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7 **BEFORE THE ARIZONA CORPORATION COMMISSION**

8 **COMMISSIONERS**

9 BOB STUMP - CHAIRMAN
GARY PIERCE
10 BRENDA BURNS
BOB BURNS
11 SUSAN BITTER SMITH

12 IN THE MATTER OF THE
13 APPLICATION OF ARIZONA
14 PUBLIC SERVICE COMPANY, IN
CONFORMANCE WITH THE
15 REQUIREMENTS OF ARIZONA
16 REVISED STATUTES §§ 40-360, et
seq., FOR A CERTIFICATE OF
17 ENVIRONMENTAL
COMPATIBILITY AUTHORIZING
18 THE TS-5 TO TS-9 500/230 kV
19 TRANSMISSION LINE PROJECT,
WHICH ORIGINATES AT THE
20 FUTURE TS-5 SUBSTATION,
LOCATED IN THE WEST HALF OF
21 SECTION 29, TOWNSHIP 4 NORTH,
22 RANGE 4 WEST AND TERMINATES
AT THE FUTURE TS-9
23 SUBSTATION, LOCATED IN
24 SECTION 33, TOWNSHIP 6 NORTH,
25 RANGE 1 EAST, IN MARICOPA
COUNTY, ARIZONA.

DOCKET NO. L-00000D-08-03300138

CASE NO. 138

(Assigned to Administrative Law
Judge Sarah Harpring)

**DIRECT TESTIMONY OF JOHN
CHRISTENSEN ON BEHALF OF
SFI GRAND VISTA, LLC**

Arizona Corporation Commission
DOCKETED

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SFI Grand Vista, LLC (“SFI Grand Vista”), by and through its undersigned counsel, respectfully submits the following Direct Examination of John Christensen, submitted in Question-and-Answer format. The direct testimony of John Christensen is filed in connection with pending proceedings before Administrative Law Judge Sarah N. Harpring in connection with the pending “Application to Amend Arizona Corporation Commission Decision No. 70850 Re: CEC 138 and Request for Extension of CEC Term.” This Testimonial Submittal is filed in accordance with the Procedural Order (p. 6, ll. 6-7) of the Administrative Law Judge dated October 10, 2014.

1 **A. Yes, but the objection is limited to the portion of the requested realignment**
2 **in the area between 211th Avenue and 235th Avenue.**

3 Q. Could you please describe your formal education?

4 **A. I hold a BA Degree in Economics from the University of Utah and an MBA**
5 **from the Thunderbird Graduate School of Management (now a division of**
6 **Arizona State University).**

7 Q. How long have you been involved in the real estate business as a consultant, as
8 an officer of a major homebuilder, or otherwise?

9 **A. I have been involved in the real estate development business, in various**
10 **capacities, for more than 25 years.**

11 Q. You indicated that you had participated in the 2009 transmission line hearings, is
12 that correct?

13 **A. Yes.**

14 Q. Are you familiar with the final determination of the Committee and the Arizona
15 Corporation Commission of the transmission line alignment and configuration in
16 the area between 235th Avenue on the West and 211th Avenue on the East.

17 **A. Yes.**

18 Q. Have you also had the opportunity to review the request to amend the alignment
19 (i.e., the Application) that is currently pending before the Administrative Law
20 Judge in this case?

21 **A. Yes I have.**

22 Q. Have you reviewed any other materials in connection with your testimony and/or
23 the objection of SFI Grand Vista LLC.

24 **A. Yes. I have reviewed the responses of Arizona Public Service Company**
25 **("APS") to certain informal requests for information promulgated by the**
26 **attorneys for SFI Grand Vista LLC, which were designed to help identify**
27 **the potential impacts of the requested realignment.**

28 Q. Please explain the bases for the objection of SFI Grand Vista LLC to the pending
Application.

1
2 **A. SFI Grand Vista is a master planned community in Surprise, Arizona. The**
3 **planned community is located between 211th Avenue on the west and 183rd**
4 **Avenue on the east; and between Black Mountain Road on the north, and**
5 **Dove Valley Road on the south. It is anticipated that 211th Avenue will be a**
6 **major thoroughfare serving SFI Grand Vista. The master plan was**
7 **approved by the City of Surprise in approximately 2008. The community is**
8 **located on nearly 5,500 acres, and is approved for approximately 15,280**
9 **residential units, schools, mixed use and commercial facilities, and open**
10 **space.**

11 **SFI Grand Vista is concerned about the proximity of the proposed amended**
12 **alignment between 235th Avenue (on the west) and 211th Avenue (on the**
13 **east). During the 2009 hearings concerning the approved alignment, which**
14 **I attended, SFI Grand Vista was one of many parties to voice concerns on**
15 **the impact of the transmission line. Now, approximately five years later, the**
16 **Commission's current amendment proceeding involves a proposed**
17 **alignment that was not even discussed during the initial proceedings. The**
18 **extent of community participation (and solicitation of input through**
19 **community meetings, etc.) appears significantly reduced.**

20 **The original proceeding resulted in a carefully crafted agreement**
21 **addressing the concerns of various parties, including SFI Grand Vista. The**
22 **approved alignment ran through state (ASLD) land, minimizing adjacency**
23 **to the existing Cloud Road residences between 235th Avenue and 211th**
24 **Avenue. Moreover, the approved alignment is adjacent to SFI Grand**
25 **Vista's master plan in only one location – on state land, east of 211th**
26 **Avenue, along the northern edge of the property, for a distance of**
27 **approximately one mile.**

28 **Without justification, APS has proposed an alignment that, while still on**
ASLD land, brings the transmission corridor much closer to existing and
future planned residences in a new location. The proposed amended
alignment now impacts SFI Grand Vista's master plan by running adjacent
to the community at two locations. It maintains the former one mile east-
west segment along the northern boundary of the master plan, and adds an
additional quarter-mile north-south segment abutting the master plan
along 211th Avenue. This alignment is of concern because it increases
residential exposure to the future transmission line, and negatively impacts
views from many more future residential lots. It also visually impacts a
major thoroughfare serving the community to an extent far greater than the
impact associated with the approved alignment.

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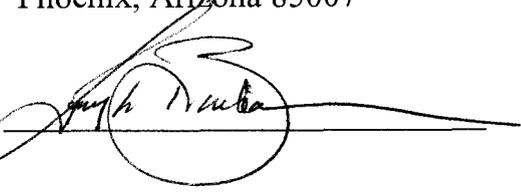
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