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BEFORE THE ARIZONA POWER PLANT AND TRANSMISSION LINE SITING COMMITTEE

IN THE MATTER OF THE APPLICATION)
OF SALT RIVER PROJECT)
AGRICULTURAL IMPROVEMENT AND)
POWER DISTRICT ON BEHALF OF ITSELF)
AND ARIZONA PUBLIC SERVICE)
COMPANY, SANTA CRUZ WATER AND)
POWER DISTRICTS ASSOCIATION,)
SOUTHWEST TRANSMISSION COOPER-)
ATIVE, INC. AND TUCSON ELECTRIC)
POWER IN CONFORMANCE WITH THE)
REQUIREMENTS OF ARIZONA REVISED)
STATUTES SECTION 40-360, et. seq., FOR A)
CERTIFICATE OF ENVIRONMENTAL)
COMPATIBILITY AUTHORIZING)
CONSTRUCTION OF THE PINAL WEST TO)
SOUTHEAST VALLEY/BROWNING)
PROJECT INCLUDING THE CONSTRUC-)
TION OF TRANSMISSION LINES FROM)
PINAL WEST TO THE BROWNING SUB-)
STATION AND OTHER INTERCONNEC-)
TION COMPONENTS IN PINAL AND)
MARICOPA COUNTIES, ARIZONA.)

Docket No. L00000B-04-0126

Case No. 126

CASA GRANDE MOUNTAIN RANCH REQUEST FOR APPROVAL OF ALTERNATIVE ROUTE AND LIST OF WITNESSES AND EXHIBITS AND SUMMARY OF PRESENTATION

AZ CORP COMMISSION DOCUMENT CONTROL

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REQUEST FOR APPROVAL OF ALTERNATIVE ROUTE

Intervenor Casa Grande Mountain Ranch Limited Partnership ("CGMR") requests the Arizona Power Plant and Transmission Line Siting Committee, if a Certificate of Environmental Compatibility is to be granted, to approve an alteration of the Preferred Alignment as originally submitted by Salt River Project ("SRP") between Node 28 and Node 73 as follows:

Commencing at Node 28 and continuing along the south side of the Cornman Road alignment easterly until the intersection of the Cornman Road alignment with the Southern Pacific Railroad right-of-way, thence southeasterly along the south side of the Southern Pacific Railroad right-of-way to Cox Road and thence southerly until the intersection of Cox Road and the SRP alternative route and continuing easterly on the SRP alternative route to Node 73.

1 The foregoing alignment is in approximate conformance with the alternative between Node
2 28 and Node 73 depicted on Exhibit A-2 with the exception of that portion depicted in red on
3 the attached CGMR Exhibit 1, which is a modification of Exhibit A-2.

4 **LIST OF WITNESSES AND EXHIBITS AND SUMMARY OF PRESENTATION**

5 CGMR presently intends to call George Chasse, the General Partner of CGMR, as its
6 witness. In addition to CGMR Exhibit 1, CGMR intends to introduce CGMR Exhibits 2-6
7 also attached hereto. Those exhibits are:

8 CGMR Exhibit 2: A vicinity map of the CGMR property.

9 CGMR Exhibit 3: An oblique aerial photograph of the CGMR property.

10 CGMR Exhibit 4: A vertical aerial photograph of the CGMR property.

11 CGMR Exhibit 5: A proposed plan for development of the CGMR property.

12 CGMR Exhibit 6: The City of Casa Grande General Land Plan 2010.

13
14 Mr. Chasse will discuss the property owned by CGMR, the current and projected use
15 of the property and how those uses would be adversely affected by a transmission line
16 situated on the CGMR property in accordance with SRP's published Preferred Alignment.
17 He will further discuss the adverse impact on the area in general if the Preferred Alignment is
18 approved.

19 Mr. Chasse will then describe CGMR's efforts to agree upon an alternative route with
20 SRP that would minimize the impact of the transmission line route on the CGMR property
21 and would also minimize the environmental impacts of the route on the CGMR property and
22 the area in general in accordance with the criteria in A.R.S. § 40-360.06. Finally, Mr. Chasse
23 will explain how the CGMR alternative route achieves those purposes and why the Preferred
24 Alignment does not.
25
26

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11 Robson Communities, Inc; Langley Properties, LLC;
Vistoso Partners, LLC; Pulte Home Corporation, Inc.;
12 Jacob Roberts, Gail Robertson and Lonesome Valley
Farms ("Roberts"); The Francisco Grande Hotel and
13 Golf Resort and surrounding property, owned and
operated by FG Partners, LLP ("Francisco Grande");
14 The Maha Ganapati Temple of Arizona (the "Temple");
Sun Valley Farms Unit 5 Homeowners' Association,
15 Inc. ("Sun Valley HOA"); Karolyn Clough, an individual,
Wanda Wood, an individual, Jean Stout, an individual,
16 Linda Beres, an individual, Brenda Scott, an individual,
and Jackie Guthrie, an individual ("Impacted Neighbors")

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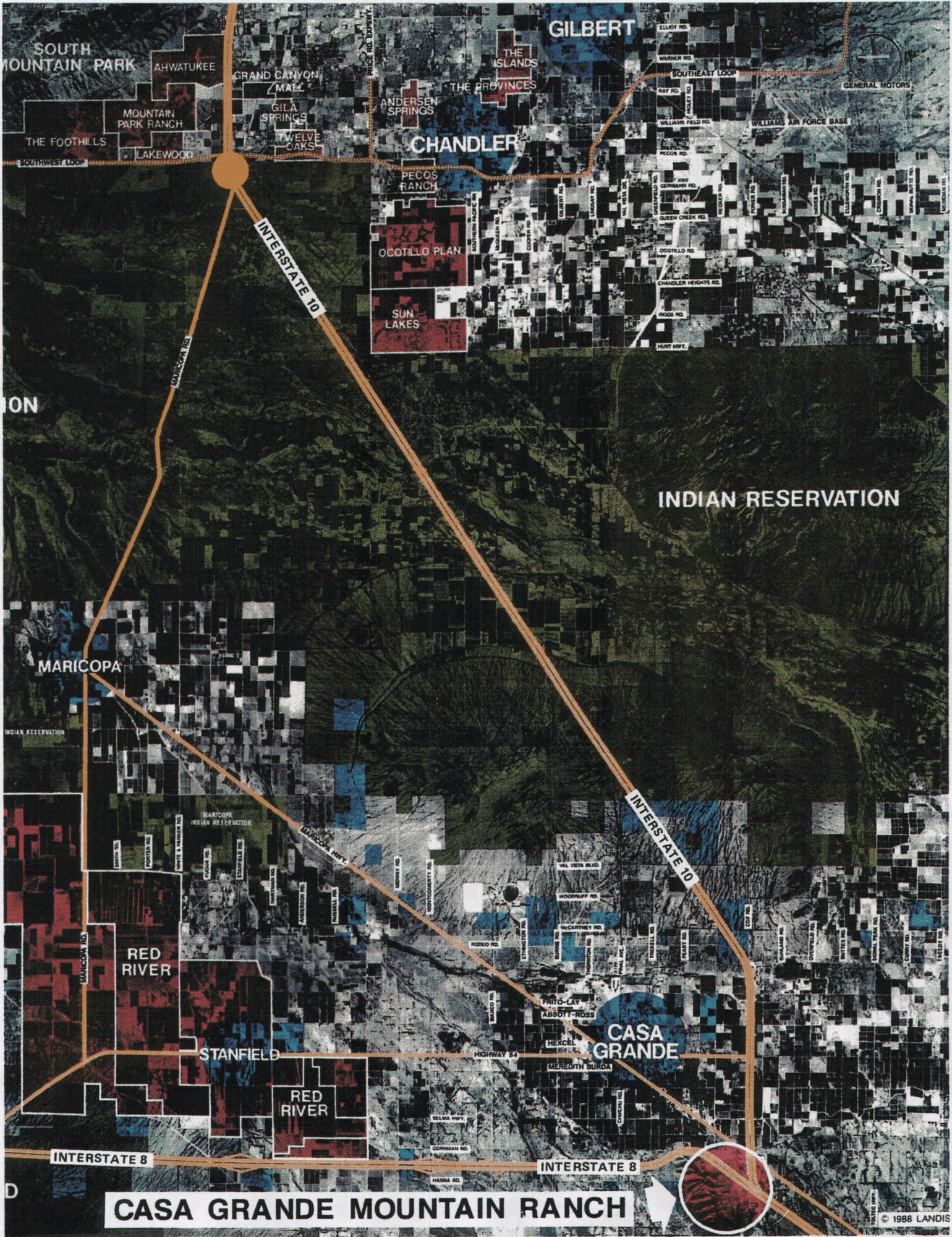
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5 L.L.C.; Magic Lake 80, L.L.C.,
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CGMR EXHIBIT 1



SOUTH MOUNTAIN PARK

AHWATUKEE

GRAND CANYON MALL

GILA SPRINGS

WELVE OAKS

CHANDLER

GILBERT

PECOS RANCH

OCOTILLO PLAN

SUN LAKES

INDIAN RESERVATION

MARICOPA

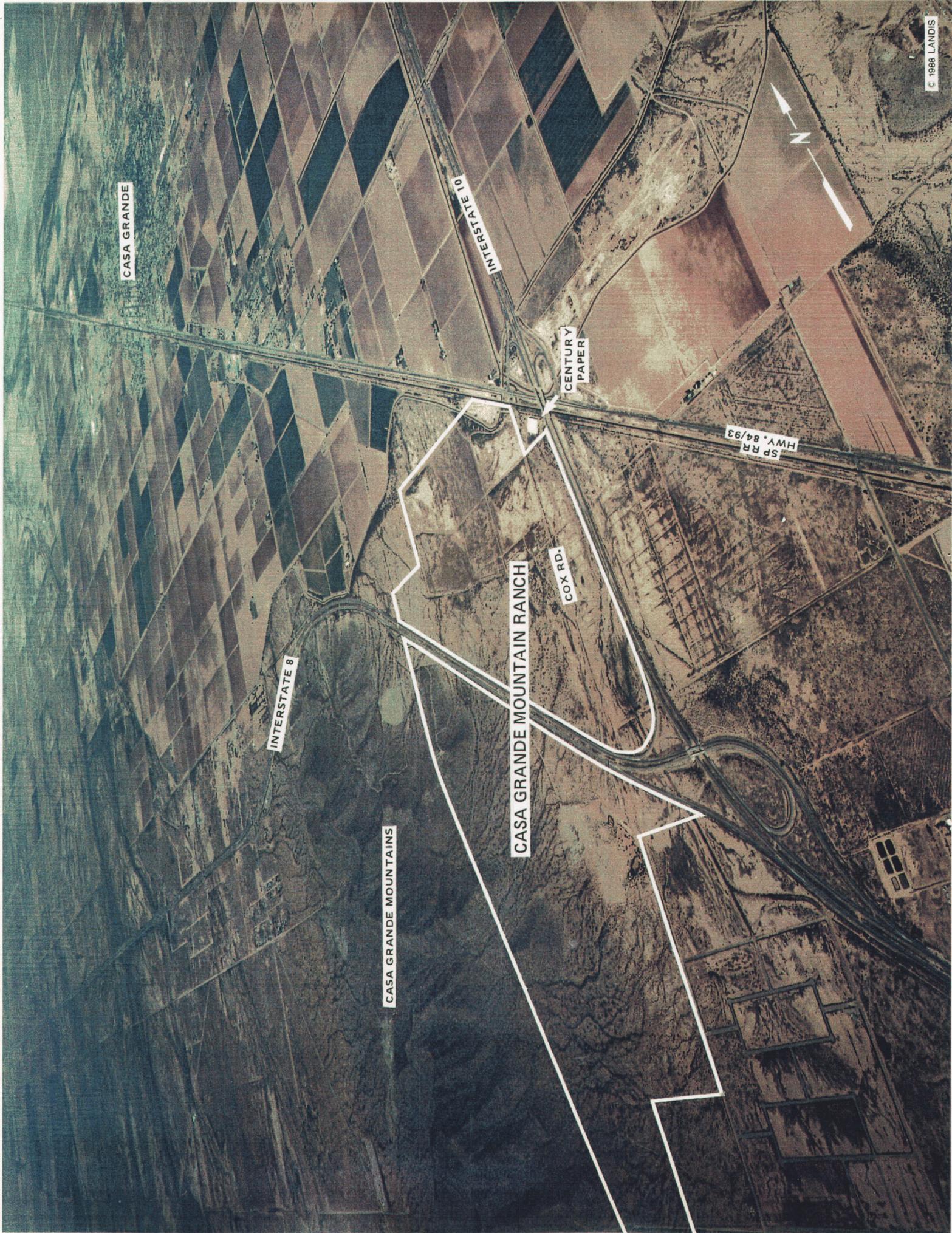
RED RIVER

STANFIELD

RED RIVER

CASA GRANDE

CASA GRANDE MOUNTAIN RANCH



CASA GRANDE

INTERSTATE 10

CENTURY PAPER

SP RR HWY. 84/93

COX RD.

CASA GRANDE MOUNTAIN RANCH

INTERSTATE 8

CASA GRANDE MOUNTAINS

N

© 1986 LANDIS

470
Acres

~
758 Ac.

EXISTING TARGET FACTORY OUTLET MALL

470 ACRES NORTH
 SOUTH OF INTERSTATE 8,
 SINGLE AND MULTI-FAMILY,
 RESORT AND GOLF, SCHOOL,
 PARKS AND RECREATION

758 ACRES SOUTH
 SOUTH OF INTERSTATE 8,
 SINGLE AND MULTI-FAMILY,
 RESORT AND GOLF, SCHOOL,
 PARKS AND RECREATION

FACTORY STORES
 FACTORY OUTLET MALL

LEGEND
 PARCEL USE ACREAGE

1	COMMERCIAL	17.2
2	COMMERCIAL	11.1
3	COMMERCIAL	12.0
4	COMMERCIAL	24.0
5	RETAIL / CONVENIENCE / GAS	2.8
6	AUTO SERVICE	3.7
7	FOOD / SERVICE	4.3
8	FOOD / SERVICE	2.0
9	FOOD / SERVICE	2.0
10	FOOD / SERVICE	2.0
11	FOOD / SERVICE	2.0
12	FACTORY OUTLET MALL	46.0
13	OFFICE GARDEN	6.0
14	GARDEN INDUSTRIAL	10.1
15	GARDEN INDUSTRIAL	13.2
16	GARDEN INDUSTRIAL	18.0
17	GARDEN INDUSTRIAL	3.4
18	GARDEN INDUSTRIAL	2.2
19	GARDEN INDUSTRIAL	1.7
20	GARDEN INDUSTRIAL	1.1
21	GARDEN INDUSTRIAL	3.0
22	GARDEN INDUSTRIAL	3.4
23	GARDEN INDUSTRIAL	3.5
24	GARDEN INDUSTRIAL	5.0
25	RETAIL / CONVENIENCE / GAS	2.3
26	FOOD / SERVICE	2.0
27	RESTAURANT / HOTEL / SERVICE	11.7
28	COMMERCIAL GROCERY / DRUG	17.2
29	SPORTS PARK / RECREATIONAL	7.0
30	MULTI-FAMILY	32.5
31	RECREATIONAL VEHICLE PARK	4.1
32	MULTI-FAMILY	8.8
33	COMMERCIAL / MULTI-FAMILY	16.0
34	GARDEN INDUSTRIAL	5.0
35	GARDEN INDUSTRIAL	3.5
36	GARDEN INDUSTRIAL	2.0
37	GARDEN INDUSTRIAL	1.0
38	GARDEN INDUSTRIAL	1.0
39	GARDEN INDUSTRIAL	1.0
40	GARDEN INDUSTRIAL	3.0
41	GARDEN INDUSTRIAL	5.0
42	GARDEN INDUSTRIAL	5.0
43	GARDEN INDUSTRIAL	1.5
44	GARDEN INDUSTRIAL	1.0
45	GARDEN INDUSTRIAL	1.0
46	GARDEN INDUSTRIAL	1.0
47	GARDEN INDUSTRIAL	1.0
48	GARDEN INDUSTRIAL	12.8
49	GARDEN INDUSTRIAL	5.0
50	GARDEN INDUSTRIAL	7.0

CIRCULATION AND OPEN SPACE

70.2	CIRCULATION AND OPEN SPACE
57.2	PARKS AND RECREATION
122.2	GARDEN INDUSTRIAL
66.0	RETAIL / SERVICE
88.3	RETAIL / FOOD
6.0	OFFICE GARDEN
15.8	RESTAURANT / HOTEL
42.3	MULTI-FAMILY

**NORTH OF INTERSTATE 8,
 COMMERCIAL, INDUSTRIAL, MULTI-FAMILY
 TOTAL ACREAGE**
 470.0

51	33 LOTS S.F. R1-37	31.5
52	65 LOTS S.F. R1-12	24.0
53	114 LOTS S.F. R1-10	28.2
54	RESORT	32.0
55	OFFICE GARDEN	17.2
56	COMMERCIAL	5.1
57	COMMERCIAL	6.4
58	12 LOTS S.F. R1-11	3.0
59	21 LOTS S.F. R1-21	10.8
60	MULTI-FAMILY	16.4
61	SCHOOLS	20.0
62	70 LOTS S.F. R1-8	17.2
63	98 LOTS S.F. R1-7	27.5
64	103 LOTS S.F. R1-10	26.5
65	35 LOTS S.F. R1-8	7.0
66	77 LOTS S.F. R1-6	28.7
67	31 LOTS S.F. R1-8	13.7
68	7 LOTS S.F. R1-21	3.5
69	13 LOTS S.F. R1-8	8.2
70	32 LOTS S.F. R1-8	10.1
71	20 LOTS S.F. R1-21	12.4
72	8 LOTS S.F. R1-21	3.0
73	18 HOLE GOLF COURSE	152.0
74	PARK	32.0
75	OPEN SPACE & CIRCULATION	132.0
76	PEDESTRIAN & BIKE PATHS	52.0
TOTAL ACREAGE		758.0

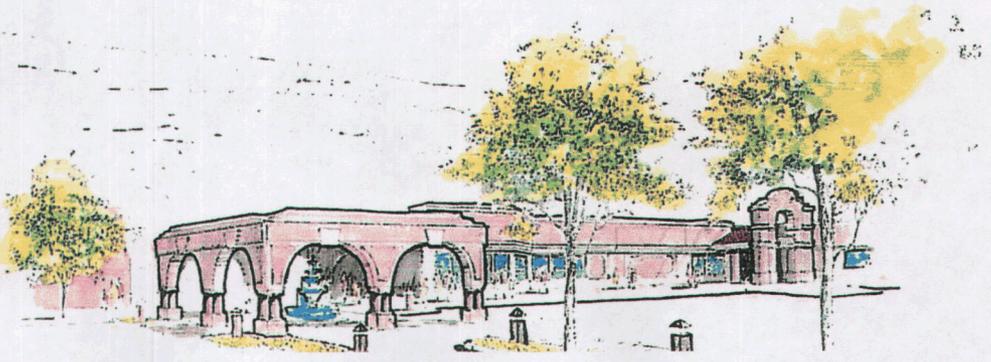
**SOUTH OF INTERSTATE 8,
 SINGLE AND MULTI-FAMILY,
 RESORT AND GOLF, SCHOOL,
 PARKS AND RECREATION
 TOTAL ACREAGE**
 758.0

GOLF / RESORT

NORTH 
 SCALE 1:528 1228 ACRE DEVELOPMENT
 MASTERPLAN

CASA GRANDE MOUNTAIN RANCH

TRAILS
 PARKING FOR TRAIL HEADS

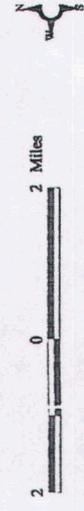
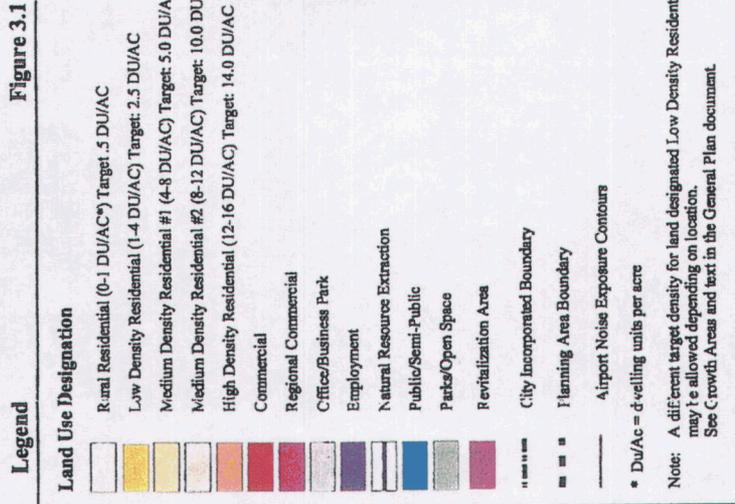




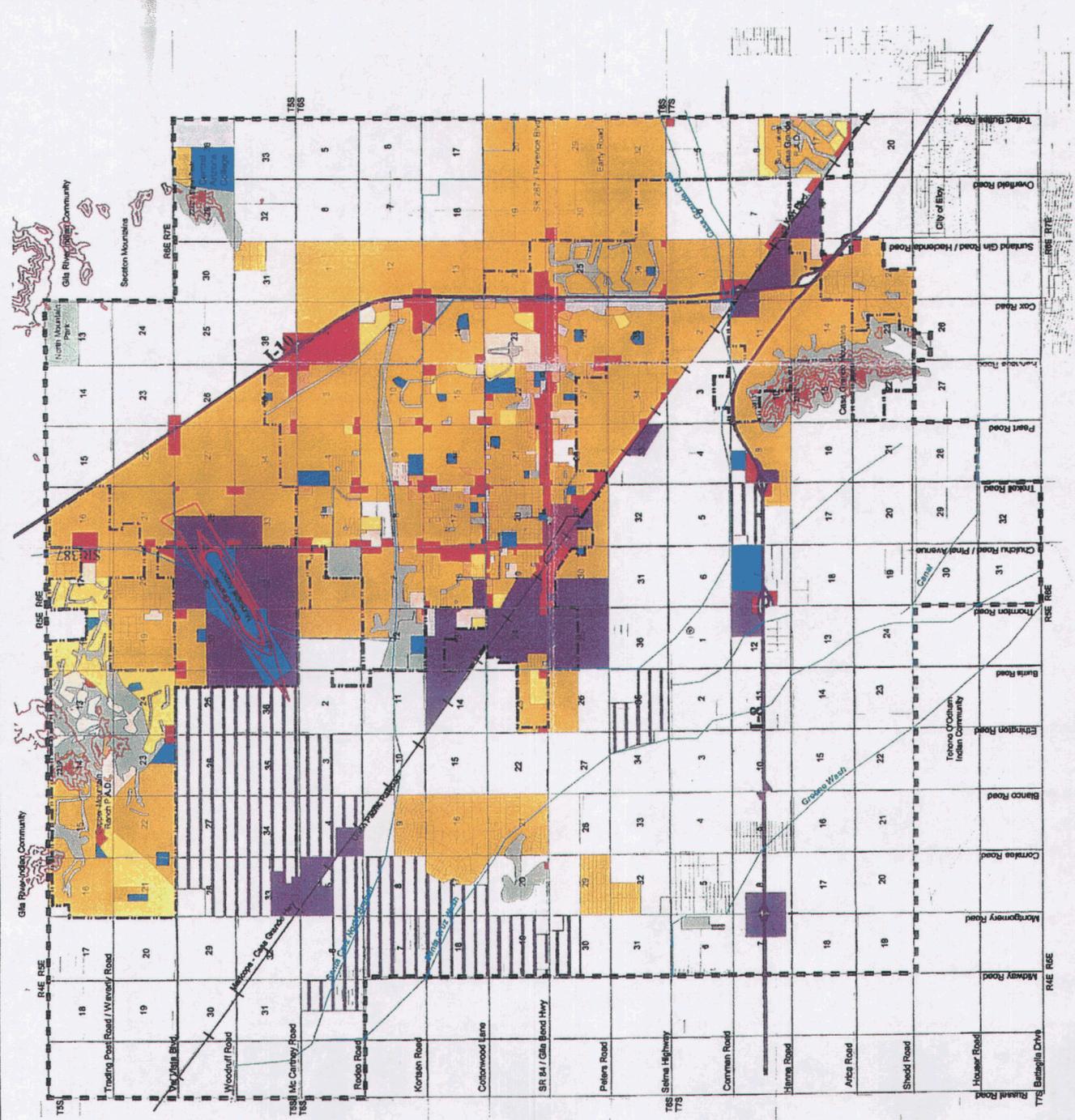
City of Casa Grande General Plan 2010

Future Land Use

Figure 3.1



Partners For Strategic Action, Inc.
Lima & Associates
January 2002



CGMR EXHIBIT 6