Phoenix, Arizona

Date: October 16, 2026

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REPORTER'S TRANSCRIPT OF PROCEEDINGS

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BE IT REMEMBERED that the above-entitled and numbered matter came on regularly to be heard before the Arizona Power Plant and Transmission Line Siting Committee, commencing at 2:02 p.m. on the 16th day of October, 2026, with all participants appearing via videoconference.

BEFORE: ADAM STAFFORD, Chairman

APPEARANCES:

For the Applicant:

HIGH TOWER LAW
By: J. Matthew Derstine
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- and -

PINNACLE WEST CAPITAL CORPORATION
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ALSO PRESENT:

Rachael Leonard - APS
Cindy McCoy - APS
Matthew Morgan - APS
Ted Tindall - APS
David Wiley - APS
Mark Turner - AECOM
Tod Brewer - Assistant to Chairman Stafford

CHAIRMAN STAFFORD: Let's go on the record.

Now is the time set for the prefiling conference for APS Saguaro Power Plant Project.

Start with appearances. Mr. Derstine.

MR. DERSTINE: Good afternoon. Matt Derstine appearing on behalf of Arizona Public Service Company.

Appearing with me on behalf of APS is Ms. Linda Benally, senior attorney with Pinnacle West Law Department. Cindy McCoy, she's a senior paralegal with Pinnacle West Law Department.

I don't know if Mr. Wiley is on, but he may join. David Wiley is the manager of transmission development.

And Ms. Leonard, obviously, is here. She's the manager of state regulatory for APS. Matthew Morgan, he's generation project manager for APS. Ted Tindall, senior siting consultant for APS.

And Mark Turner, who is our environmental consultant. He's the environmental project manager for AECOM.

CHAIRMAN STAFFORD: All right. There's a phone number (480) 258-4648. Who is that?

MR. WILEY: This is David Wiley. Apologies. I'm having difficulties getting on the Zoom call.

MR. DERSTINE: There we go. That's Mr. Wiley.

CHAIRMAN STAFFORD: All right. Has there been much public interest so far in this project?

MR. DERSTINE: You know, we've had a series of open houses. We've had a number of -- let's see. I'll read my notes here.

We have conducted outreach through our normal channels, social media, to help publicize our two open houses. We received 14 inquiries or comments primarily concerning the normal concerns: noise, air quality, water use, maybe natural gas as well. We've responded to all of these inquiries. Our social media outreach was able to capture 11,649 people, one Facebook inquiry, none through Instagram.

We've also contacted 13 tribes and 37 tribal representatives. Two of the tribes responded with no concerns.

That's the extent of our outreach and the inquiries. I'm not aware of any intervenors at this point in time.

CHAIRMAN STAFFORD: Okay. And you've got four prefiling exhibits.

MR. DERSTINE: We do. So APS-1 is our project map. Maybe we can spend a minute on that after I go through these.

APS-2 is our notice of hearing or proposed

notice of hearing.

APS-3 is a map of our notification area. It shows the area that we used for our mailings and probably a broader area for our social media outreach.

And then APS-4 is our sign location map.

CHAIRMAN STAFFORD: Okay. And those are admitted.

I'm looking at APS-3. It shows that you did outreach to the community of Red Rock?

MR. DERSTINE: That's right.

And maybe, Cindy, if you're able, maybe you could pull up our project map, which is the APS-1.

So, yes, the community of Red Rock, it's about two -- two-plus miles northwest of the existing Saguaro Power Campus. So that's probably our closest, you know, major community.

There are also some scattered homes to the east of Saguaro Power Campus, and those scattered residents are about two and a half miles away.

CHAIRMAN STAFFORD: Okay. We've got the draft notice of hearing as one of your exhibits. Can I get you to send the Word copy to Tod as soon as you can?

MR. DERSTINE: Yeah. We'll do that at the conclusion of our conference.

I think two issues on the notice of hearing.

One, to meet our publication timing, I think we briefly spoke with you about this at the rules workshop. We would like to get the notice of hearing back by 10/21 to get those to the newspapers so they can get them mocked up and can meet our publication dates.

And then the second one, our draft has us starting at 10:00. I know that -- I don't know that we feel -- I guess our sense is maybe the earlier we start, the earlier we're done. I don't know that it always works out that way.

But we leave it up to you and your discretion, whatever works for the committee. If the 1:00 start time is better for the committee members to travel, that's fine with us. The draft has a 10:00 start.

CHAIRMAN STAFFORD: All right. So we've got -- I think 10:00 is fine. I think it's probably better to start earlier.

MR. DERSTINE: Okay.

CHAIRMAN STAFFORD: And so you're going to -- the notice of hearing, you're going to publish it in what newspapers?

MR. DERSTINE: So our publications will be in the Casa Grande Dispatch. Our publication there will be on November 3rd. And then the Pinal Central Dispatch, the publication there will be on November 5th.

CHAIRMAN STAFFORD: All right. So that will be more than 30 days before the start of the hearing on December 7th.

And you've got three signs?

MR. DERSTINE: We do. Our sign map shows three sign locations. Two of them are the major off-ramps that would serve the Red Rock community and/or the Saguaro Power Campus.

The third sign location, you see it further south along the frontage road for I-10. That's the road or the exit that folks would use who live in that scattered community to the east of Saguaro. So we thought it would be important to put a sign location down there, assuming that we can use the right-of-way there. There may be a transmission right-of-way that we can use or we'll have to contact State Land, but we'll do our best to be able to post a sign at that location.

CHAIRMAN STAFFORD: Okay. And then you've done social media outreach for the project and you will for the notice of hearing as well?

MR. DERSTINE: That's correct.

CHAIRMAN STAFFORD: Is that the radius for -- that's in Exhibit 3?

MR. DERSTINE: So the -- yeah, what you see there is our -- primarily our notification area for

mailing. And I think I'm correct about this and maybe Mr. Tindall can speak to that, but I think our social media reach extends beyond what you see on the prefiling Exhibit 3, but certainly it covers that area that's shown on 3, the dotted black line around the Saguaro Power Campus.

CHAIRMAN STAFFORD: Okay. And you're going to have copies of the application and the transcripts at two library locations?

MR. DERSTINE: That's right. It will be at the Eloy Santa Cruz Library and the Arizona City Community Library. The Eloy Santa Cruz Library, obviously, is in Eloy, and then the other library location is Arizona City. I think we determined those were the closest and best libraries where folks could access the application.

CHAIRMAN STAFFORD: Okay. And you've got a project website up as well?

MR. DERSTINE: We do.

CHAIRMAN STAFFORD: Okay. Is Pinal County the only affected jurisdiction for this project?

MR. DERSTINE: Yes.

CHAIRMAN STAFFORD: So we're going to start the hearing on December 7th, potentially running through December 11th, and it's going to be at the Radisson in Casa Grande.

MR. DERSTINE: That's correct.

CHAIRMAN STAFFORD: Okay. And make sure you reserve enough rooms for all the members, including myself and the court reporter. We'll let you know which ones are going to attend virtually when we get close to the hearing.

You'll need to prepare a plan for a tour by the time of the prehearing conference and file it with Docket Control. If we do a tour, we'll do it that Tuesday the 8th, probably at 9:00 a.m., as a standard procedure.

MR. DERSTINE: Yeah. We'll have the tour map and, I guess, we can discuss that. It will give you more information on what we propose for the tour.

We've already reserved a large bus and will be ready to go for a -- I assume the committee will want a tour, and we'll be ready if they vote to take one.

CHAIRMAN STAFFORD: And then how far is it, approximately, from the plant site to the Radisson?

MR. DERSTINE: Ted or -- Mr. Morgan or Mr. Tindall?

CHAIRMAN STAFFORD: Mr. Turner is raising his hand. He seems to know.

MR. DERSTINE: Okay.

MR. TURNER: It's about 25 miles one way. Most

of that's on Interstate 10.

CHAIRMAN STAFFORD: Okay. So it should be a quick 25 miles, then.

MR. TURNER: It's a 50-passenger bus. Yes.

CHAIRMAN STAFFORD: All right. And then the prehearing conference, Tod, what's the date we have for that?

MR. BREWER: We have this set for November 24th at 2:00, Mr. Chairman.

CHAIRMAN STAFFORD: Thank you.

There's no related litigation or disputes for this project?

MR. DERSTINE: No.

CHAIRMAN STAFFORD: Okay.

All right. Make sure you have a draft CEC for me by the time of the prehearing conference.

We'll do the public comment Monday at 5:30.

Do you anticipate any public officials wanting to make a public comment?

MR. DERSTINE: Not at this time, but we would encourage it. We'll see what we can do.

CHAIRMAN STAFFORD: And permit status. I assume you have to modify your air permit?

MR. DERSTINE: That's correct. There will be an amended Title V air permit, and that application is

about ready to be filed.

I think we fully anticipate that it will be filed before and packaged with the CEC application. If for some reason it slides a bit, we'll make sure that it's marked and you have it as an exhibit at the time of the hearing.

CHAIRMAN STAFFORD: Excellent.

So we'll be using Peaks for the audio-visual for the hearing?

MR. DERSTINE: Yes.

CHAIRMAN STAFFORD: And do the iPads for the exhibits for the members?

MR. DERSTINE: Yes.

CHAIRMAN STAFFORD: With two hard copies, one for me and one for the court reporter.

Now, for this one, I'm assuming the filing fee is -- what? -- $10,000?

MR. DERSTINE: Yes.

CHAIRMAN STAFFORD: Okay. The Commission is obligated by statute to pay the cost of reporting and transcribing any application hearing as well as the actual and necessary expenses of the members from the filing fee. Costs and fees exceeding that amount may, with the Applicant's consent, be incurred by the committee and charged to the Applicant.

Does the Applicant consent to pay the Commission those costs in excess of the filing fee?

MR. DERSTINE: We do.

CHAIRMAN STAFFORD: Since it's a plant, the filing fee may actually do it, depending on the length of the hearing, I guess, huh?

MR. DERSTINE: Right. It might cover it.

CHAIRMAN STAFFORD: All right. So we'll do the three-day turnaround on the transcripts.

Is there anything else we need to cover?

MR. DERSTINE: Unless you're interested in some background on the project. Happy to give you some of that using the project map, which is the prehearing Exhibit 1. Or if you feel like you -- yeah, happy to give you a little bit of background, if you would like.

CHAIRMAN STAFFORD: Yeah, sure.

MR. DERSTINE: If we can -- I can trouble Ms. McCoy to pull up APS-1 and use that a little bit to give you a little bit of background. And if not, I can just talk you through it.

CHAIRMAN STAFFORD: Well, I have a quick question. What is the CEC number for the existing Saguaro plant, or does it predate CECs?

MR. DERSTINE: Good question.

Do we have someone on the call who can answer

that? Is it a pre-CEC project?

MS. BENALLY: That's correct.

MR. DERSTINE: There it is.

So, yeah, the project is located within the existing Saguaro Power Campus. You see the power campus outlined on APS Exhibit 1 in black.

The blue area shown within the power campus is what we're referring to as the power block area. That's where the new generation will be constructed. That area is, I think, approximately 44 acres.

And then the green, if you can see the green crosshatched area, that's the project site where the balance of plant, evap ponds, and other supporting infrastructure will be constructed.

These two units will be constructed within that power block, although the final orientation of the units within the power block -- we think we have a pretty good idea of how they're going to be placed and we'll present that at the time of the hearing, but it's subject to final design and engineering by our EPC contractor, but we'll be -- go ahead.

CHAIRMAN STAFFORD: And the existing Saguaro plant, where is that on the map?

MR. DERSTINE: So in terms of the existing generation units?

CHAIRMAN STAFFORD: Yes.

MR. DERSTINE: Does someone want to -- I guess Mr. Tindall or Mr. Morgan, can you orient where the current generation is? I think there's around 190 megawatts of existing generation within the power campus. Where are they located?

MR. MORGAN: If you see the substation kind of right in the middle of that green hatch, just right below that --

MS. BENALLY: Mr. Morgan, let me interrupt you for just a moment.

Ms. McCoy, can you zoom in on the map so that Mr. Morgan can identify where the units are at, if you're able to do so?

Sorry for the interruption, Mr. Morgan.

MR. DERSTINE: There we go.

So, yeah, Mr. Morgan, so that carved-out area, kind of a tall rectangle with the notch to the left, that's the existing substation; correct?

MR. MORGAN: Yes, sir. And then the three units are right below that. You can kind of see three little blobs of gray below that. Those are our existing units.

MS. BENALLY: Ms. McCoy, you have some of your screens appearing on the Zoom. Are you able to minimize

those? Thank you.

MR. DERSTINE: So what will be constructed within the power block, the shaded blue area, are going to be two natural-gas-fired, simple-cycle units. They're the GE Vernova -- do I have it right? -- yeah, 7HA.02.

So you may recall from the Marigold project that SRP was using a version of GE Vernova. Those were the 7F units. SRP was siting three of the 7Fs. Here we're using two of the 7HA units with a combined capacity and output of 720 megawatts, approximately.

CHAIRMAN STAFFORD: Okay.

MR. DERSTINE: They will be connected to that substation that Mr. Morgan just identified by two relatively short 500kV gen-tie lines. They're not being sited as part of this due to that they're less than a mile in length.

We've got -- you see that -- and just for explanation, that black carveout, that's land -- or that property is owned by an entity other than APS that uses those tanks for, I think, storage of gas or diesel.

Maybe, Mr. Morgan, can you tell us what's being used there?

MR. MORGAN: Yeah. The owner of that site is Pro Petroleum or Pilot. They plan on using it for

storage of gas or petrol. They're currently not being used. They would have to do some upgrades to that site to do that, but they own that site and they have the ability to store gas there.

MR. DERSTINE: Okay. So the Saguaro Power Campus is about 10 miles north of Marana. And the Red Rock community is on the west side of I-10 northwest of the Saguaro Power Campus approximately two miles -- or the closest residents are about two miles. The community extends beyond that probably closer to two and a half or three.

And then, as I mentioned, we have the community on the east, and they're about two and a half miles away. And, again, those are just scattered homes on the eastern side of the power campus.

CHAIRMAN STAFFORD: It looks like there's what appears to be solar panels, as well, on the Saguaro site.

MR. DERSTINE: That's correct.

Are those APS-owned, Mr. Morgan?

MR. MORGAN: Yes. APS owns solar panels, and then we have a small battery site on site as well. They're both around 40-ish megawatts.

CHAIRMAN STAFFORD: All right. Thank you very much. I think that's all the questions I had.

MR. DERSTINE: Okay.

CHAIRMAN STAFFORD: Do we need anything else, Tod?

MR. BREWER: No, Mr. Chairman. Thank you.

CHAIRMAN STAFFORD: Michele, are you all set?

COURT REPORTER: Yes.

CHAIRMAN STAFFORD: Thank you all very much. I will see you on November 24th at the prehearing conference.

With that, we are adjourned.

(The proceedings concluded at 2:21 p.m.).

STATE OF ARIZONA)
) ss.
COUNTY OF YUMA.)

BE IT KNOWN that the foregoing proceedings were taken before me; that the foregoing pages are a full, true, and accurate record of the proceedings, all done to the best of my skill and ability; that the proceedings were taken down by me in shorthand and thereafter reduced to print under my direction.

I CERTIFY that I am in no way related to any of the parties hereto nor am I in any way interested in the outcome hereof.

I CERTIFY that I have complied with the ethical obligations set forth in ACJA 7-206(F)(3) and ACJA 7-206(J)(1)(g)(1) and (2).

DATED this 3rd day of November, 2026, at Yuma, Arizona.



MICHELE E. BALMER
Arizona Certified Reporter
No. 50489

I CERTIFY that GLENNIE REPORTING SERVICES, LLC, has complied with [illegible] forth in ACJA 7-206(J)(1).



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