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

8 IN THE MATTER OF THE
9 APPLICATION OF SALT RIVER
10 PROJECT AGRICULTURAL
11 IMPROVEMENT AND POWER
12 DISTRICT, IN CONFORMANCE WITH
13 THE REQUIREMENTS OF ARIZONA
14 REVISED STATUTES, SECTIONS 40-360
15 et seq., FOR A CERTIFICATE OF
16 ENVIRONMENTAL COMPATIBILITY
17 AUTHORIZING THE PRICE ROAD
18 CORRIDOR PROJECT, NON-GILA
19 RIVER INDIAN COMMUNITY PORTION
20 LOCATED IN THE CITY OF
21 CHANDLER, ARIZONA OR WITHIN
22 MARICOPA COUNTY

DOCKET No. L-00000B-15-0059-00170

Case No. 170

**NOTICE OF FILING
WELLS FARGO BANK'S
PROPOSED FINDINGS OF FACT,
CONCLUSIONS OF LAW AND
CONDITIONS TO CERTIFICATE OF
ENVIRONMENTAL COMPATIBILITY**

18 Pursuant to the Procedural Order entered by Chairman Foreman on March 5, 2015,
19 Wells Fargo Bank, N.A. ("Wells Fargo"), by and through undersigned counsel, hereby
20 submits the following proposed findings of fact, conclusions of law and conditions of
21 approval for the Certificate of Environmental Compatibility ("CEC") filed by Salt River
22 Project Agricultural Improvement and Power District ("SRP") on February 27, 2015 in the
23 above-captioned and above-docketed proceeding.
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25
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1 **I. PROPOSED FINDINGS OF FACT**

2 As supported by its Disclosure Statement and exhibits filed therewith on March 24,
3 2015, Wells Fargo requests that the Arizona Power Plant and Transmission Line Siting
4 Committee (the "Line Siting Committee") adopt the following findings of fact when
5 issuing its decision on the CEC:

6 1. The Wells Fargo Chandler Campus is located at the northwest corner of the
7 Price Road and Queen Creek Road intersection.

8 2. The proposed RS-27 230/69kV Substation will be located on approximately
9 38 acres of private land adjacent to the tribal boundary east of Old Price Road and south of
10 Germann Road.

11 3. When constructed, the RS-27 Substation should require only 23 acres of the
12 total 38 acres of private land owned by SRP.

13 4. The RS-27 Substation facility will include a control room, bus work, circuit
14 breakers, conduits, relaying and communication equipment, 230/69kV transformers, and
15 other related components.

16 5. The Wells Fargo Chandler Campus and the RS-27 Substation property both
17 are designated within the City of Chandler General Plan 2008 Future Land Use Plan with
18 an Employment land use category and are located within the South Price Road
19 Employment Corridor.

20 6. The South Price Road Employment Corridor is described within the City of
21 Chandler General Plan 2008 as the City's premier employment corridor, which is reserved
22 for employment users such as high-tech manufacturing, corporate offices, and knowledge
23 intensive employers in campus-like settings on parcels generally not less than 15 acres.

24 7. In 2013, the Chandler City Council commissioned a study of the South Price
25 Road Employment Corridor by Alan Maguire of The Maguire Company (the "Corridor
26 Study").

1 8. The Corridor Study made a recommendation that the campus-like
2 environment throughout the South Price Road Employment Corridor should be preserved
3 and actively enhanced by maintaining setback and intense landscaping requirements.

4 9. Major employment users, such as Wells Fargo, have developed their
5 properties in accordance with the City's policy of requiring campus-like development
6 patterns within the South Price Road Employment Corridor by providing large setbacks
7 and intense landscaping along major arterial street frontages.

8 10. The 2014 Chandler Segment Traffic Volume map shows that the segment of
9 Price Road extending between the Loop 202 freeway on the north and Germann Road on
10 the south, which is the location of the RS-27 substation, has an average daily traffic count
11 of 37,600 trips.

12 **II. PROPOSED CONCLUSIONS OF LAW**

13 In connection with the proposed findings of fact provided above, Wells Fargo hereby
14 submits the following proposed conclusions of law to the Line Siting Committee for
15 adoption:

16 1. Wells Fargo has a significant interest in preserving the integrity of the South
17 Price Road Employment Corridor.

18 2. Wells Fargo will be directly and substantially affected by these proceedings
19 inasmuch as the proposed RS-27 Substation lies south of Germann Road between Old Price
20 Road and New Price Road approximately three-eighths of a mile north of the Wells Fargo
21 Campus.

22 3. The Traffic Impact Analysis prepared by Kimley-Horn and Associates, Inc.
23 for the Wells Fargo Campus dated March 19, 2015 (the "Traffic Study") and the City of
24 Chandler's 2014 average daily traffic counts demonstrate high traffic volumes along Price
25 Road south of the Loop 202 freeway, causing the RS-27 Substation site to become a highly
26 visible gateway parcel into the South Price Road Employment Corridor.

1 ORIGINAL of the foregoing and twenty-five (25) copies
2 were filed this 26th day of March, 2015 with:

3 Director of Utilities
4 Utilities Division - Docket Control
5 ARIZONA CORPORATION COMMISSION
6 1200 West Washington Street
7 Phoenix, Arizona 85007

8 A COPY of the foregoing was e-mailed
9 this 26th day of March, 2015 to:

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1 A COPY of the foregoing was mailed
2 this 26th day of March, 2015 to:

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4 Utilities Division
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7 Phoenix, Arizona 85007

8 Lyn Farmer, Chief Administrative Law Judge
9 Hearing Division
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11 1200 West Washington Street
12 Phoenix, Arizona 85007

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