

TP-ENT-1024-00023 – Perpendicular Crossing - Broadway and Euclid Intersection, C-3 Special Exception (Ward 6)  
Preliminary Conditions

PROCEDURAL

1. A development package in substantial compliance with the revised preliminary development plan, and required reports, dated January 24, 2025, is to be submitted and approved in accordance with the *Administrative Manual*, Section 2-06.
2. TEP shall comply with all conditions listed in the approved Certificate of Environmental Compatibility (CEC) in Docket No. L-00000C-24-0118-232 for the proposed Transmission Line – see attached Exhibit A.
3. Historic or prehistoric features or artifacts discovered during future ground disturbing activities should be reported to the City of Tucson Historic Preservation Officer. Pursuant to A.R.S. 41-865 the discovery of human remains, and associated objects found on private lands in Arizona must be reported to the Director of Arizona State Museum.
4. Any relocation, modification, etc., of existing utilities and/or public improvements necessitated by the proposed development shall be at no expense to the public.
5. Five years are allowed from the date of initial authorization to implement and effectuate all Code requirements and conditions of the special exception.

Land Use and Compatibility

6. Transmission pole height is not to exceed 85'.
7. Subsurface installation will require a submittal to RWRD utility coordination.
8. TEP to notify PDSD of any route or pole placement changes prior to submitting for right-of-way permit with DTM.
9. TEP shall collaborate with each neighborhood and/or neighborhood association that parallels the Oracle-Grant project intersection to determine the preferred transmission pole finish for that neighborhood(s). Pole finishes may include weathering steel, galvanized, or painted in Mojave. In the event the neighborhood cannot decide on a preference following a good faith effort, TEP will use the preferred weathering steel pole finish.
10. TEP shall remove all 46 kV substations and lines, including wires, poles, and other equipment, that are no longer required as a result of the upgraded 138 kV substation and transmission line. Removals are estimated to begin in 2027 and complete by 2037, based on an estimated in-service date of the Vine Substation and associated 138 kV transmission line in 2027.
11. TEP shall remove all existing parallel overhead lower voltage distribution lines underground, currently located within the same road right-of-way as the Projected as constructed. TEP shall notify all joint use attachers within six (6) months of Certificate approval so they can begin to relocate their facilities.

## Exhibit A

### BEFORE THE ARIZONA POWER PLANT AND TRANSMISSION LINE SITING COMMITTEE

IN THE MATTER OF THE APPLICATION  
OF TUCSON ELECTRIC POWER  
COMPANY, IN CONFORMANCE WITH  
THE REQUIREMENTS OF A.R.S. § 40-360,  
ET SEQ., FOR A CERTIFICATE OF  
ENVIRONMENTAL COMPATIBILITY  
AUTHORIZING THE MIDTOWN  
RELIABILITY PROJECT, WHICH  
INCLUDES THE CONSTRUCTION OF A  
NEW 138 KV TRANSMISSION LINE  
ORIGINATING AT THE EXISTING  
DEMOSS-PETRIE SUBSTATION  
(SECTION 35, TOWNSHIP 13 SOUTH,  
RANGE 13 EAST), WITH AN  
INTERCONNECTION AT THE PLANNED  
VINE SUBSTATION (SECTION 06,  
TOWNSHIP 14 SOUTH, RANGE 14 EAST),  
AND TERMINATING AT THE EXISTING  
KINO SUBSTATION (SECTION 30,  
TOWNSHIP 14 SOUTH, RANGE 14 EAST),  
EACH LOCATED WITHIN THE CITY OF  
TUCSON, PIMA COUNTY, ARIZONA.

Docket No. L-00000C-24-0118-232

Case No. 232

### CERTIFICATE OF ENVIRONMENTAL COMPATIBILITY



#### A. INTRODUCTION

Pursuant to notice given as provided by law, the Arizona Power Plant and Transmission Line Siting Committee ("Committee") held public hearings in Tucson, Arizona, on July 8, 2024, through July 19, 2024, in conformance with the requirements of Arizona Revised Statutes ("A.R.S.") § 40-360 *et seq.* for the purpose of receiving evidence and deliberating on the May 24, 2024 Application of Tucson Electric Power Company ("TEP" or "Applicant") for a Certificate of Environmental Compatibility ("Certificate") authorizing construction of a 138 kilovolt ("kV") transmission line in Tucson, Arizona in Pima County (the "Midtown Reliability Project" or "Project").

The following members and designees of members of the Committee were

1 present at one or more of the hearing days for the evidentiary presentations, public  
2 comment and/or the deliberations:

3 Adam Stafford	Chairman, Designee for Arizona Attorney General Kris
4	Mayes
5 Gabby Mercer	Designee of the Chairman, Arizona Corporation
6	Commission (“Commission”)
7 Leonard Drago	Designee for Director, Arizona Department of
8	Environmental Quality
9 David French <sup>1</sup>	Designee for Director, Arizona Department of Water
10	Resources
11 Nicole Hill	Designee for Director, Governor’s Energy Office
12 Scott Somers	Appointed Member, representing cities and towns
13	
14 David Kryder	Appointed Member, representing agricultural interests
15 Margaret “Toby” Little	Appointed Member, representing the general public
16 Jon Gold	Appointed Member, representing the general public
17 David Richins	Appointed Member, representing the general public

18 The Applicant was represented by Meghan H. Grabel and Elias J. Ancharski of  
19 Osborn Maledon, P.A. and in-house counsel for TEP, Megan C. Hill. The following  
20 parties were granted intervention pursuant to A.R.S. § 40-360.05: Banner—University  
21 Medical Center Tucson Campus, LLC and Banner Health represented by Michelle De  
22 Blasi of the Law Office of Michelle De Blasi; City of Tucson represented by Roi I.  
23 Lusk and Jennifer J. Stash; Pima County represented by Bobby Yu; and Underground  
24 Arizona represented by Daniel Dempsey.

25 At the conclusion of the hearing, the Committee, after considering the  
26 (i) Application, (ii) evidence, testimony, and exhibits presented by the parties, and  
27 (iii) comments of the public, and being advised of the legal requirements of A.R.S. §§  
28 40-360 through 40-360.13, upon motion duly made and seconded, voted 9 to 0 in

---

<sup>1</sup> Member French was excused from the second week of the hearing and did not participate in the vote.

1 favor of granting Applicant, its successors and assigns, this Certificate for the  
2 construction of the Project.

3 **B. Overview Project Description**

4 The Project will involve the construction of the new DeMoss Petrie-to-Vine-to-  
5 Kino 138 kV transmission line approximately 8.5 miles in length mounted on steel  
6 monopole structures. The Project will loop the existing TEP DeMoss Petrie (“DMP”)  
7 138 kV Substation to the existing TEP Kino 138 kV Substation with a connection at  
8 the planned Vine 138 kV Substation. TEP’s preferred route is a combination of  
9 Alternative Routes B and 4.

10 *DeMoss Petrie-to-Vine Alternatives*

11 **Alternative Route B (Preferred Route)** – Preferred Route B leaves the  
12 existing DMP Substation to the southeast for a distance of 0.3 miles, turning  
13 east for approximately 2 miles on West Grant Road, which turns into East  
14 Grant Road at North Stone Avenue. Route B turns south on North Park Avenue  
15 for approximately 0.6 miles, then east onto East Adams Street for  
16 approximately 0.4 miles, then north on North Vine Avenue for approximately  
17 0.16 miles, terminating at the planned Vine Substation. Alternative Route B is  
18 approximately 3.5 miles in length.

19  
20 **Alternative Route D** – Alternative Route D leaves the existing DMP  
21 Substation to the southeast for a distance of 0.3 miles, turning east on West  
22 Grant Road for approximately 2.75 miles, which turns into East Grant Road at  
23 North Stone Avenue. Alternative Route D continues east along East Grant  
24 Road to North Campbell Avenue, where it turns south to an alignment centered  
25 between East Lester Street and North Ring Road for approximately 0.4 miles,  
26 turning west for approximately 0.35 miles, where it terminates at the planned  
27 Vine Substation. Alternative Route D is approximately 3.8 miles in length.



*Vine-to-Kino Alternatives*

**Alternative Route 4** (Preferred Route) – Preferred Route 4 leaves the planned Vine Substation to the south on North Vine Avenue for a distance of 0.16 miles, turns west on East Adams Street for approximately 0.4 miles, and south onto North Park Avenue for approximately 0.3 miles. At East Speedway Boulevard the route turns west for approximately 0.15 miles, then south on North Euclid Avenue for approximately 1.1 miles, continuing to East 12th Street where it turns west for approximately 0.05 miles and then south for approximately 0.11 miles to span East Aviation Parkway and the Union Pacific Railroad. At South Toole Avenue Route 4 turns south for approximately 0.55 miles, following South Toole Avenue until it turns into South Euclid Avenue at East 16th Street. At East 19th Street the route jogs east for approximately 0.03 miles to then turn south for approximately 1.3 miles to continue on South Euclid Avenue. Route 4 turns east onto East 36th Street for approximately 0.78 miles, which it follows to terminate at the existing Kino Substation. Alternative Route 4 is approximately 5.0 miles in length.

**Alternative Route 1** – Alternative Route 1 leaves the planned Vine Substation to the east on an alignment centered between East Lester Street and North Ring Road to North Campbell Avenue for a distance of 0.33 miles. At North Campbell Avenue the route turns south, continuing onto South Campbell Avenue at East Broadway Boulevard for approximately 2.8 miles. Route 1 crosses East Aviation Parkway and the Union Pacific Railroad, and continues on South Campbell Avenue where it intersects with East 22nd Street. At the intersection with East Fairland Stravenue, the route turns southwest onto East Willis Way for approximately 0.1 miles, then southeast on South Cherrybell

1 Stravenue for approximately 0.1 miles, and southwest onto East Silverlake  
2 Road for approximately 0.2 miles. Just east of South Warren Avenue, the route  
3 turns south onto an alley for approximately 0.03 miles, and then east for  
4 approximately 0.04 miles to the intersection of East Barleycorn Lane and  
5 South Martin Avenue, where it turns south onto South Martin Avenue, which it  
6 follows for approximately 0.5 miles to the intersection with East 36th Street.  
7 Route 1 turns west onto East 36th Street for approximately 0.05 miles, and  
8 then terminates at the existing Kino Substation.

9  
10 **Alternative Route 1.2** – Alternative Route 1.2 leaves the planned Vine  
11 Substation to the south along Vine Road to Mabel Street for a distanced of 0.2  
12 miles. At Mabel Street the route turns east for 0.1 miles to Cherry Avenue.  
13 Route 1.2 turns south for a distance of 0.2 miles to Speedway Boulevard. At  
14 Speedway Boulevard the route turns east to Campbell Avenue for a distance of  
15 0.25 miles then south on Campbell Avenue continuing onto South Campbell  
16 Avenue at East Broadway Boulevard for approximately 1.9 miles. Route 1.2  
17 crosses East Aviation Parkway and the Union Pacific Railroad, and continues  
18 on South Campbell Avenue where it intersects with East 22nd Street. At the  
19 intersection with East Fairland Stravenue, the route turns southwest onto East  
20 Willis Way for approximately 0.1 miles, then southeast on South Cherrybell  
21 Stravenue for approximately 0.1 miles, and southwest onto East Silverlake  
22 Road for approximately 0.2 miles. Just east of South Warren Avenue, the route  
23 turns south onto an alley for approximately 0.03 miles, and then east for  
24 approximately 0.04 miles to the intersection of East Barleycorn Lane and  
25 South Martin Avenue, where it turns south onto South Martin Avenue, which it  
26 follows for approximately 0.5 miles to the intersection with East 36th Street.  
27 Route 1.2 turns west onto East 36th Street for approximately 0.05 miles, and  
28 then terminates at the existing Kino Substation.

The Committee approves the preferred route, B4, and alternative routes D, 1, and 1.2 in their entirety, subject to the Findings of Fact and Conclusions of Law contained herein. A map of the Project, including all of the preferred and alternative routes proposed by the Applicant, is included as **Exhibit A**. Maps of the final approved routes and their respective corridor widths are attached as **Exhibit B**.

## CONDITIONS

This Certificate is granted upon the following conditions:

1. This authorization to construct the Project shall expire ten (10) years from the date this Certificate is approved by the Commission, with or without modification ("Time Period"). Construction of the Project shall be complete, defined as the Project being in-service, within this Time Period. However, prior to the expiration of the Time Period, the Applicant may request that the Commission extend the Time Period.

2. In the event that the Project requires an extension of the term(s) of this Certificate prior to completion of construction, the Applicant shall file such time extension request at least one hundred and eighty (180) days prior to the expiration of the Certificate. The Applicant shall use reasonable means to promptly notify the City of Tucson, the City of South Tucson, Pima County, Arizona Department of Transportation ("ADOT"), Arizona State Land Department ("ASLD"), and all landowners and residents within a one (1) mile radius of the centerline of the Project, all persons who made public comment at this proceeding who provided a mailing or email address, and all parties to this proceeding. The notification provided will include the request and the date, time, and place of the hearing or open meetings during which the Commission will consider the request for extension. Notification shall be no more than three (3) business days after the Applicant is made aware of the hearing date or the open meeting date.



1           3.     Subject to this Committee's findings as set forth in the Findings of Fact  
2 and Conclusions of Law, during the development, construction, operation,  
3 maintenance and reclamation of the Project, the Applicant shall comply with all  
4 existing applicable air and water pollution control standards and regulations, and with  
5 all existing applicable statutes, ordinances, master plans and regulations of any  
6 governmental entity having jurisdiction including, but not limited to, the United States  
7 of America, the State of Arizona, Pima County, the City of Tucson, the City of South  
8 Tucson, and their agencies and subdivisions, including but not limited to the  
9 following:

10                   (a) All applicable land use regulations;

11                   (b) All applicable zoning stipulations and conditions including, but not  
12                   limited to, landscaping and dust control requirements;

13                   (c) All applicable water use, discharge and/or disposal requirements of  
14                   the Arizona Department of Water Resources and the Arizona  
15                   Department of Environmental Quality;

16                   (d) All applicable noise control standards; and

17                   (e) All applicable regulations governing storage and handling of  
18                   hazardous chemicals and petroleum products.

19           4.     Subject to this Committee's findings as set forth in the Findings of Fact  
20 and Conclusions of Law, the Applicant shall obtain all approvals and permits  
21 necessary to construct, operate and maintain the Project required by any governmental  
22 entity having jurisdiction including, but not limited to, the United States of America,  
23 the State of Arizona, Pima County, the City of Tucson, the City of South Tucson, and  
24 their agencies and subdivisions.

25           5.     The Applicant shall comply with the Arizona Game and Fish  
26 Department ("AGFD") guidelines for handling protected animal species, should any  
27 be encountered during construction and operation of the Project, and shall consult  
28



1 with AGFD or U.S. Fish and Wildlife Service, as appropriate, on other issues  
2 concerning wildlife.

3         6. The Applicant shall design the Project's facilities to incorporate  
4 reasonable measures to minimize electrocution of and impacts to avian species in  
5 accordance with the Applicant's avian protection program. Such measures will be  
6 accomplished through incorporation of Avian Power Line Interaction Committee  
7 guidelines set forth in the current versions of *Suggested Practices for Avian*  
8 *Protection on Power Lines* and *Reducing Avian Collisions with Power Lines* manuals.

9         7. The Applicant shall consult the State Historic Preservation Office  
10 ("SHPO") pursuant to A.R.S. § 41-861 through 41-864, the State Historic  
11 Preservation Act. Construction for the Project shall not occur without SHPO  
12 concurrence. Any project involving federal land is a federal undertaking and requires  
13 SHPO concurrence on the adequacy of the survey and area of potential effects. The  
14 Applicant shall coordinate with SHPO regarding the status of Section 106  
15 consultation.

16         8. If any archaeological, paleontological, or historical site or a significant  
17 cultural object is discovered on private, state, county, or municipal land during the  
18 construction or operation of the Project, the Applicant or its representative in charge  
19 shall promptly report the discovery to the Director of the Arizona State Museum  
20 ("ASM"), and in consultation with the Director, shall immediately take all reasonable  
21 steps to secure and maintain the preservation of the discovery as required by A.R.S. §  
22 41-844 or A.R.S. § 41-865, as appropriate.

23         9. The Applicant shall comply with the notice and salvage requirements of  
24 the Arizona Native Plant Law (A.R.S. § 3-901 *et seq.*) and shall, to the extent feasible,  
25 minimize the destruction of native plants during the construction and operation of the  
26 Project.

1           10. The Applicant shall make every reasonable effort to promptly  
2 investigate, identify, and correct, on a case-specific basis, all complaints of  
3 interference with radio or television signals from operation of the Project addressed in  
4 this Certificate and where such interference is caused by the Project take reasonable  
5 measures to mitigate such interference. The Applicant shall maintain written records  
6 for a period of five (5) years of all complaints of radio or television interference  
7 attributable to operations, together with the corrective action taken in response to each  
8 complaint. All complaints shall be recorded and shall include notation on the  
9 corrective action taken. Complaints not leading to a specific action or for which there  
10 was no resolution shall be noted and explained. Upon request, the written records  
11 shall be provided to the Staff of the Commission. The Applicant shall respond to  
12 complaints and implement appropriate mitigation measures. In addition, the Project  
13 shall be evaluated on a regular basis so that damaged insulators or other line materials  
14 that could cause interference are repaired or replaced in a timely manner.

15           11. If human remains and/or funerary objects are encountered during the  
16 course of any ground-disturbing activities related to the construction or maintenance  
17 of the Project, the Applicant shall cease work on the affected area of the Project and  
18 notify the Director of the ASM as required by A.R.S. § 41-865 for private land, or as  
19 required by A.R.S. § 41-844 for state, county, or municipal lands.

20           12. One hundred eighty (180) days prior to construction of the Project, the  
21 Applicant shall post signs in or near public rights-of-way, to the extent authorized by  
22 law, reasonably adjacent to the Project giving notice of the Project. Such signage shall  
23 be no smaller than a roadway sign. The signs shall:

- 24                   (a) Advise the area is a future site of the Project;
- 25                   (b) Provide a phone number and website for public information  
26                       regarding the Project; and
- 27                   (c) refer the public to the Docket.



1       Such signs shall be inspected at least once annually and, if necessary, be  
2 repaired or replaced, and removed at the completion of construction.

3       The Applicant shall make every reasonable effort to communicate the decision  
4 either approving or disapproving the Certificate in digital media.

5       The Applicant shall also communicate through its Project website the status  
6 and location of the route ultimately constructed and the removal and undergrounding  
7 of the existing utility infrastructure along that route.

8       13. At least ninety (90) days before construction commences on the  
9 Project, the Applicant shall provide the City of Tucson, the City of South Tucson,  
10 Pima County, ADOT, ASLD, Pascua Yaqui Tribe, and known builders and  
11 developers who are building upon or developing land within one (1) mile of the  
12 centerline of the Project with a written description, including the approximate height  
13 and width measurements of all structure types, of the Project. The written description  
14 shall identify the location of the Project and contain a pictorial depiction of the  
15 facilities being constructed. The Applicant shall also encourage the developers and  
16 builders to include this information in their disclosure statements. Upon approval of  
17 this Certificate by the Commission, the Applicant may commence construction of the  
18 Project.

19       14. The Applicant shall use non-specular conductor and non-reflective  
20 surfaces for the transmission line structures on the Project.

21       15. The Applicant shall remove all 46 kV substations and lines, including  
22 wires, poles, and other equipment, that are no longer required as a result of the  
23 upgraded 138 kV substation and transmission line. Removals are estimated to begin  
24 in 2027 and complete by 2037, based on an estimated in-service date of the Vine  
25 Substation and associated 138 kV transmission line in 2027.

26       16. The Applicant shall move all existing parallel overhead lower voltage  
27 distribution lines underground, currently located within the same road right-of-way as  
28

1 the Project as constructed. The Applicant shall notify all joint use attachers within six  
2 (6) months of Certificate approval so they can begin design to relocate their facilities.

3 17. The Applicant shall collaborate with each neighborhood and/or  
4 neighborhood association that parallels the route in which the Project is ultimately  
5 constructed on residential roads to determine the preferred transmission pole finish for  
6 that neighborhood. Pole finishes may include weathering steel, galvanized, or painted  
7 in Mojave Sage. In the event the neighborhood cannot decide on a preference  
8 following a good faith effort, the Applicant will use the preferred weathering steel  
9 pole finish.

10 18. The Applicant will work with the City of Tucson, as part of the Project,  
11 to discuss the potential to incorporate any right-of-way enhancements into the  
12 approved route including, but not limited to, multi-use pathways, chicanes, artwork,  
13 and landscaping;

14 19. The Applicant shall be responsible for arranging that all field personnel  
15 involved in the Project receive training as to proper ingress, egress, and on-site  
16 working protocol for environmentally sensitive areas and activities. Contractors  
17 employing such field personnel shall maintain records documenting that the personnel  
18 have received such training.

19 20. The Applicant shall follow the most current Western Electricity  
20 Coordinating Council ("WECC") and North American Electric Reliability  
21 Corporation ("NERC") planning standards, as approved by the Federal Energy  
22 Regulatory Commission ("FERC"), National Electrical Safety Code ("NESC")  
23 standards, and Federal Aviation Administration ("FAA") regulations.

24 21. The Applicant shall participate in good faith in state and regional  
25 transmission study forums to coordinate transmission expansion plans related to the  
26 Project and to resolve transmission constraints in a timely manner.



1           22.   When Project facilities are located parallel to and within one hundred  
2 (100) feet of any existing natural gas or hazardous pipeline, the Applicant shall:

3           (a) Ensure grounding and cathodic protection studies are performed to  
4           show that the Project's location parallel to and within one hundred  
5           (100) feet of such pipeline results in no material adverse impacts to  
6           the pipeline or to public safety when both the pipeline and the  
7           Project are in operation. The Applicant shall take appropriate steps  
8           to ensure that any material adverse impacts are mitigated. The  
9           Applicant shall provide to Staff of the Commission, and file with  
10          Docket Control, a copy of the studies performed and additional  
11          mitigation, if any, that was implemented as part of its annual  
12          compliance-certification letter; and

13          (b) Ensure that studies are performed simulating an outage of the Project  
14          that may be caused by the collocation of the Project parallel to and  
15          within one hundred (100) feet of the existing natural gas or  
16          hazardous liquid pipeline. The studies should either: (a) show that  
17          such simulated outage does not result in customer outages; or (b)  
18          include operating plans to minimize any resulting customer outages.  
19          The Applicant shall provide a copy of the study results to Staff of the  
20          Commission and file them with Docket Control as part of the  
21          Applicant's annual compliance certification letter.

22          23.   The designation of the corridors in this Certificate, as shown in **Exhibit**  
23 **B**, authorizes a right-of-way no greater than 100 feet wide for the transmission line  
24 nor does it grant the applicant exclusive rights within the corridors outside of the final  
25 designated transmission right-of-way.

26          24.   The Applicant shall submit a compliance certification letter annually,  
27 identifying progress made with respect to and current status of each condition  
28

1 contained in this Certificate. The letter shall be submitted to Commission's Docket  
2 Control commencing on December 1, 2025. Attached to each certification letter shall  
3 be documentation explaining how compliance with each condition was achieved.  
4 Copies of each letter, along with the corresponding documentation, shall be submitted  
5 to the Arizona Attorney General's Office. With respect to the Project, the requirement  
6 for the compliance letter shall expire on the date the Project is placed into operation.  
7 Notification of such filing with Docket Control shall be made to the City of Tucson,  
8 the City of South Tucson, Pima County, ADOT, ASLD, the Pascua Yaqui Tribe, all  
9 parties to this Docket, and all parties who made a limited appearance in this Docket.

10 25. The Applicant shall provide a copy of this Certificate to the City of  
11 Tucson, the City of South Tucson, Pima County, ADOT, ASLD, and the Pascua  
12 Yaqui Tribe.

13 26. Any transfer or assignment of this Certificate shall require the assignee  
14 or successor to assume, in writing, all responsibilities of the Applicant listed in this  
15 Certificate and its conditions as required by A.R.S. § 40-360.08(A) and R14-3-213(F)  
16 of the Arizona Administrative Code.

17 27. In the event the Applicant, its assignee, or successor, seeks to modify  
18 the Certificate's terms at the Commission, it shall provide copies of such request to  
19 the City of Tucson, the City of South Tucson, Pima County, ADOT, ASLD, the  
20 Pascua Yaqui Tribe, all parties to this Docket, and all parties who made a limited  
21 appearance in this Docket.

22 28. The Certificate Conditions shall be binding on the Applicant, its  
23 successors, assignee(s) and transferees, and any affiliates, agents, or lessees of the  
24 Applicant who have a contractual relationship with the Applicant concerning the  
25 construction, operation, maintenance or reclamation of the Project. The Applicant  
26 shall provide in any agreement(s) or lease(s) pertaining to the Project that the  
27 contracting parties and/or lessee(s) shall be responsible for compliance with the  
28

1 Conditions set forth herein, and the Applicant's responsibilities with respect to  
2 compliance with such Conditions shall not cease or be abated by reason of the fact  
3 that the Applicant is not in control of or responsible for operation and maintenance of  
4 the Project facilities.

### 5 **FINDINGS OF FACT AND CONCLUSIONS OF LAW**

6 This Certificate incorporates the following Findings of Fact and Conclusions of  
7 Law:

8 1. The Midtown Reliability Project is required to ensure the continued  
9 provision of safe and reliable electric service to TEP customers.

10 2. While no party disputed the need for the Midtown Reliability Project,  
11 certain parties asserted that applicable local ordinances and plans required that  
12 portions of the routes be constructed below ground.

13 3. Constructing the Midtown Reliability Project below ground is not  
14 needed for safety, reliability, or other utility operational reasons.

15 4. Evidence in the record indicates that constructing portions of the Project  
16 below ground could be more expensive than constructing the route entirely above  
17 ground.

18 5. As part of the Project as conditioned by this Certificate, TEP will  
19 relocate existing overhead distribution lines below ground along the selected route.  
20 Additionally, the Project will enable the retirement of up to eight existing 46 kV  
21 substations and approximately 19 miles of existing 46 kV lines in the next ten years.

22 6. The evidence indicated that the Applicant needs the Project to be in  
23 service by 2027 to maintain safe and reliable service in order to avoid additional  
24 investment in the existing 46 kV system serving the area.

25 7. The Applicant determined the need for and proposed location of the  
26 Vine substation through the use of a saturation study. The actual site was selected  
27 based on available land and its immediate adjacent proximity to two (2) existing  
28



1 substations, one of which is a 46 kV substation that will be retired and removed as  
2 part of this Project.

3 8. In light of the incremental cost of building the Project underground  
4 compared to overhead, the Applicant requested a finding from this Committee that  
5 any local ordinance or plan that would require underground construction of the  
6 Project was “unreasonably restrictive and [that] compliance therewith is not feasible  
7 in view of technology available” pursuant to A.R.S. § 40-360.06(D).

8 9. The City and Underground Arizona disagree that a finding of fact  
9 pursuant to A.R.S. § 40-360.06(D) is necessary and believe that it is feasible to  
10 construct the Project consistent with local ordinances and plans with the technology  
11 available and those local ordinances are not unreasonably restrictive. The Parties have  
12 reserved and asserted all rights to judicial relief on this issue.

13 10. However, given the Commission’s Policy Statement found in Decision  
14 No. 79140 (October 4, 2023), the Committee finds pursuant to A.R.S. § 40-360.06(D)  
15 that any local ordinance or plan that requires TEP to incur an incremental cost to  
16 construct the Project below ground “is unreasonably restrictive and compliance  
17 therewith is not feasible in view of technology available.” This finding is conditioned  
18 on the City and TEP not finding a means to, within six (6) months of the date of the  
19 Commission’s approval of this Certificate, either (a) fund the incremental cost to  
20 construct the Project below ground from a source other than through TEP’s utility  
21 rates or from TEP, its affiliates, subsidiaries, or parent companies absent agreement  
22 between the parties; or (b) obtain the City’s authorization to construct the Project  
23 above ground through the City’s special exception or variance process, provided that  
24 TEP files a special exception or variance application for the route approved within ten  
25 (10) weeks of the Commission’s approval of this Certificate.

26 11. A.R.S. § 40-360.06(D) provides that “[w]hen it becomes apparent to the  
27 chairman of the committee or to the hearing officer that an issue exists with respect to  
28



1 whether such an ordinance, master plan or regulation is unreasonably restrictive and  
2 compliance therewith is not feasible in view of technology available, the chairman or  
3 hearing officer shall promptly serve notice of such fact by certified mail on the chief  
4 executive officer of the area of jurisdiction affected and, notwithstanding any  
5 provision of this article to the contrary, shall make such area of jurisdiction a party to  
6 the proceedings on its request and shall give it an opportunity to respond on such  
7 issue.” The City of Tucson was provided notice and made a party to the proceedings  
8 under this provision and was provided an opportunity to respond.

9         12. The Project aids TEP and the state in meeting the need for an adequate,  
10 economical, and reliable supply of electric power without negatively affecting the  
11 southwestern electric grid.

12         13. When constructed in compliance with the conditions imposed in this  
13 Certificate, the Project aids the state, preserving a safe and reliable electric  
14 transmission system.

15         14. During the course of the hearing, the Committee considered evidence on  
16 the environmental compatibility of the Project as required by A.R.S. § 40-360 *et seq.*  
17 In doing so, the Committee determined that it was in the public interest to adopt  
18 Preferred Routes B and 4, and Alternatives D, 1, and 1.2, which are the final approved  
19 routes shown in **Exhibit B**.

20         15. The Project and the conditions placed on the Project in this Certificate  
21 effectively minimize the impact of the Project on the environment and ecology of the  
22 state.

23         16. The conditions placed on the Project of this Certificate resolve matters  
24 concerning balancing the need for the Project with its impact on the environment and  
25 ecology of the state arising during the course of the proceedings, and, as such, serve  
26 as finding and conclusions on such matters.

17. The Project is in the public interest because the Project's contribution to meeting the need for an adequate, economical, and reliable supply of electric power outweighs the minimized impact of the Project on the environment and ecology of the state.

18. The Project substation is not jurisdictional because the definition of a “transmission line” under A.R.S. § 40-360(10) only includes “new switchyards to be used therewith,” not substations.

DATED this 29th day of July, 2024.

THE ARIZONA POWER PLANT AND  
TRANSMISSION LINE SITING  
COMMITTEE

By: \_\_\_\_\_  
Adam Stafford, Chairman

**CERTIFICATION OF MAILING**

Pursuant to A.A.C. R14-3-204, the **ORIGINAL** of the foregoing and 26 copies were filed this 29th day of July, 2024 with:

**Utilities Division – Docket Control**  
ARIZONA CORPORATION COMMISSION  
1200 W. Washington St.  
Phoenix, AZ 85007

**COPIES** of the foregoing mailed this 29th day of July, 2024 to:

Tom Van Flein  
Chief Counsel/Division Director  
Arizona Corporation Commission  
1200 W. Washington Street  
Phoenix, Arizona 85007  
[lealdiv@azcc.gov](mailto:lealdiv@azcc.gov)  
*Counsel for Legal Division Staff*

Ranelle Paladino – Co-Director  
Briton Baxter – Co-Director  
Utilities Division Arizona Corporation Commission  
1200 W. Washington Street  
Phoenix, Arizona 85007  
[rpaladino@azcc.gov](mailto:rpaladino@azcc.gov)  
[bbaxter@azcc.gov](mailto:bbaxter@azcc.gov)

Meghan H. Grabel  
Elias Ancharski  
Osborn Maledon  
2929 N. Central Ave, 21st Floor  
Phoenix, Arizona 85012  
[mgrabel@omlaw.com](mailto:mgrabel@omlaw.com)  
[earcharski@omlaw.com](mailto:earcharski@omlaw.com)  
*Counsel for Applicant*

Lisa L. Glennie  
Glennie Reporting Services, LLC  
1555 East Oranewood  
Phoenix, Arizona 85020  
[admin@glennie-reporting.com](mailto:admin@glennie-reporting.com)  
*Court Reporter*

1 Daniel Depmsey  
2 Underground Arizona  
3 737 East 9<sup>th</sup> Street  
4 Tucson, Arizona 85719  
5 [Daniel@undergroundarizona.org](mailto:Daniel@undergroundarizona.org)  
6 *Intervenor*

7 Michelle De Blasi  
8 Law Office of Michelle De Blasi  
9 7702 East Doubletree Ranch Road, Ste. 300  
10 Scottsdale, Arizona 85258  
11 [mdeblasi@mdb-law.com](mailto:mdeblasi@mdb-law.com)  
12 *Attorney for Banner University*

13 Roi Lusk  
14 Jennifer J. Stash  
15 City Attorney  
16 P.O. Box 27210  
17 Tucson, Arizona 85726-7210  
18 [Roi.lusk@tucsonaz.gov](mailto:Roi.lusk@tucsonaz.gov)  
19 [Jennifer.Stash@tucsonaz.gov](mailto:Jennifer.Stash@tucsonaz.gov)  
20 *Attorneys for City of Tucson*

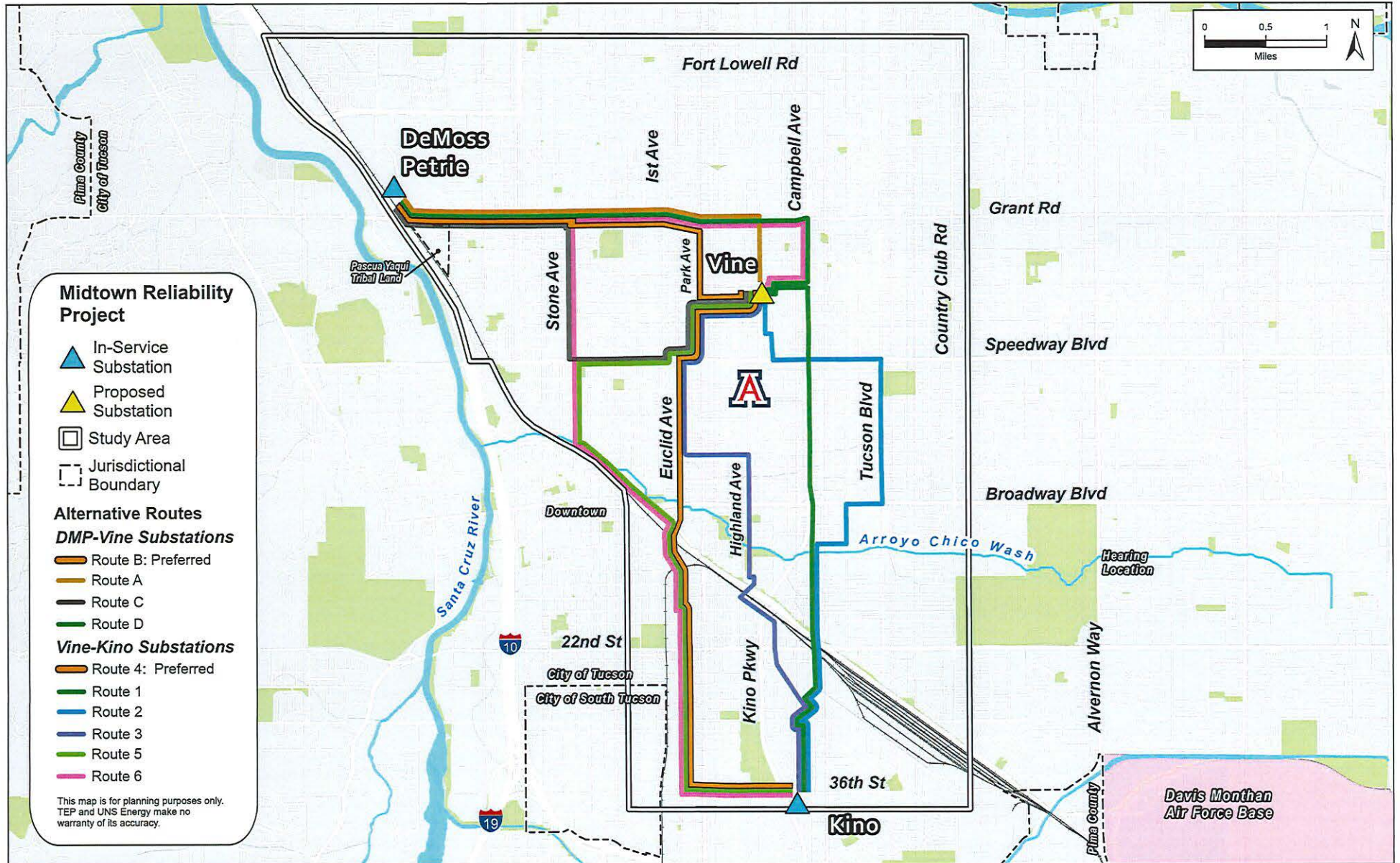
21 Bobby H. Yu  
22 Pima County Attorney, Civil Division  
23 32 North Stone Ave. Suite 2100  
24 Tucson, Arizona 85701  
25 [Bobby.yu@pcao.pima.gov](mailto:Bobby.yu@pcao.pima.gov)  
26 *Attorney for Pima County*

27  
28  
29   
30 CEC 232



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

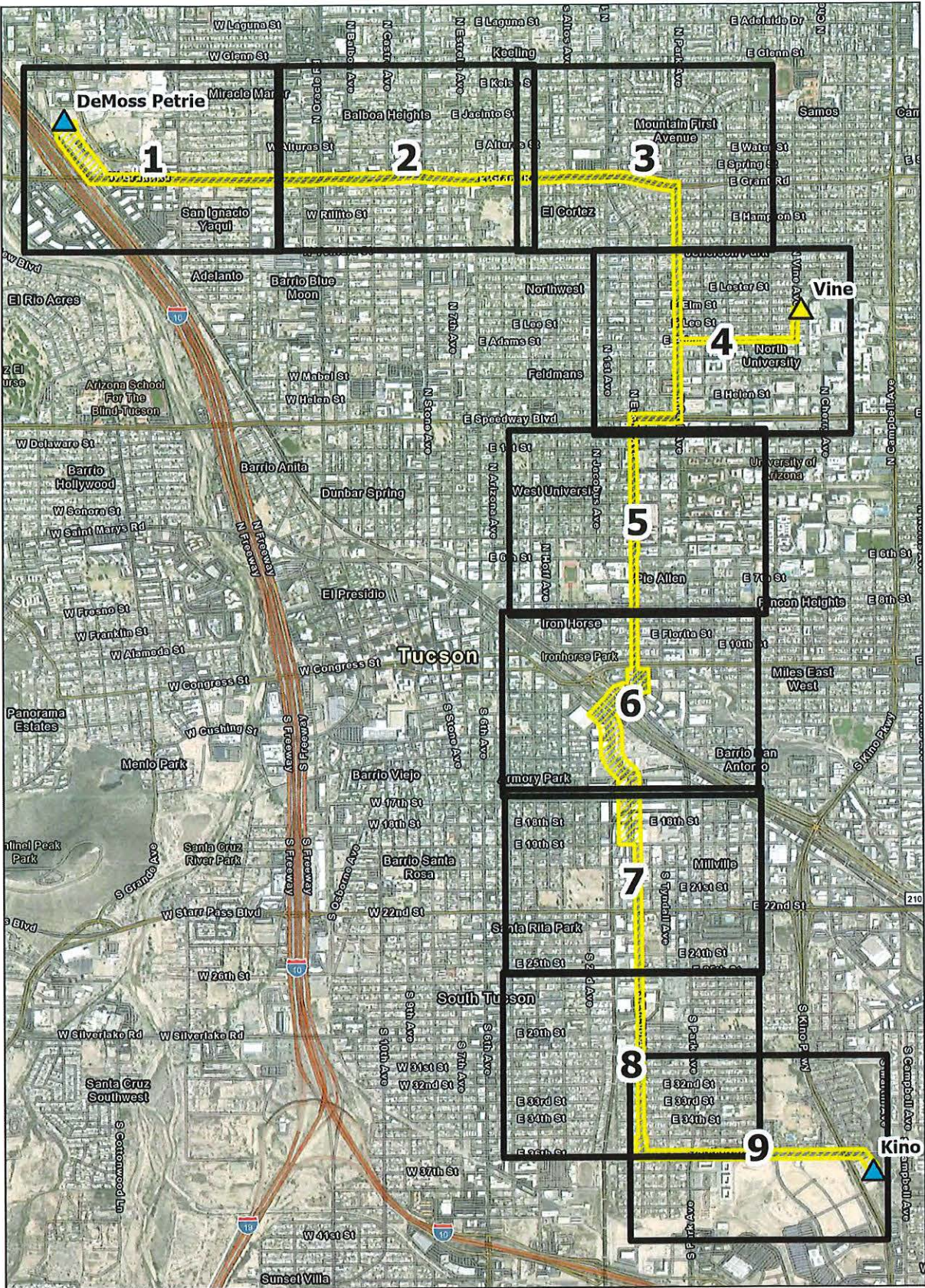
## Exhibit A



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

## Exhibit B





## Midtown Reliability Project

### Route Alternative B4 Overview



0 950 1,900  
200 Feet = 1 Inch

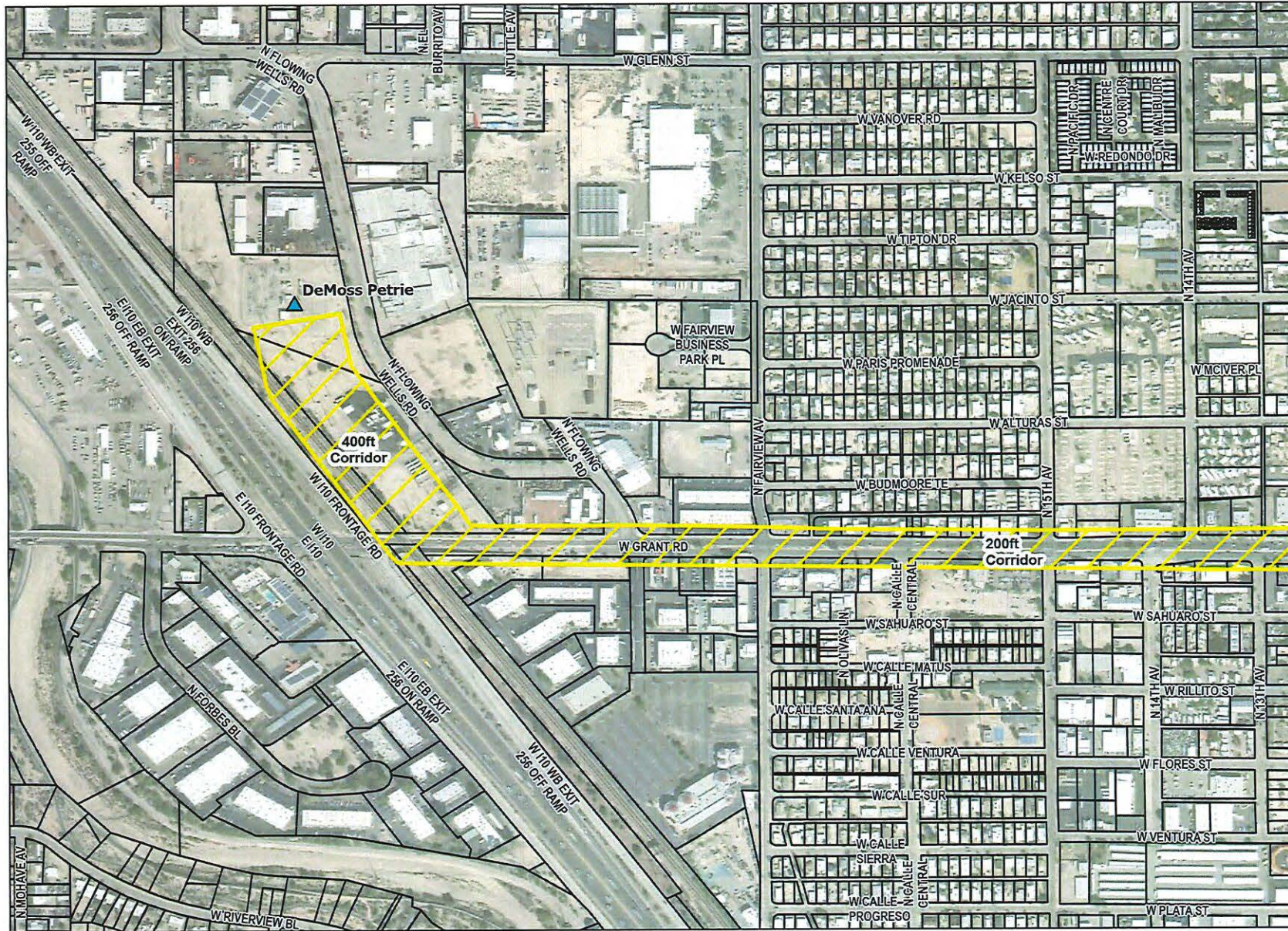
- ▲ In-Service 138kV Substation
- Proposed Reduced Corridor
- ▲ Proposed 138kV Substation
- Map Index

**TEP**  
Tucson Electric Power  
Land Resources

Sources: Esri, UNIS, TEP, BLM,  
and Prime County GIS.  
Projection: IAD 1983 UTM Zone 12N  
Basemap: Esri World Imagery




This map is for planning purposes only. TEP and  
UNIS Energy make no warranty of its accuracy.

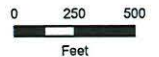




# Midtown Reliability Project

## Route Alternative B4

-  In-Service 138kV Substation
-  Proposed Reduced Corridor
-  Pima Parcels



Sources: Esri, UNIS, TEP, BLM, and Pima County GIS,  
Projection: NAD 1983 UTM Zone 12N  
Basemap: Esri World Imagery  
This map is for planning purposes only. TEP and UNIS Energy make no warranty of its accuracy.



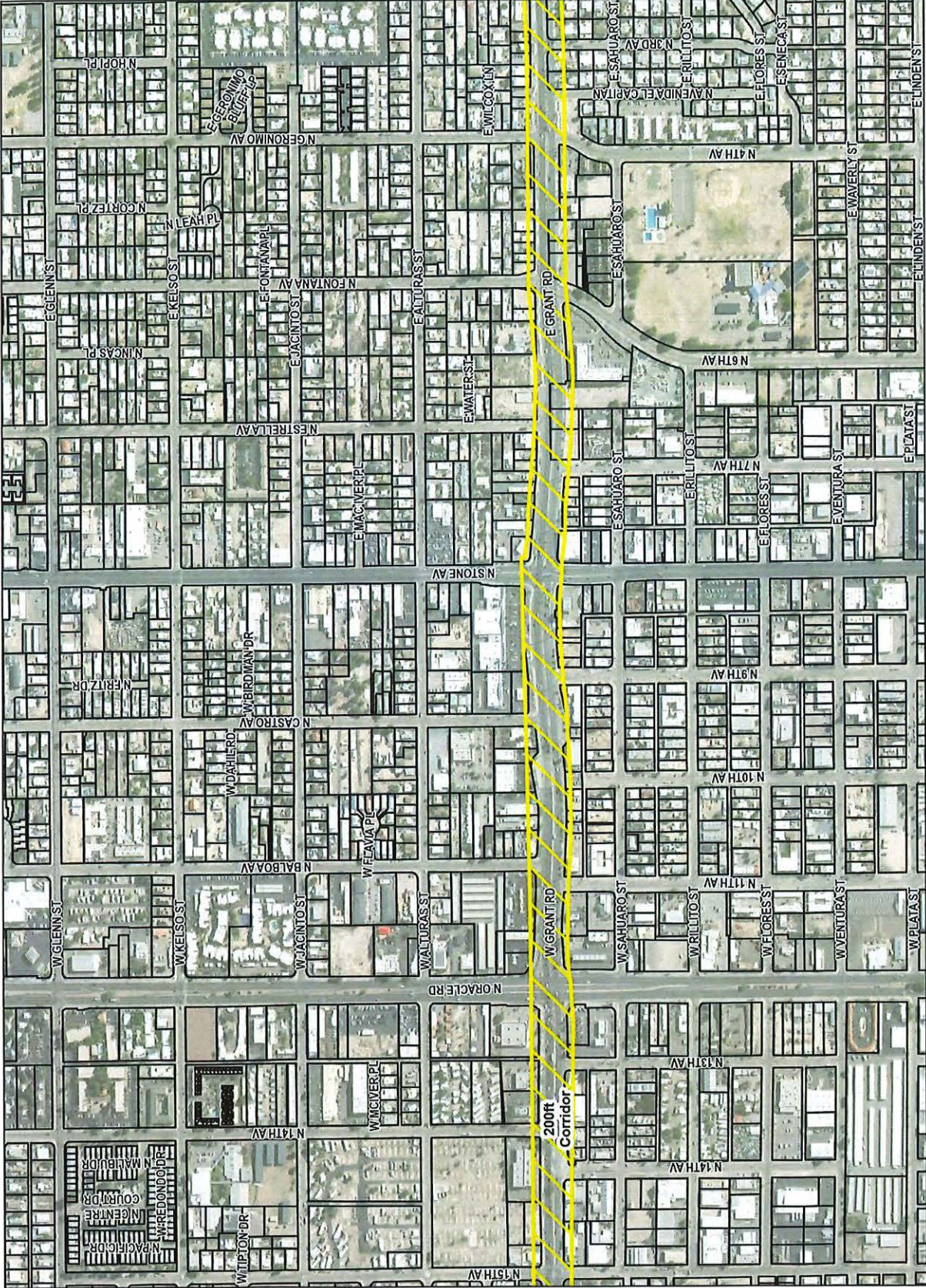
Proposed Reduced  
Corridor

Page 2 of 9

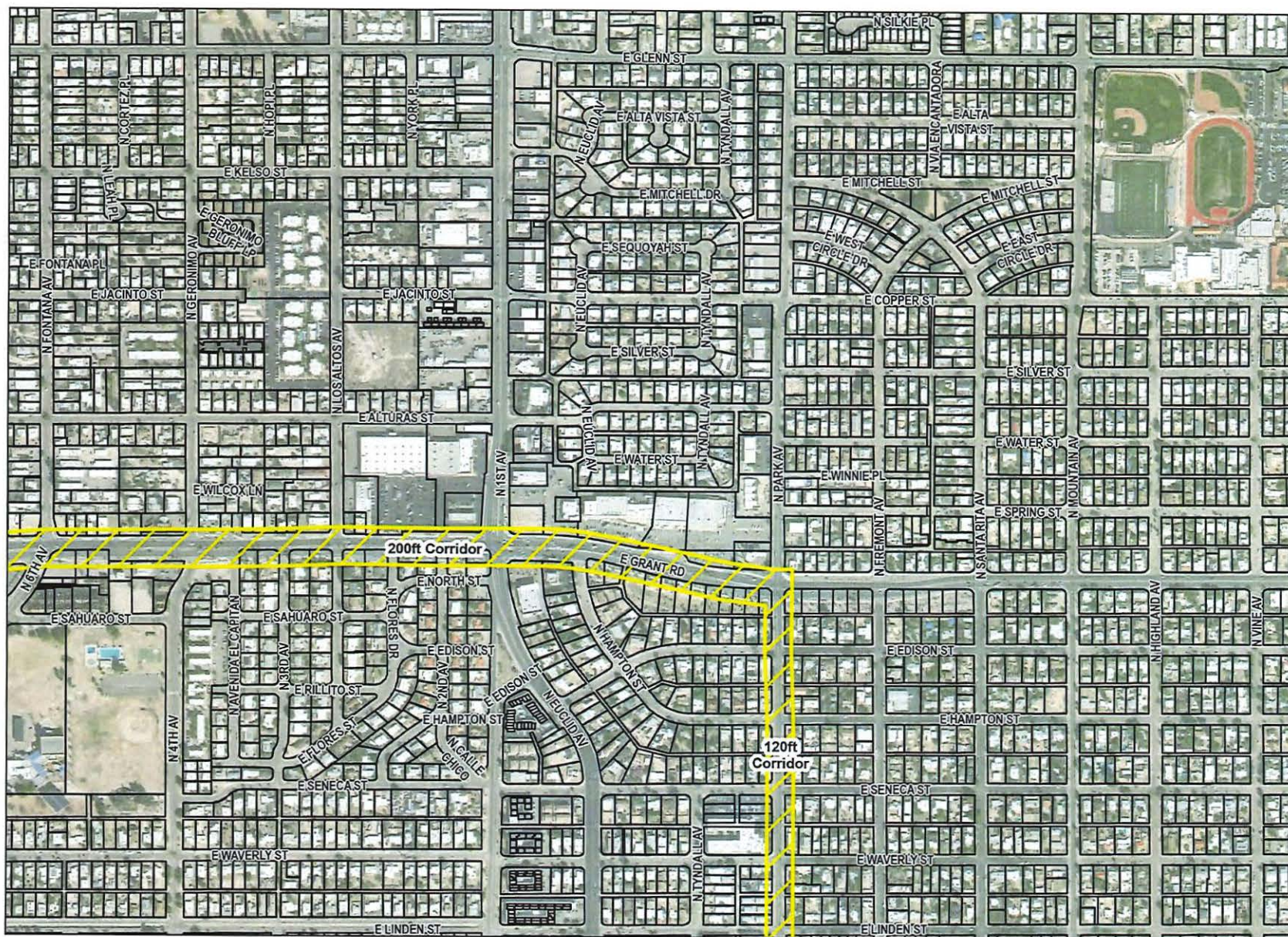


A vertical scale bar labeled "Feet" with markings at 0, 250, and 500.



Sources: Esri, UHS, TEP, DLM,  
and Pima County GIS.  
Projection: NAD 1983 UTM Zone 12N  
Basemap: Esri World Imagery







**Midtown  
Reliability Project  
Route Alternative B4**

-  Proposed Reduced Corridor
-  Pima Parcels

Page 3 of 9

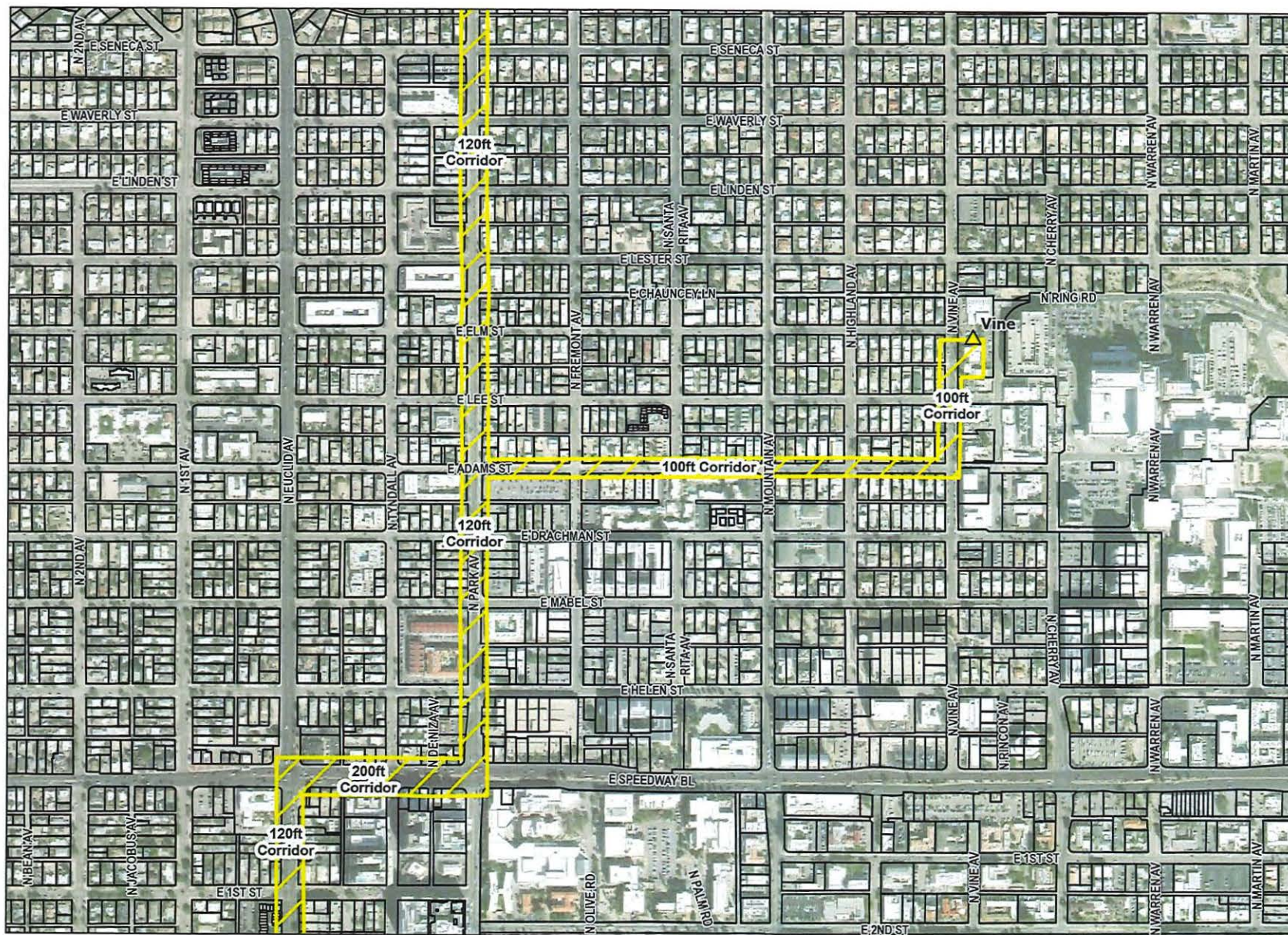


0 250 500  
Feet




Sources: Esri, UNIS, TEP, BLM,  
and Pima County GIS.  
Projection: NAD 1983 UTM Zone 12N  
Basemap: Esri World Imagery

This map is for planning purposes only. TEP and  
UNIS Energy make no warranty of its accuracy.





**Midtown  
Reliability Project  
Route Alternative B4**

-  Proposed 138kV Substation
-  Proposed Reduced Corridor
-  Pima Parcels

Page 4 of 9



0 250 500  
Feet

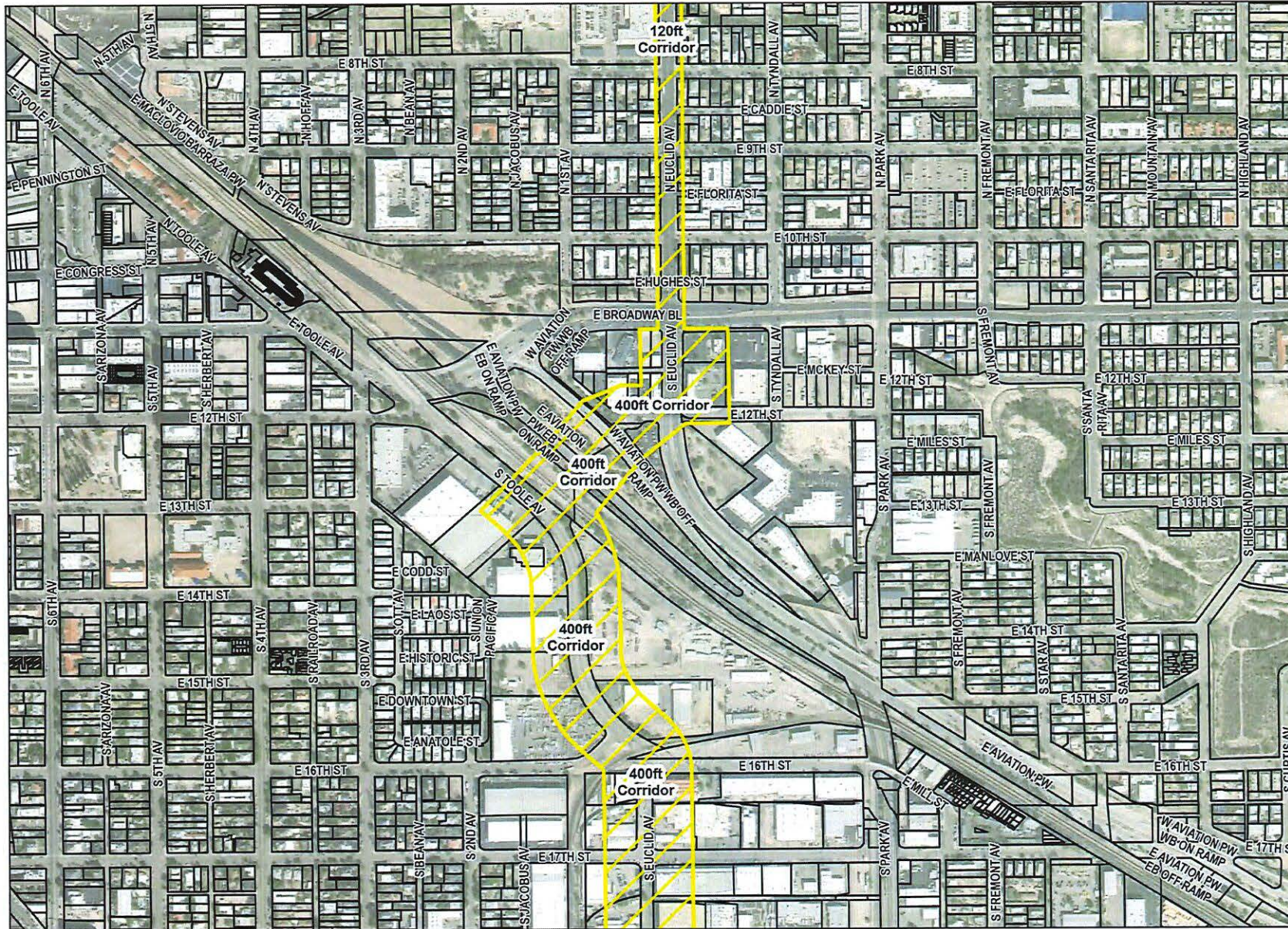
Sources: Esri, UNIS, TEP, BLM,  
and Pima County GIS.  
Projection: NAD 1983 UTM Zone 12N  
Basemap: Esri World Imagery

This map is for planning purposes only. TEP and  
UNIS Energy make no warranty of its accuracy.



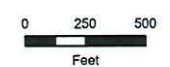






**Midtown  
Reliability Project  
Route Alternative B4**

- Proposed Reduced Corridor
- Pima Parcels





**Midtown  
Reliability Project  
Route Alternative B4**

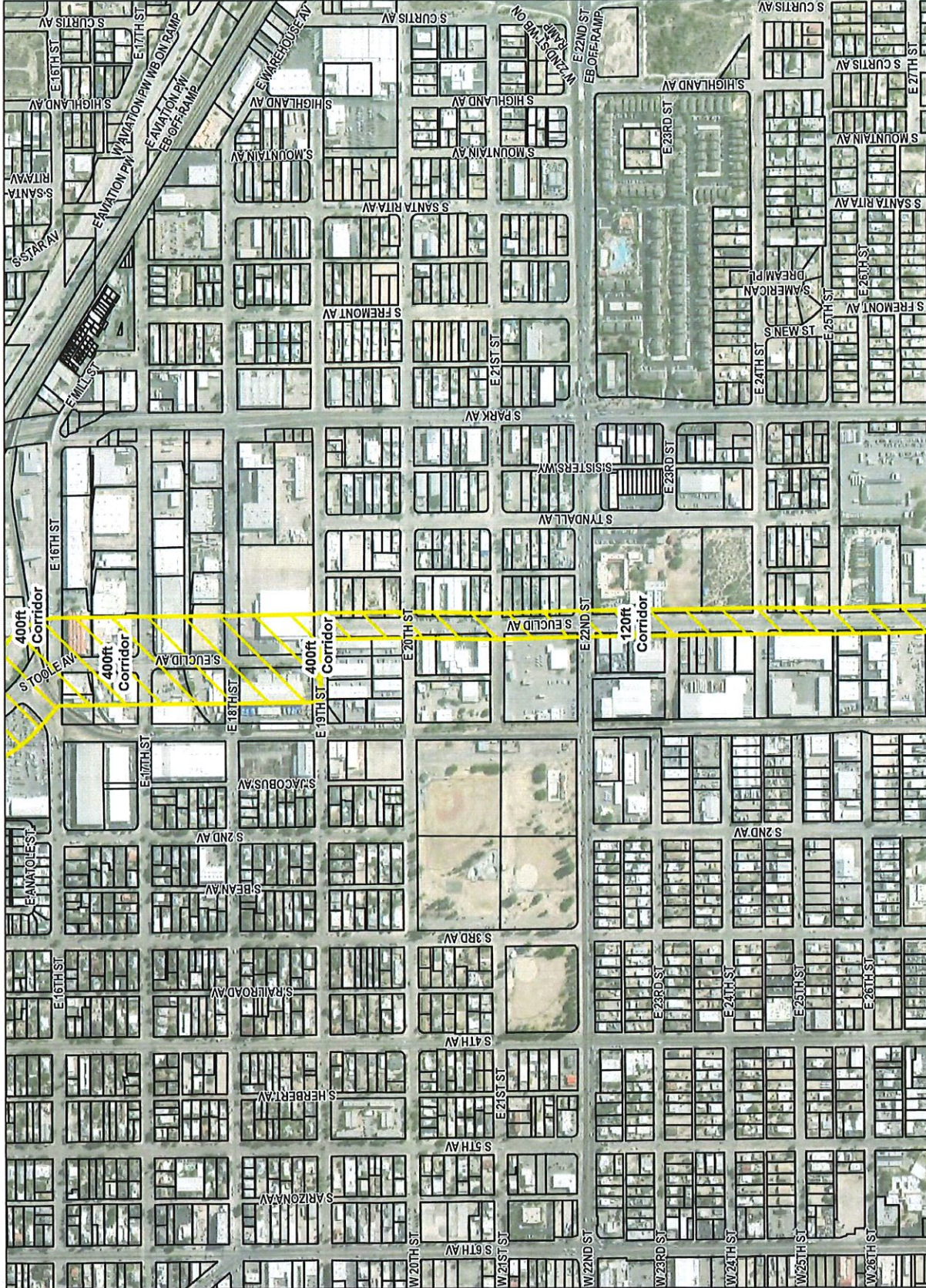
Proposed Reduced  
Corridor  
Pima Parcels

Page 7 of 9



0 250 500  
Feet

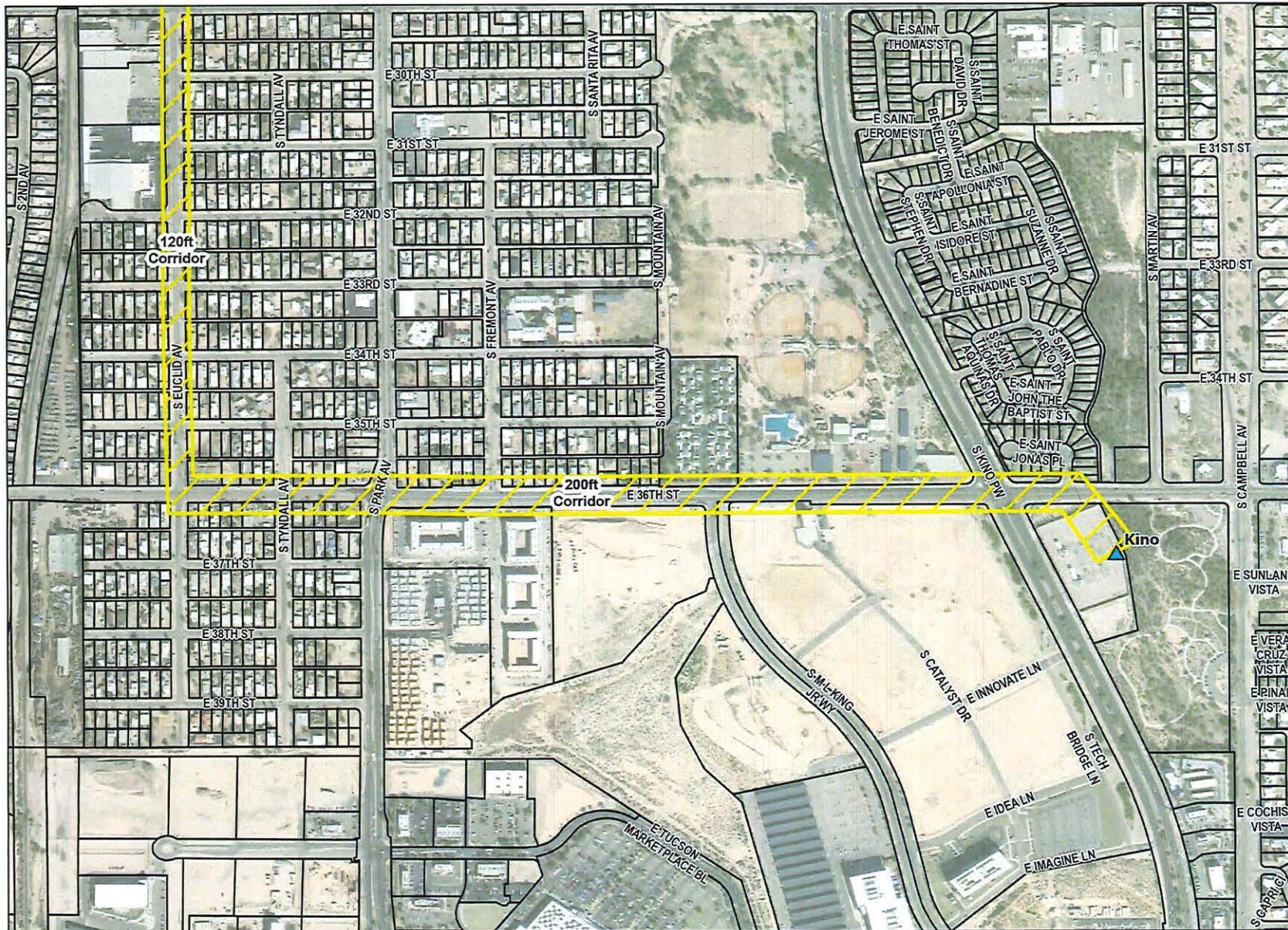
Source: Esri, UNIS, TEP, BLM,  
and Pima County GIS  
Projection: NAD 1983 UTM Zone 12N  
Basemap: Esri World Imagery  
This map is for planning purposes only. TEP and  
UNIS Energy make no warranty of its accuracy.














**Midtown  
Reliability Project**  
**Route Alternative B4**

-  In-Service 138kV Substation
-  Proposed Reduced Corridor
-  Pima Parcels

Page 9 of 9

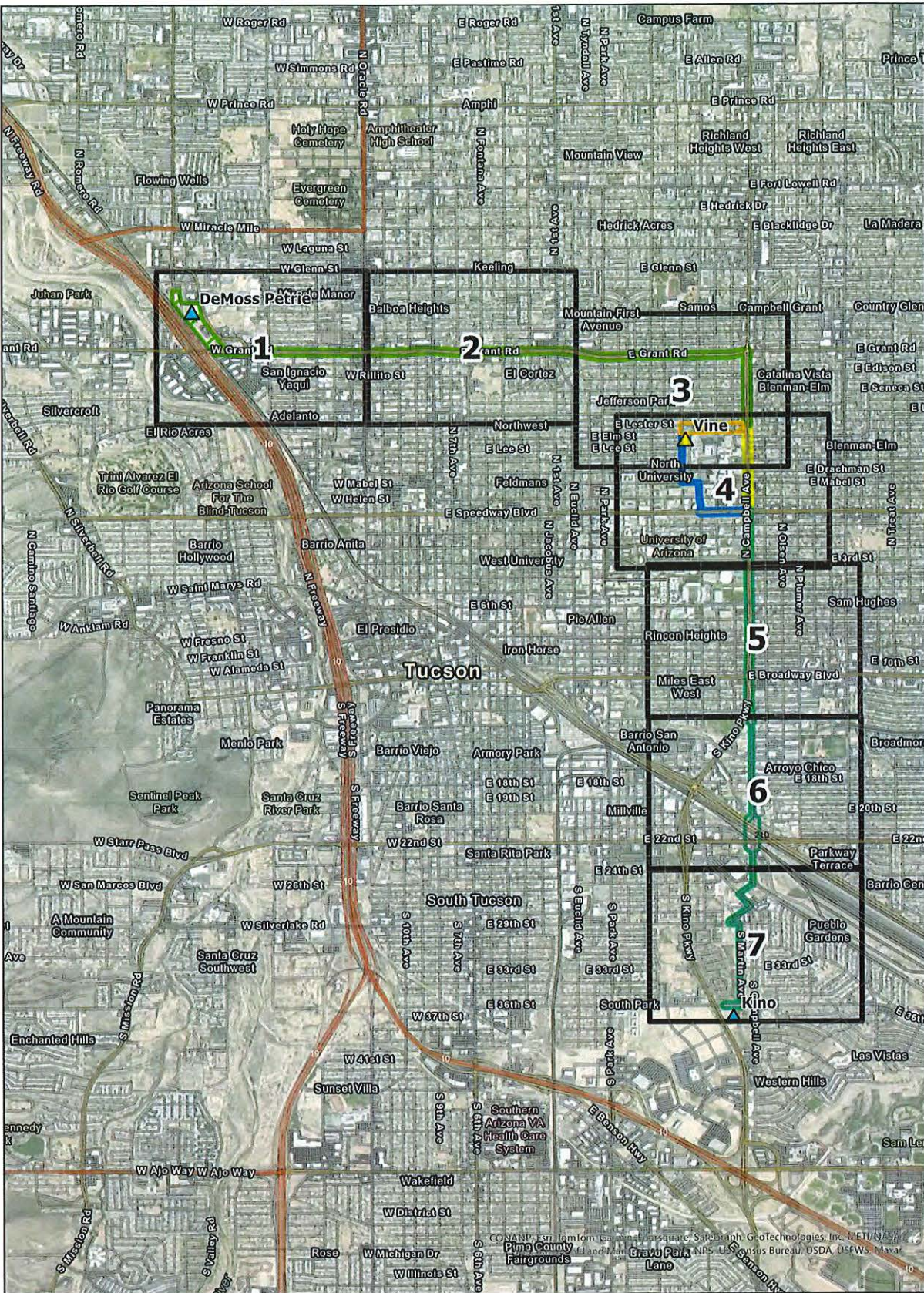


0 250 500  
Feet

Sources: Esri, UNIS, TEP, BLM,  
and Pima County GIS.  
Projection: NAD 1983 UTM Zone 12N  
Basemap: Esri World Imagery

This map is for planning purposes only. TEP and  
UNIS Energy make no warranty of its accuracy.





## Midtown Reliability Project

### Alternative Routes D, 1, 1.2



- ▲ In-Service 138kV Substation
- ▲ Proposed 138kV Substation
- Map Index
- Route 1
- Route 1.2
- Route D
- Route D and 1
- Route 1 and 1.2

**TEP**  
Tucson Electric Power  
Land Resources

Sources: Esri, UNIS, TEP, BLM,  
and Pima County GIS.  
Projection: NAD 1983 UTM Zone 12N  
Basemap: Esri World Imagery

This map is for planning purposes only. TEP and  
UNIS Energy make no warranty of its accuracy.





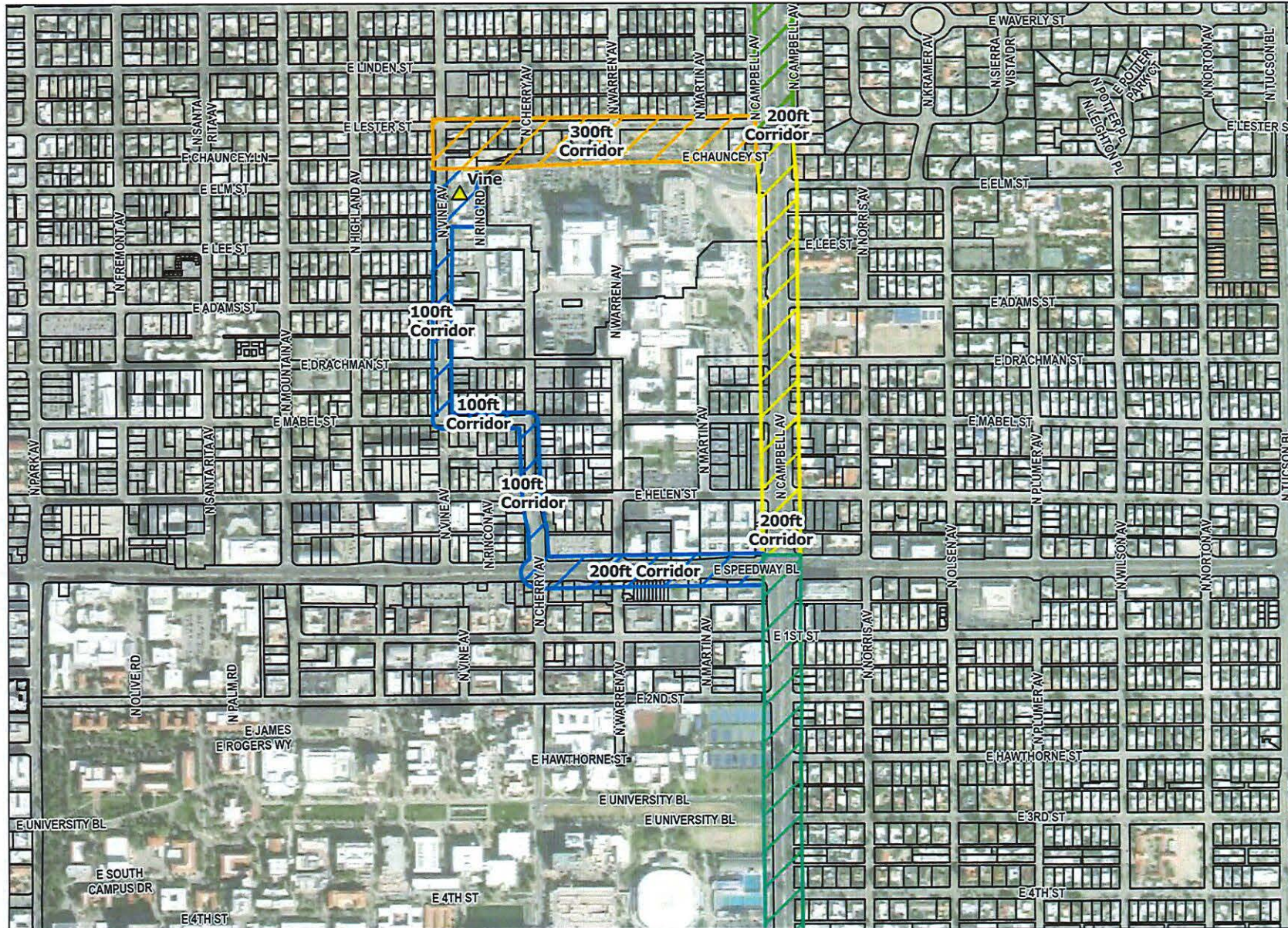












## Midtown Reliability Project

### Alternative Routes D, 1, 1.2

- Proposed 138kV Substation
- Route 1
- Route 1.2
- Route D
- Route D and 1
- Route 1 and 1.2
- Pima Parcels

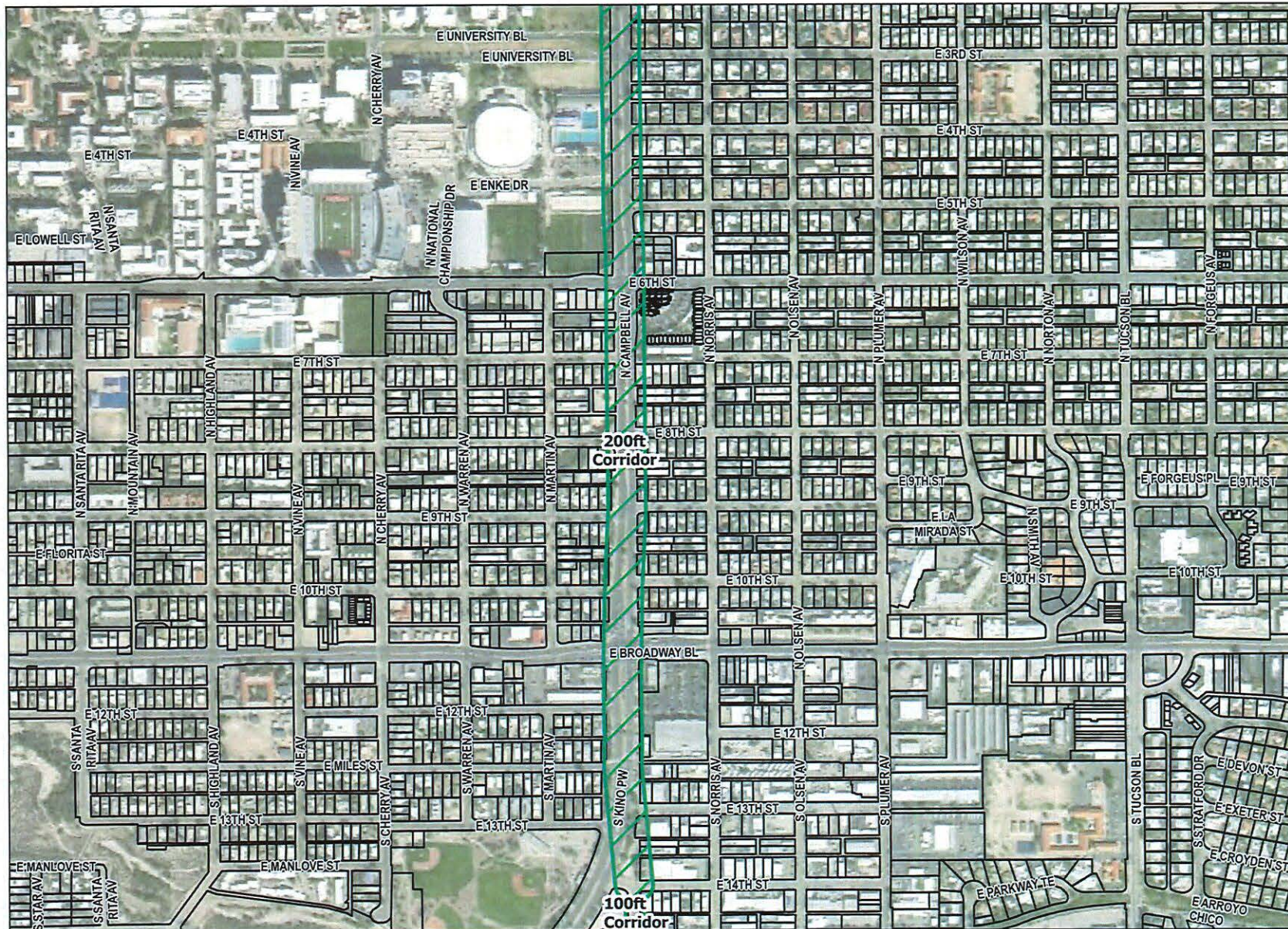
Page 4 of 7

0 250 500  
Feet

Sources: Esri, US, TEP, BLM, and Pima County GIS.  
Projection: NAD 1983 UTM Zone 12N  
Basemap: Esri World Imagery

This map is for planning purposes only. TEP and UNS Energy make no warranty of its accuracy.





**Midtown  
Reliability Project  
Alternative Routes  
D, 1, 1.2**

Route 1 and 1.2

Pima Parcels

Page 5 of 7



0 250 500  
Feet

Sources: Esri, UNIS, TEP, BLM,  
and Pima County GIS.  
Projection: NAD 1983 UTM Zone 12N  
Basemap: Esri World Imagery

This map is for planning purposes only. TEP and  
UNIS Energy make no warranty of its accuracy.

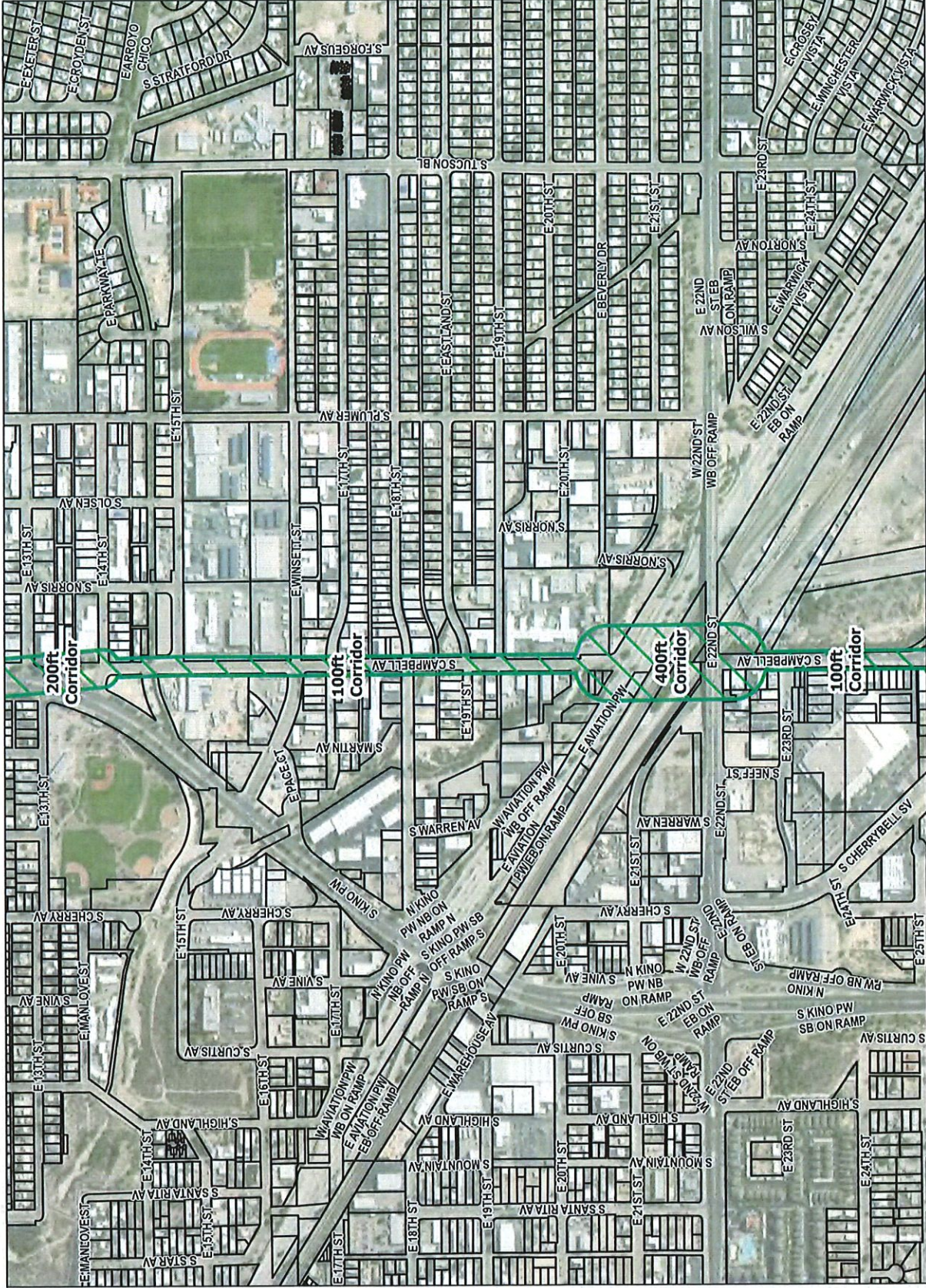


# Midtown Reliability Project Alternative Routes D, 1, 1.2

Route 1 and 1.2  
Pima Parcels



Sources: EIA, UNS, TEP, BLM,  
Projection: NAD 1983 UTM Zone 12N  
Base map: Esri World Imagery  
This map is for planning purposes only. TEP and  
UNS Energy make no warranty of its accuracy.





# Midtown Reliability Project Alternative Routes D, 1, 1.2

-  In-Service 138kV Substation
-  Route 1 and 1.2
-  Pima Parcels

Page 7 of 7



Sources: EIA, UNIS, T&P, BLM,  
Projection: NAD 1983 UTM Zone 12N  
Base map: Esri World Imagery  
This map is for planning purposes only. T&P and  
UNIS Energy make no warranty of its accuracy.

