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AZ CORP COMMISSION  
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3 Telephone (602) 559-9575  
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5  
6 **BEFORE THE ARIZONA POWER PLANT  
AND TRANSMISSION LINE SITING COMMITTEE**

7  
8 IN THE MATTER OF THE APPLICATION  
OF SUNZIA TRANSMISSION LLC, IN  
9 CONFORMANCE WITH THE  
REQUIREMENTS OF ARIZONA  
10 REVISED STATUTES 40-360, ET SEQ.,  
FOR A CERTIFICATE OF  
ENVIRONMENTAL COMPATABILITY  
11 AUTHORIZING THE SUNZIA  
SOUTHWEST TRANSMISSION  
12 PROJECT, WHICH INCLUDES THE  
CONSTRUCTION OF TWO NEW 500 KV  
13 TRANSMISSION LINES AND  
ASSOCIATED FACILITIES ORIGINATING  
14 AT A NEW SUBSTATION (SUNZIA  
EAST) IN LINCOLN COUNTY, NEW  
15 MEXICO, AND TERMINATING AT THE  
PINAL CENTRAL SUBSTATION IN PINAL  
16 COUNTY, ARIZONA. THE ARIZONA  
PORTION OF THE PROJECT IS  
17 LOCATED WITHIN GRAHAM,  
GREENLEE, COCHISE, PINAL, AND  
18 PIMA COUNTIES.

DOCKET NO:  
L-00000YY-15-0318-00171

**NOTICE OF FILING DIRECT  
TESTIMONY**

Arizona Corporation Commission

**DOCKETED**

OCT 13 2015

DOCKETED BY *AC*

19  
20 Pursuant to paragraphs 15 and 16 of the Procedural Order dated September 11,  
21 2015, Robson Ranch Mountains, LLC ("RRM") hereby pre-files the Direct Testimony of  
22 Steven Soriano. RRM has moved to intervene because the preferred routing for the  
23 SunZia Southwest Transmission Project passes directly through SaddleBrooke Ranch,  
24 a master planned adult active community developed by RRM. Assuming RRM is granted  
25 intervention in this matter, RRM intends to call Mr. Soriano as a witness and offer  
26 Mr. Soriano's written testimony and the documents attached to it as an exhibit at hearing.

1 RRM would reserve the right to utilize on cross examination any exhibits of other parties  
2 that are admitted into evidence.

3 RESPECTFULLY SUBMITTED this 13th day of October, 2015.

4 SHAPIRO LAW FIRM, P.C.

5  
6 By  \_\_\_\_\_  
7 Jay L. Shapiro  
8 Attorneys for Robson Ranch Mountains, LLC

9 **ORIGINAL** and twenty-five (25) copies  
10 of the foregoing were filed  
11 this 13th day of October, 2015, with:

12 Docket Control  
13 Arizona Corporation Commission  
14 1200 W. Washington Street  
15 Phoenix, AZ 85007

16 **COPY** of the foregoing was emailed & mailed  
17 this 13th day of October, 2015, to:

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19 Arizona Power Plant and Transmission  
20 Line Siting Committee  
21 Assistant Attorney General  
22 1275 W. Washington Street  
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6 *Court Reporter*

7 **COPY** of the foregoing was emailed & hand-delivered  
8 this 13th day of October, 2015, to:

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21 *Counsel for Utilities Division Staff*

22 **COPY** of the foregoing was hand-delivered  
23 this 13th day of October, 2015, to:

24 Dwight Nodes  
25 Assistant Chief Administrative Law Judge  
26 Hearing Division  
1200 W. Washington Street  
Phoenix, Arizona 85007

Thomas Broderick, Director  
Utilities Division  
Arizona Corporation Commission  
1200 W. Washington Street  
Phoenix, Arizona 85007

By: Whitney Burk

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18 PIMA COUNTIES.

DOCKET NO:  
L-00000YY-15-0318-00171

19  
20 **DIRECT TESTIMONY OF**  
21 **STEVEN SORIANO**

22  
23 **October 13, 2015**  
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1 **I. INTRODUCTION, PURPOSE, AND SUMMARY OF TESTIMONY.**

2 **Q. PLEASE STATE YOUR NAME AND BUSINESS ADDRESS.**

3 A. My name is Steven Soriano. My business address is 9532 E. Riggs Road,  
4 Sun Lakes, Arizona 85248.

5 **Q. BY WHOM ARE YOU EMPLOYED AND IN WHAT CAPACITY?**

6 A. I am employed as a Vice-President for Robson Communities, Inc. I also hold the  
7 titles of Vice-President and Assistant Secretary for Arlington Property  
8 Management Company ("Arlington"), the manager of Robson Ranch Mountains,  
9 LLC ("RRM"). RRM is the developer of SaddleBrooke Ranch, a master planned  
10 adult active community.

11 **Q. WHAT ARE YOUR RESPONSIBILITIES FOR RRM?**

12 A. As Vice-President of Arlington, I manage acquisitions, entitlement, product  
13 development, lead engineering and development, pricing and budgeting, sales  
14 contracts, and financial reporting. I perform these tasks as part of a larger team of  
15 professionals.

16 **Q. WHAT WAS YOUR EDUCATIONAL AND EMPLOYMENT**  
17 **BACKGROUND BEFORE ROBSON?**

18 A. Before joining Robson Communities in 1995, I was employed as an auditor and a  
19 CPA with Kenneth Leventhal/Ernst and Young in Phoenix and New York.  
20 In 1991, I received my degree in business administration and accounting from State  
21 University of New York at Buffalo.

22 **Q. WHAT OTHER POSITIONS HAVE YOU HELD WITH ROBSON?**

23 A. During my employment with Robson Communities, I have, at times, managed the  
24 various affiliated companies' construction, engineering, marketing, finance and  
25 mortgage operations. Currently, in addition to my role in connection with our  
26 development activities, I am also responsible for the day-to-day operations of eight

1 public service corporations providing water and wastewater utility services  
2 throughout central and southern Arizona.

3 **Q. HAVE YOU PREVIOUSLY TESTIFIED IN TRANSMISSION-RELATED**  
4 **REGULATORY PROCEEDINGS?**

5 A. No. But I have testified before the Arizona Corporation Commission in rate and  
6 financing proceedings for other Robson affiliates including Lago Del Oro Water  
7 Company, Pima Utility Company, and Quail Creek Water Company.

8 **Q. WHAT IS THE PURPOSE OF YOUR DIRECT TESTIMONY IN THIS**  
9 **DOCKET?**

10 A. To express RRM's concerns about the portion of the Bureau of Land  
11 Management's ("BLM") preferred routing for the SunZia Southwest Transmission  
12 Project (the "SunZia Project"). The route for these two 500 kV power transmission  
13 lines passes directly through SaddleBrooke Ranch, essentially altering the  
14 configuration and viability of our development. Fortunately, it is possible to move  
15 the portion of the proposed line intended to traverse SaddleBrooke Ranch to lands  
16 owned by the Arizona State Land Department ("State Lands") not far away  
17 geographically but significantly distant in terms of the detrimental impacts.

18 **II. OVERVIEW OF THE SADDLEBROOKE RANCH DEVELOPMENT AND**  
19 **COMMUNITY.**

20 **Q. WHERE IS THE SADDLEBROOKE RANCH COMMUNITY LOCATED?**

21 A. SaddleBrooke Ranch is located north of Oracle Junction in Pinal County, Arizona,  
22 between Arizona Highway 77 and Arizona State Highway 79. The SaddleBrooke  
23 Ranch development encompasses more than 2500 acres and, upon build-out, will  
24 include more than 5,000 homes.

25  
26

1 **Q. WHEN WAS THE SADDLEBROOKE RANCH COMMUNITY**  
2 **ESTABLISHED?**

3 A. The land was acquired in 1995. Final entitlements were obtained in February  
4 2000. The first home was closed in 2008 after construction of a water system,  
5 a golf course, model homes, a clubhouse, and many other amenities.

6 **Q. WHAT IS THE STATUS OF THE DEVELOPMENT OF THE**  
7 **SADDLEBROOKE RANCH COMMUNITY?**

8 A. The vast majority of SaddleBrooke Ranch, including the portion bisected by  
9 SunZia's requested route, has been zoned, and is subject to a planned area  
10 development overlay or PAD. In addition to nearly 400 occupied homes,  
11 SaddleBrooke Ranch currently has, among other things, a sales and design center  
12 with 11 furnished models, an 18-hole championship golf course with putting green  
13 and driving range, an extensive pickleball complex with 24 courts, a fitness center  
14 and spa with over 40,000 square feet that include indoor and outdoor swimming  
15 pools, men's and women's hair salons, massage rooms, aerobics and yoga  
16 facilities, a learning center, a creative arts room, billiards, and lighted tennis  
17 courts.<sup>1</sup> A new pro shop is under construction. Construction of a large clubhouse  
18 and Creative Arts Center is also imminent. In fact, land development work for  
19 these amenities is already underway, and vertical construction should begin in a  
20 few months. The master plan provides for the construction of additional amenities  
21 and facilities, including golf and homes, unfortunately in the vicinity of the area  
22 that would be intersected by the SunZia Project.<sup>2</sup>

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<sup>1</sup> A Community Overview is attached as **Exhibit SS-DT1**.  
<sup>2</sup> **Exhibit SS-DT2** shows the details of the planned future amenities for SaddleBrooke Ranch.

1 **Q. IT SOUNDS AS IF RRM HAS ALREADY MADE A SIGNIFICANT**  
2 **INVESTMENT IN SADDLEBROOKE RANCH.**

3 A. Yes, absolutely. RRM has always believed in the long-term potential of  
4 SaddleBrooke Ranch, and was making a huge investment back when other  
5 homebuilders were closing shop. Tens of millions of dollars have gone into  
6 developing the SaddleBrooke Ranch community. RRM's affiliate, Mountain Pass  
7 Utility Company, has also invested millions of dollars to construct a wastewater  
8 treatment facility that treats raw sewage for recharge to the aquifer and for golf  
9 course irrigation.

10 **Q. DOESN'T SUCH A SUBSTANTIAL INVESTMENT BENEFIT PROVIDE A**  
11 **BROAD ECONOMIC BENEFIT?**

12 A. Yes. In fact, studies performed by the Center for Business Research at the Arizona  
13 State University College of Business and by the Center for Economic Development  
14 and Research at the University of North Texas have confirmed the tremendous  
15 economic benefits of a Robson Resort Community. The study prepared by ASU,  
16 in June 2000, of the economic contributions of a Robson Resort Community  
17 estimated that the combined effects of spending for consumer goods and services  
18 by household, upon build-out, and the operations of the various homeowners  
19 associations would generate \$1.9 billion in expenditures and \$1 billion in earnings  
20 *per year* in 1999 dollars, and support 27,500 jobs. This is in addition to the direct  
21 construction and other jobs during the course of development. Respectfully, we  
22 do not believe that the BLM gave sufficient consideration to the effect of the  
23 SunZia Project on SaddleBrooke Ranch and the investment being placed at risk,  
24 not to mention the employment considerations relating to SaddleBrooke Ranch.

25  
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1     **III.   THE IMPACTS OF THE SUNZIA PROJECT ON THE SADDLEBROOKE**  
2     **RANCH DEVELOPMENT AND COMMUNITY.**

3     **Q.    DOES RRM AGREE WITH SUNZIA THAT THE TWO PROPOSED**  
4     **500 KV TRANSMISSION LINES ARE NECESSARY?**

5     A.   We do not know if the entire 199-mile transmission line project is necessary. I am  
6     not qualified to offer an opinion on that issue and we will leave that up to the Line  
7     Siting Committee and other governmental agencies with jurisdiction to make those  
8     decisions. Our position is that if this major transmission line project is necessary,  
9     the portion planned to bisect our community should be moved where it will have  
10    far less impact.

11    **Q.    WOULD YOU PLEASE DESCRIBE EXACTLY HOW THE PROPOSED**  
12    **TWO, 500 KV TRANSMISSION LINES TRAVERSE THE**  
13    **SADDLEBROOKE RANCH PROPERTY?**

14    A.   The requested route crosses the upper third of SaddleBrooke Ranch as shown on  
15    the map on page 13 of SunZia's Application for Certificate of Environmental  
16    Compatibility ("CEC Application") and the map attached to my testimony as  
17    **Exhibit SS-DT3.**

18    **Q.    BUT ISN'T THIS PORTION OF SADDLEBROOKE RANCH**  
19    **UNDEVELOPED?**

20    A.   We believe it inaccurate to consider any of the real property within the  
21    SaddleBrooke Ranch master plan as "undeveloped" in the same sense as the  
22    neighboring State Lands and agricultural land. This is land that currently is not  
23    sold but is still part of a large and ongoing construction and development project in  
24    accordance with the master plan. The zoning for the entire SaddleBrooke Ranch  
25    master plan is vested by virtue of the golf course, streets, infrastructure, amenities,  
26    and homes already constructed. A developer would never start a project as massive

1 as SaddleBrooke Ranch without the assurance of the ability to complete it. Now, at  
2 a minimum, the SunZia Project, as planned, threatens our ability to complete our  
3 development in accordance with the vested master plan.

4 **Q. HOW EXACTLY WILL THE PROPOSED TRANSMISSION LINE**  
5 **IMPACT THE DEVELOPMENT OF SADDLEBROOKE RANCH PER THE**  
6 **VESTED MASTER PLAN?**

7 A. I think the starting point is to look at the substantial scope of the proposed SunZia  
8 Project. This project involves two 500 kV transmission lines passing through one  
9 mile of our property in a 2,500 foot corridor with 200 foot easements on either side  
10 of the transmission line.<sup>3</sup> In addition, there will be 3-4 “transmission structures”  
11 ranging from 100 to 175 feet.<sup>4</sup> Obviously, this major transmission project would  
12 impact anything we have planned for this portion of the community, and will  
13 detrimentally affect the marketability of other portions of the SaddleBrooke Ranch  
14 project.

15 Specifically, projects in the northwest section of the SaddleBrooke Ranch  
16 community that would be directly impacted by the proposed SunZia Project  
17 include approximately 200 home sites, 18 holes of golf, and a clubhouse site.  
18 Beyond those direct impacts, the proposed line will impact the views and property  
19 values of other portions of SaddleBrooke Ranch.

20 **Q. WERE THE IMPACTS ON SADDLEBROOKE RANCH CONSIDERED IN**  
21 **THE DEVELOPMENT OF THE PROPOSED SUNZIA PROJECT?**

22 A. The CEC application itself does not discuss the specific impacts on SaddleBrooke  
23 Ranch, though our development is referenced in some of the exhibits included in  
24 the 300+ page filing by SunZia. I do know that we sent a letter to the BLM in 2012

25 <sup>3</sup> CEC Application at ES-1 – ES-2.

26 <sup>4</sup> *Id.*

1 raising concerns with the portion of the line planned to go across SaddleBrooke  
2 Ranch.<sup>5</sup> Obviously, given the result, our concerns were given inadequate  
3 consideration.

4 **Q. SO WHAT YOU'RE REALLY SAYING IS "NOT IN OUR BACKYARD"?**

5 A. Yes. We have a 199-mile proposed project, less than 10 percent of which will be  
6 located on private lands. The SaddleBrooke Ranch community is private property  
7 that is paying a disproportionate price for the proposed SunZia Project, if it is in  
8 fact necessary.

9 **Q. WHAT DOES RRM PROPOSE THE LINE SITING COMMITTEE DO?**

10 A. Not approve the requested CEC Application if the line is going to continue to  
11 bisect SaddleBrooke Ranch.

12 **Q. IS THERE AN AVAILABLE ALTERNATIVE?**

13 A. We believe there are alternative routes for the portion of the line that would  
14 traverse SaddleBrooke Ranch. Three possible alternatives are shown on the map  
15 attached to my testimony as **Exhibit SS-DT3**. These alternative routes would  
16 bypass SaddleBrooke Ranch primarily by crossing State Lands, leaving almost all  
17 199 miles of the two proposed 500 kV transmission lines on public lands.

18 **Q. WON'T THAT IMPACT THE VALUE OF THE STATE LANDS?**

19 A. Possibly, someday. But we are talking about an existing master planned  
20 community already with nearly 400 homes and numerous improvements. RRM  
21 has invested tens of millions of dollars in bringing the SaddleBrooke Ranch  
22 community to its full potential. The surrounding community is already benefitting  
23 from the existing jobs and tax revenues that SaddleBrooke Ranch is already  
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<sup>5</sup> **Exhibit SS-DT4**. RRM recently raised similar concerns to the Environmental Planning  
26 Group. *See* **Exhibit SS-DT5**.

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generating. SunZia touts the jobs and tax revenues its project will bring; we are already delivering these benefits to the community.

And, I'm sorry, we fully support the efforts of our State Land Department. But there is simply no comparison between the current and near-term value of lands in SaddleBrooke Ranch and the impact of this proposed project on those lands and our continued development plans, and the alternative routes over State Lands. Those State Lands might one day have uses that might be impacted by what would be an existing transmission line project. We are here now, with current and continued development plans, and it will cost much more to condemn the SaddleBrooke Ranch property than it will the State Lands, demonstrating the marked difference in the value of the properties.

**Q. DOES THIS CONCLUDE YOUR DIRECT TESTIMONY?**

A. Yes.

# **EXHIBIT SS-DT1**

## An Abundance of Clubs, Classes & Activities

With well-established groups and the freedom to create new ones, you'll find an intriguing variety of activities, classes and events all around you...each offering satisfying ways to make life even better.

### Parties & Social

- Board Games
- Duplicate Bridge
- Euchre
- Happy Hours
- Ladies' Birthday Lunch
- Line Dance
- Mahjong
- Mexican Train
- Monday Night Football
- Party Bridge
- State Clubs
- Trivia

### Creative Arts

- Beading Group
- Paper Crafts
- Quilters
- SaddleBrooke Ranch Artists
- Scrapbooking
- Stitching



### Wellness/Fitness

- Bicycling
- Cardio Classes
- Meditation Classes
- Pickleball
- Stretch Classes
- Tennis
- Volleyball
- Water Aerobics
- Yoga
- Zumba



### Golf

- Lady Niners
- Lady Putters
- Men's Golf Association
- Ranchette Women's Putters
- Women's Golf Association

*SaddleBrooke Ranch residents can also join clubs at SaddleBrooke. Membership in the listed clubs and organizations at SaddleBrooke is at the discretion of the individual clubs and organizations.*

For a more extensive list of current groups, clubs, and organizations, please visit the HOA website at: [www.saddlebrookeranchhoa.org](http://www.saddlebrookeranchhoa.org)  
All clubs, classes and organizations are formed and operated by the individual homeowners and are not endorsed or sponsored by the developer or the Homeowners Association. Homeowners are always welcome to form a new club, class or organization if one is not represented here.



**SaddleBrooke Ranch**  
A ROBSON RESORT COMMUNITY™

59680 East Robson Circle • Oracle, AZ 85623  
866.818.6068 • 520.818.6000

Take a closer look at [www.robson.com/saddlebrookeranch](http://www.robson.com/saddlebrookeranch)

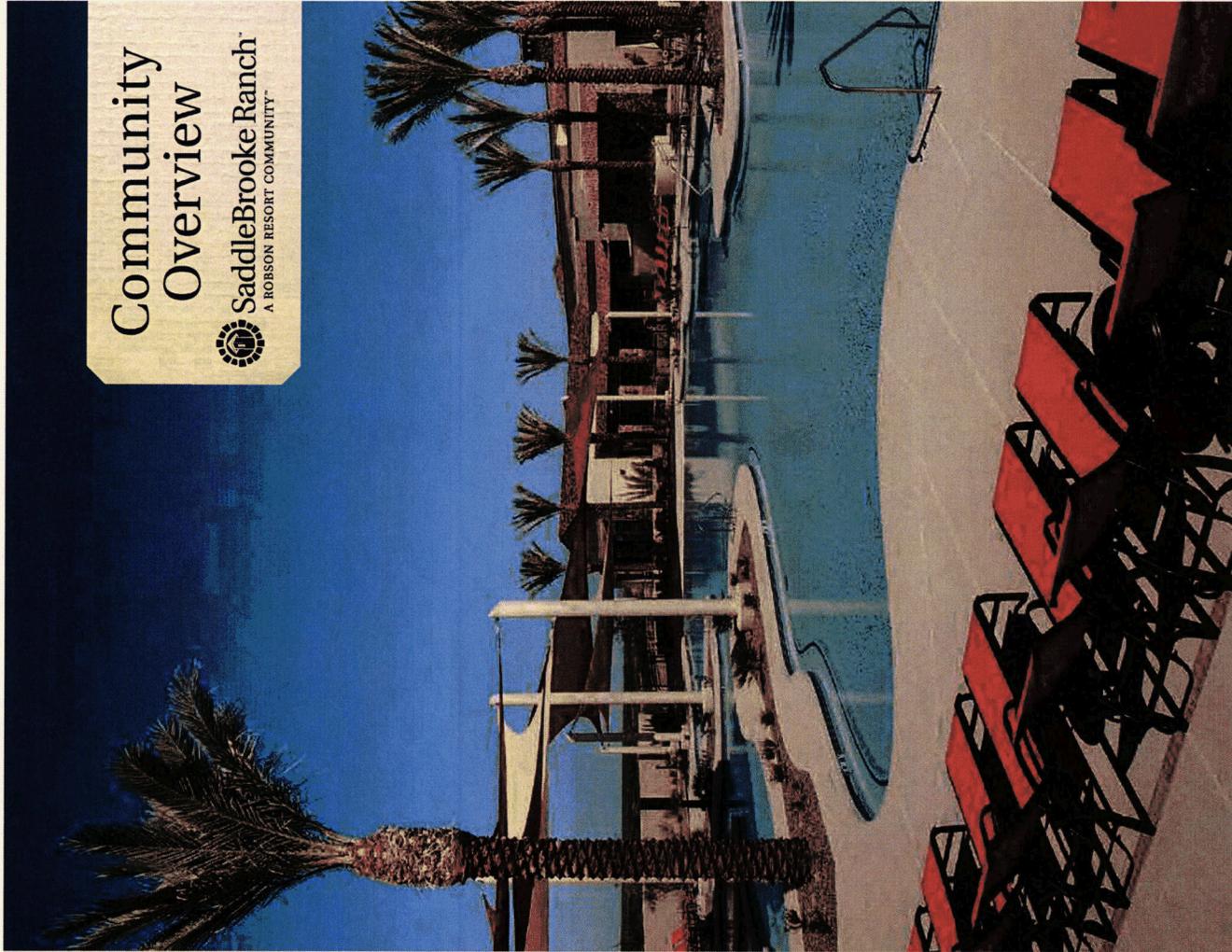
The housing at any Robson Resort Community™ is intended for occupancy by at least one person 55 years of age or older per dwelling unit, although the occupants of a limited number of dwelling units may be younger than 55 years of age. The Robson brand name is a registered trademark of Robson Ranch Arizona, LLC. Robson Ranch Arizona, LLC, owner, Robson Ranch Arizona, Construction Company, general contractor, ROC 192864. No offer for sale or lease may be made or accepted prior to buyer's receipt of an Arizona subdivision public report. A public report is available on the state real estate department's website. Some amenities not included in community services fees. For a limited time, SaddleBrooke Ranch residents have access to the amenities and facilities at SaddleBrooke and the preserve at SaddleBrooke. SaddleBrooke Ranch residents may also join certain clubs at SaddleBrooke. Membership in the clubs is subject to the terms and conditions of the applicable club agreement. The golf course, pro shop and practice facility are open to the public and will be owned by the developer or its assignee(s). Availability of these facilities for use by owners of interests in the development is at the pleasure of the owners of the facilities. The Shack and Bistro Venue currently are open to the public. All photos/pictorials are artist's conceptions and are not intended to represent actual conditions. Plans are subject to change without notice. This shall not constitute an offer in any state where registration is required or if in violation of law. © 2015 Robson Communities, Inc. All rights reserved. 14R2214 1/15



# Community Overview



**SaddleBrooke Ranch**  
A ROBSON RESORT COMMUNITY™



*Wake up with nothing to do or everything to do.*

When searching master-planned communities/homebuilders for your new home, compare the amenities, activities & classes offered for active adults.

At SaddleBrooke Ranch, you'll find extensive multi-million dollar amenities and activities rivaling world-class resorts **available today . . . not in a few years.** There's simply no comparison.

## Compare Our Amenities

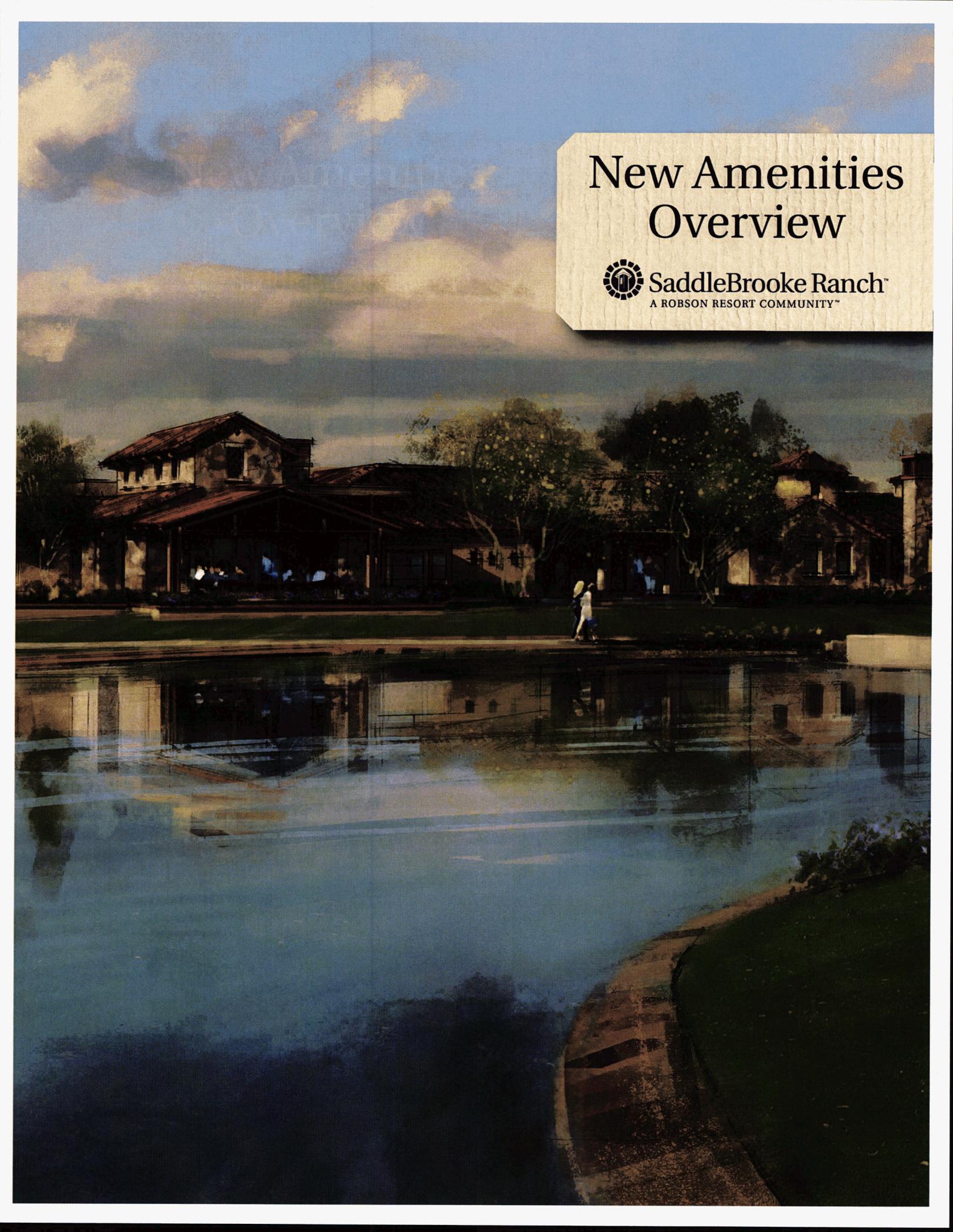
AMENITIES OFFERED AT SADDLEBROOKE RANCH

OTHER MASTER-PLANNED COMM./HOMEBUILDERS (AMENITIES FOR ACTIVE ADULTS)

	AMENITIES OFFERED AT SADDLEBROOKE RANCH	OTHER MASTER-PLANNED COMM./HOMEBUILDERS (AMENITIES FOR ACTIVE ADULTS)
<b>CHAMPIONSHIP GOLF COURSE</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18-Hole Golf Course	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Driving Range	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fully Stocked Pro Shop	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>LA HACIENDA CLUB</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Bistro Veinte Restaurant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fireside TV Lounge	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Billiards Room	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Multi-purpose Room/ Creative Arts/Learning Center Room	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Indoor Pool with Lap Lanes	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Espirito de Vida Meditation Room	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>RESORT-STYLE POOL COMPLEX</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pool with Shade Sails & Beach Access	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lap Pool	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Resistance Walking Channel	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Whirlpool with Ramada Covering	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>ESPERANZA SPA &amp; SALON</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Salon del Sol	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The Hombres Barber Shop	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Treatment Rooms & Spa Lounge	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>VIVA ATHLETIC FITNESS CENTER</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Cardio & Weight Machines	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Aerobics/Dance/Yoga Room	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Steam Rooms	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Men's & Women's Locker Rooms	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>THE GREAT OUTDOORS</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Dog Park	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Walking Trails	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tennis Courts	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pickleball Courts	<input checked="" type="checkbox"/>	<input type="checkbox"/>



# **EXHIBIT SS-DT2**



# New Amenities Overview



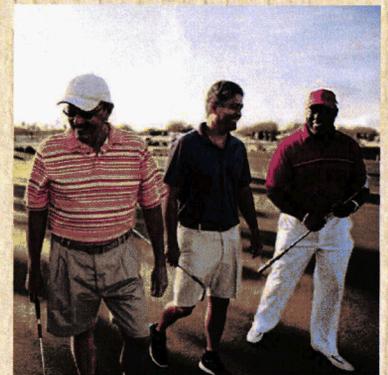
**SaddleBrooke Ranch™**  
A ROBSON RESORT COMMUNITY™

## NEW AMENITIES - OVERVIEW

*Visionary resort design is  
coming to life*

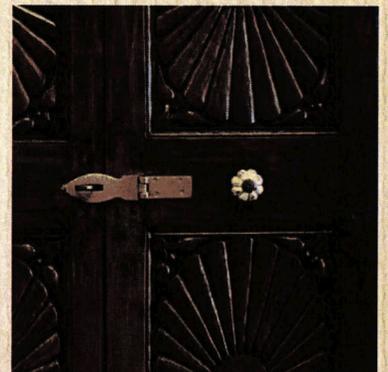


Pursuing our mission to exceed expectations, SaddleBrooke Ranch is continuing to add to the amenities that make life so special in this exclusive community. From a 24 court Pickleball complex to a well appointed pro shop, SaddleBrooke Ranch's extensive amenity expansion is well underway and will provide the ultimate in active adult resort-style living. Every detail of the new SaddleBrooke Ranch amenities has been thoughtfully considered to furnish residents with an abundance of dining, recreational, and social opportunities that are trademarks of living within a Robson Resort Community.



*"There are a lot of reasons to love SaddleBrooke Ranch, but we basically fell in love with it...we feel like we live in a resort."*

*— Jeff S., SaddleBrooke Ranch Resident*





**OPENING IN LATE FALL 2015**

- A** Pickleball Complex - 24 Courts
- B** NEW Pro Shop
- C** Dog Park  
*Currently under construction*

**OPENING IN EARLY WINTER 2016**

- D** The Shack

**2016 AMENITY PLANS**

- E** Clubhouse & Restaurant
  - Ballroom/Auditorium with Stage
  - Banquet/Meeting room spaces
  - Full-Service Grille and Bar with Patio overlooking the Lake
  - Private Dining Room
  - Relaxing Fireside Lounge Area
  - Outdoor Terraces

- F** Event Lawn/Stage

- G** Creative Arts Center

*Anticipated construction commencement - 2016*

**ADDITIONAL FUTURE AMENITIES**

- H** Additional Tennis Courts

- I** Bocce Courts

- J** All Faith Chapel

*This Proposed Concept Plan for the clubhouse, creative arts center, chapel additional tennis courts & bocce courts is subject to change at any time without notice. No warranties are given or implied that all improvements shown on this Proposed Concept Plan will be built.*

**CURRENT AMENITIES**

- K** La Hacienda Club  
Indoor Lap Pool, Outdoor Pool, Lap Pool, Whirlpool, Viva Fitness Center, Tennis & Pickleball Courts, Esperanza Spa, Hombres Barber Shop, Bistro Veinte, Multi-purpose Rooms

- L** 18-hole Championship Golf Course

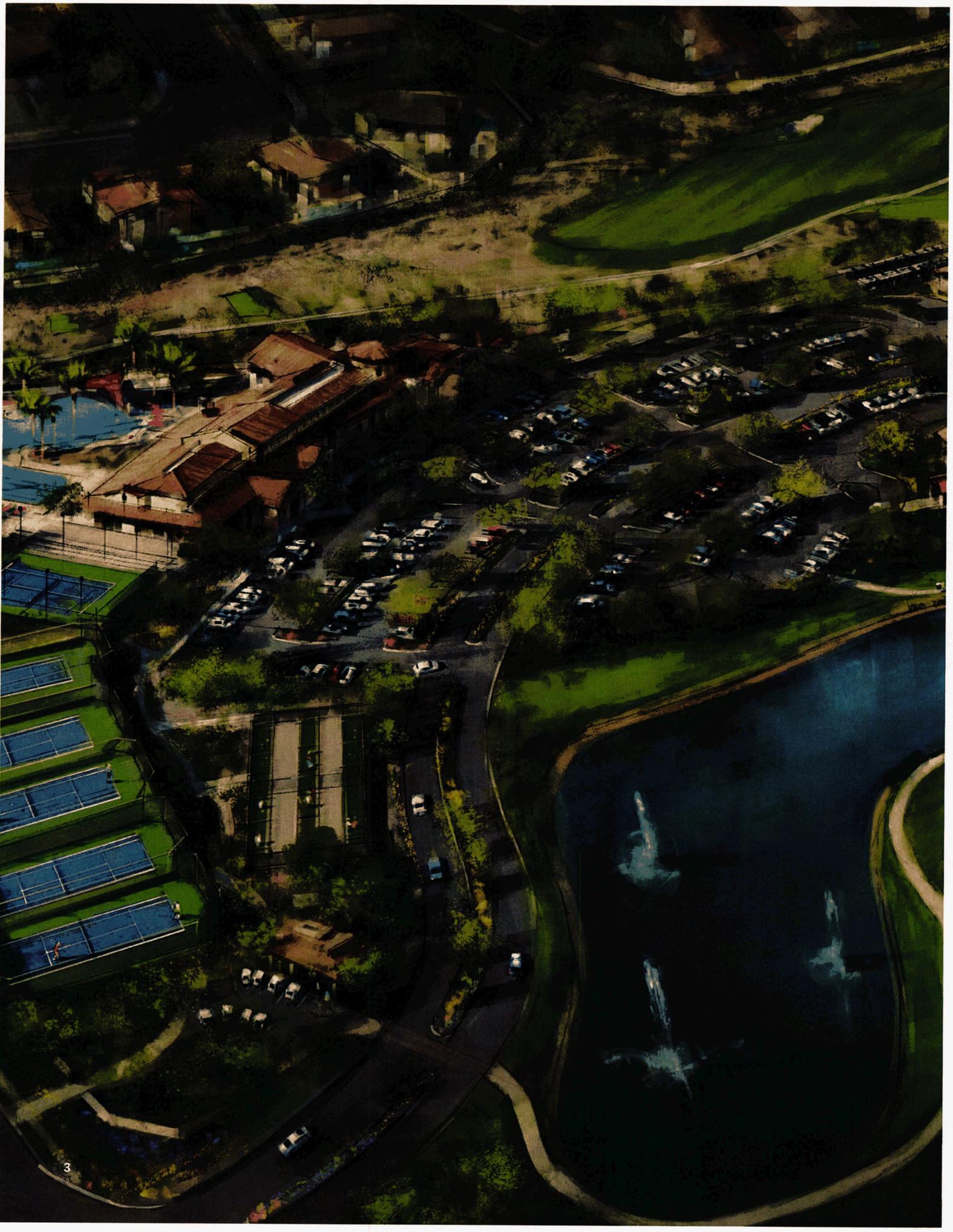
- M** Tennis Courts

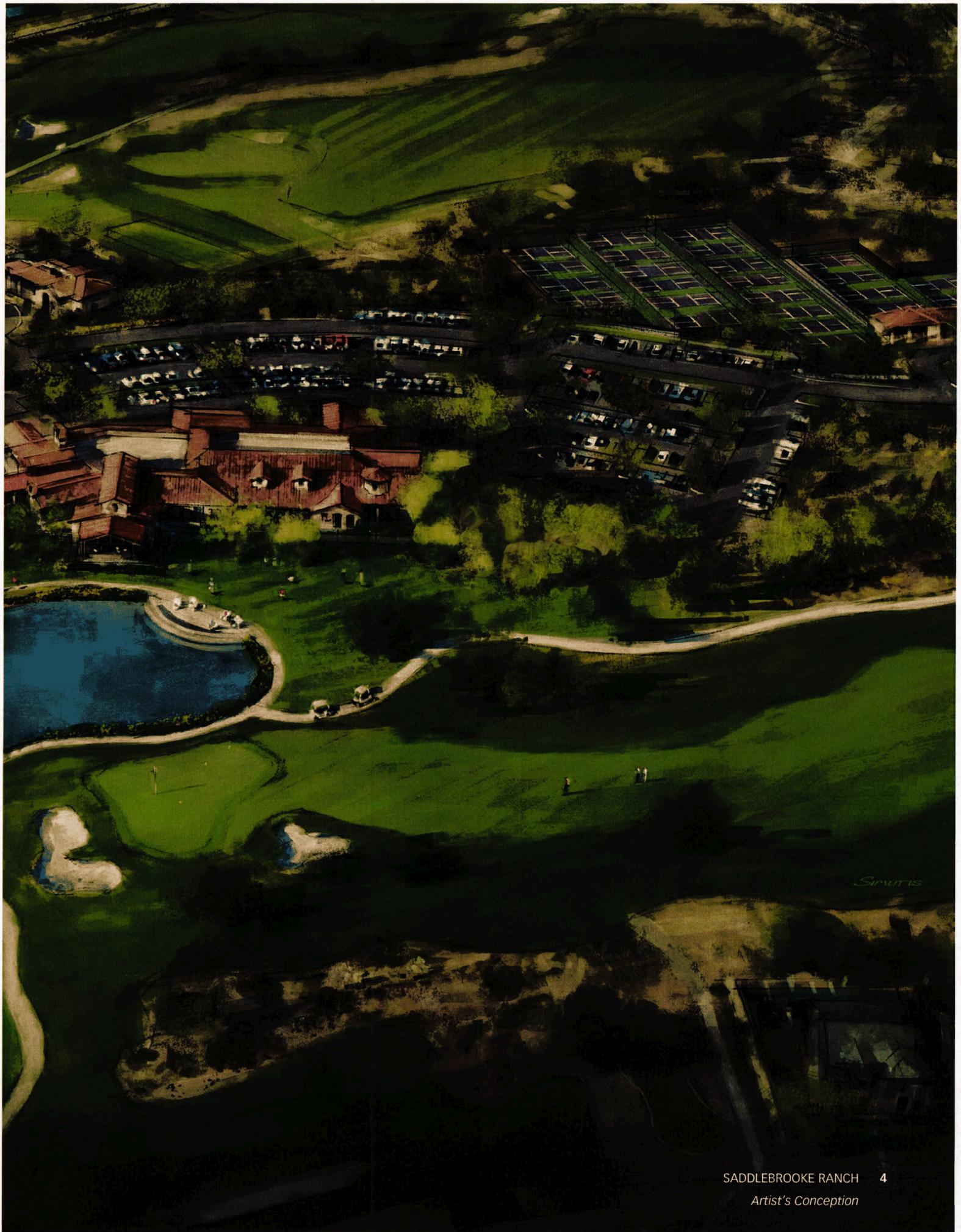
- N** Nature Trail

Phase 1 Temporary Pickleball Courts

*Plan Updated 7/15*

Illustration is an artist's conception, not intended to show specific details and is subject to change without notice.

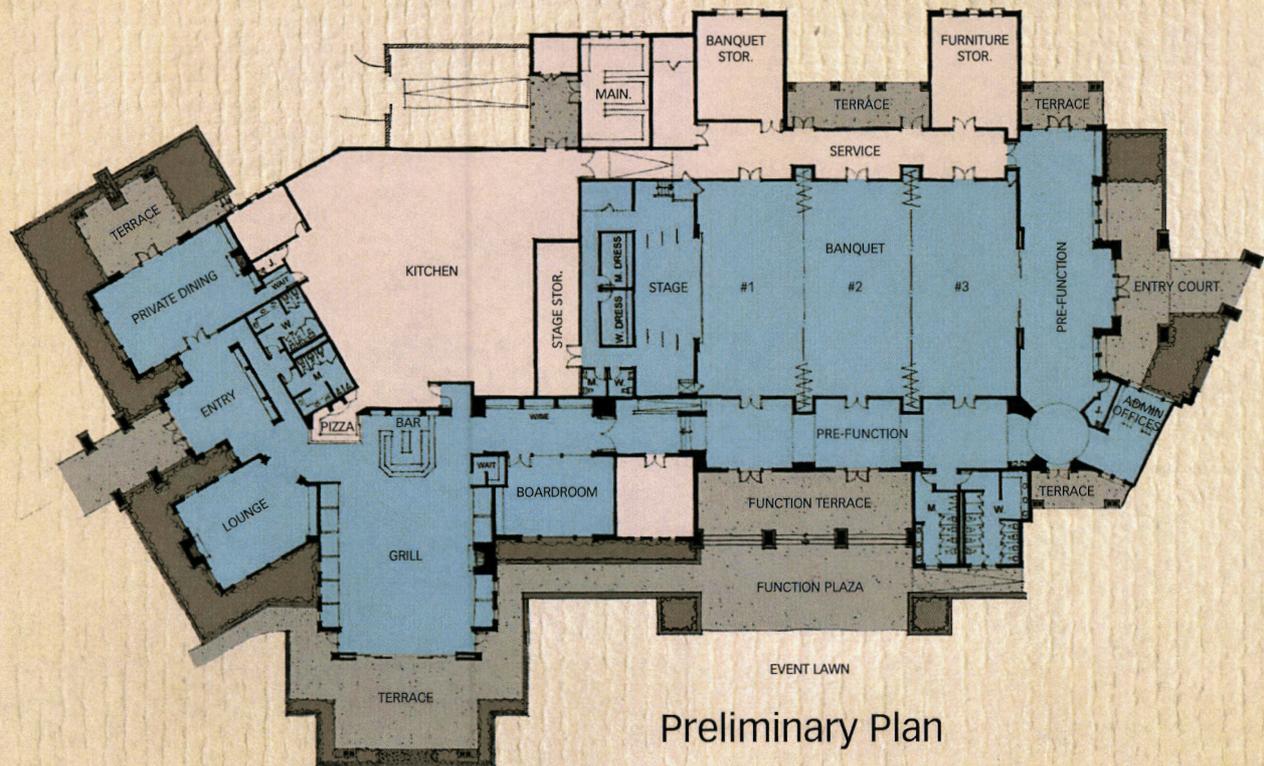






## The heart and hub of your community

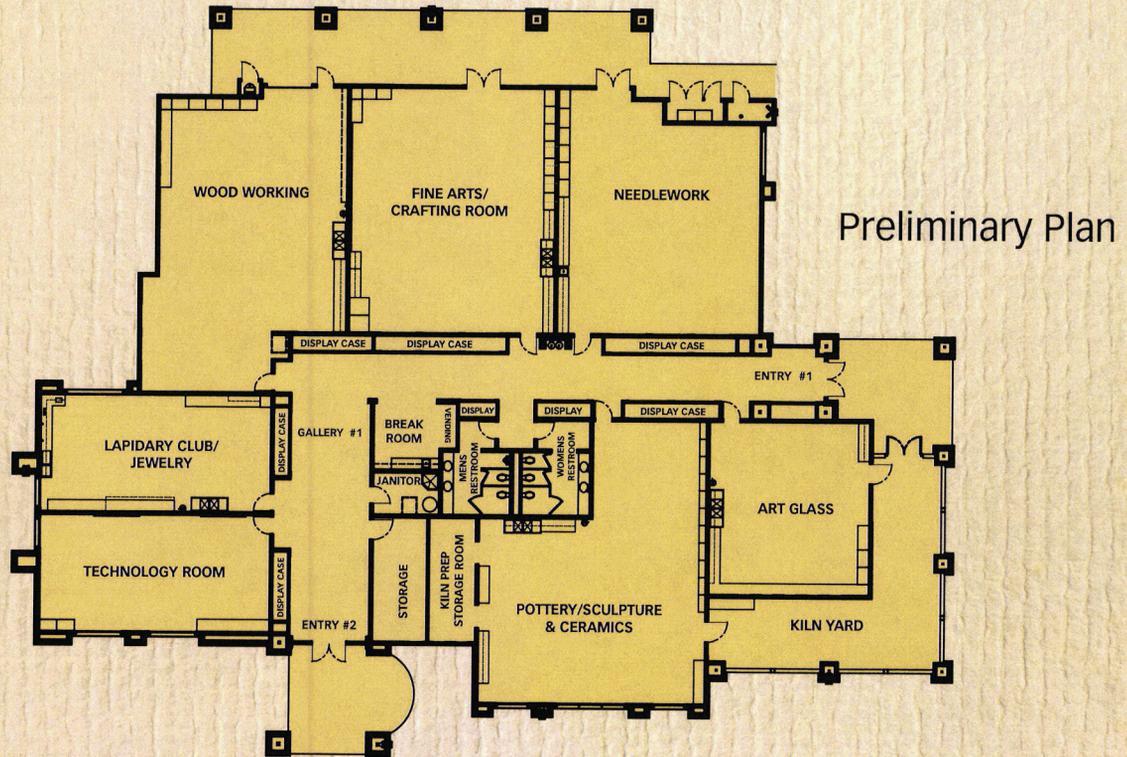
At the heart of SaddleBrooke Ranch are plans for a new clubhouse. This outstanding facility will be infused with a casual elegance and will feature well-appointed amenities. This will be a place where neighbors will gather, friendships will flourish, and new adventures will be planned.



Anticipated construction commencement - 2016. Illustrations for the clubhouse and creative arts facilities are artist's conception and are not intended to show specific details. These Proposed Concept Plans for the clubhouse and creative arts facilities are subject to change at any time without notice. No warranties are given or implied that all improvements shown on these Proposed Concept Plans will be built.

# CREATIVE ARTS & TECHNOLOGY CENTER

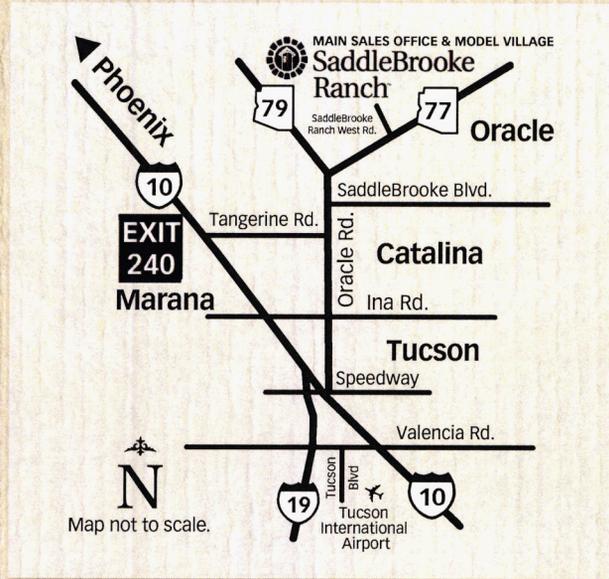
*Explore your artistic side*



At SaddleBrooke Ranch, the Creative Arts Center have been designed to express your artistic talents. It will be the ideal place to reach your creative potential while making new friends.



*Images shown above are from Quail Creek's Creative Arts Center. Exterior & interior design, equipment, furnishings and other interior details will vary for the Creative Arts Center at SaddleBrooke Ranch.*



## SaddleBrooke Ranch™

A ROBSON RESORT COMMUNITY™

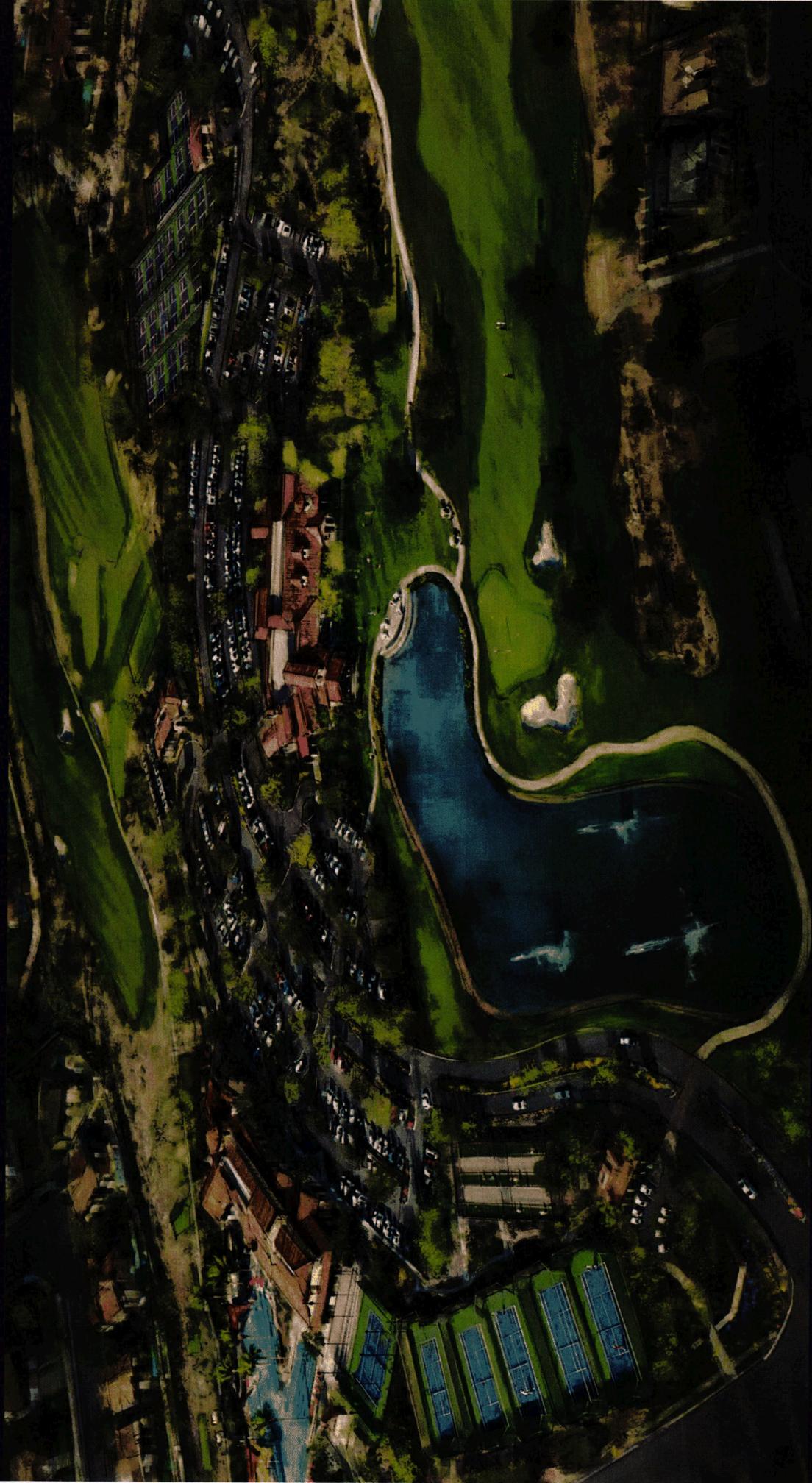
59680 East Robson Circle • Oracle, AZ 85623 • 866.818.6068 • 520.818.6000

[www.robson.com/saddlebrookeranch](http://www.robson.com/saddlebrookeranch)

 Join us on Facebook

The housing at any Robson Resort Community™ is intended for occupancy by at least one person 55 years of age or older per dwelling unit, although the occupants of a limited number of dwelling units may be younger. One person must be at least 40 years old in each unit. No one in permanent residence under 19 years of age. Homes at SaddleBrooke Ranch are offered and sold by SaddleBrooke Development Company, broker for Robson Ranch Mountains, LLC, owner. Robson Ranch Arizona Construction Company, general contractor, ROC 192584. No offer for sale or lease may be made or accepted prior to buyer's receipt of an Arizona subdivision public report. A public report is available on the state real estate department's website. Some amenities are not included in community service fees. Restaurants and golf courses currently are open to the public. The golf courses, pro shops and practice facilities at SaddleBrooke Ranch will be owned by the developers or their assignee(s). Availability of these facilities for use by owners of interests in any of the developments is at the pleasure of the owners of the facilities. Shared use of SaddleBrooke Ranch and SaddleBrooke Phase I and Phase II amenities is subject to reciprocal agreements and is subject to change. SaddleBrooke Ranch residents may also join certain clubs at SaddleBrooke. Membership in the clubs and organizations at SaddleBrooke is at the discretion of the individual clubs and organizations. All photos/pictorials are artist's conception. Information is subject to change without notice. This shall not constitute an offer in any state where registration is required or if in violation of law. © 2015 Robson Communities®, Inc. All rights reserved. 15RC147 9/15

# NEW AMENITY EXPANSION



Anticipated Completion Dates: Pickleball complex, pro shop & dog park - late Fall 2015. The Shack - early Winter 2016. Clubhouse - anticipated commencement of construction - 2016.  
This Proposed Concept Plan for the clubhouse, additional tennis courts & bocce courts is subject to change at any time without notice. No warranties are given or implied that all improvements shown on this Proposed Concept Plan will be built. Illustration is an artist's conception, not intended to show specific details and is subject to change without notice.

The housing at any Robson Resort Community™ is intended for occupancy by at least one person 55 years of age or older per dwelling unit, although the occupants of a limited number of dwelling units may be younger. One person must be at least 40 years old in each unit. No one in permanent residence under 19 years of age. Homes are offered and sold by SaddleBrooke Development Company, broker for Robson Ranch Mountains, LLC, owner, Robson Ranch Arizona Construction Company, general contractor, ROC-192584. No offer for sale of these homes may be made or accepted prior to buyer's receipt of an Arizona subdivision public report. A public report is available on the state real estate department's website. Some amenities not included in community service fees. The golf course, pro shop and practice facility are open to the public and will be owned by the developer or its assignee(s). Availability of these facilities for use by owners of interests in the development is at the pleasure of the owners of the facilities. The Shack and Bistro Venues currently are open to the public. All photos/pictorials are artist's conception. Information is subject to change without notice. This shall not constitute an offer in any state where registration is required or if in violation of law. © 2015 Robson Communities, Inc. All rights reserved. 8/23/15 154C149



# NEW Resort-Style Amenities Expansion Plans



## OPENING IN LATE FALL 2015

- A** Pickleball Complex - 24 Courts
- B** NEW Pro Shop
- C** Dog Park

*Currently under construction*

## OPENING IN EARLY WINTER 2016

- D** The Shack

## 2016 AMENITY PLANS

- E** Clubhouse & Restaurant
  - Ballroom/Auditorium with Stage - Banquet/Meeting room spaces
  - Full-Service Grille and Bar with Patio overlooking the Lake
  - Private Dining Room
  - Relaxing Fireside Lounge Area
  - Outdoor Terraces

- F** Event Lawn/Stage

- G** Creative Arts Center

*Anticipated commencement of construction - 2016*

## ADDITIONAL FUTURE AMENITIES

- H** Additional Tennis Courts

- I** Bocce Courts

- J** All Faith Chapel

*This Proposed Concept Plan for the clubhouse, additional tennis courts, bocce courts, all faith chapel and creative arts is subject to change at any time without notice. No warranties are given or implied that all improvements shown on this Proposed Concept Plan will be built.*

## CURRENT AMENITIES

- K** La Hacienda Club  
Indoor Lap Pool, Outdoor Pool, Lap Pool, Whirlpool, Viva Fitness Center, Tennis & Pickleball Courts, Esperanza Spa, Hombres Barber Shop, Bistrot Veinte, Multi-Purpose Rooms

- L** 18-hole Championship Golf Course

- M** Tennis Courts

- N** Nature Trail

Plan Updated 8/15

Illustration is an artist's conception, not intended to show specific details and is subject to change without notice.

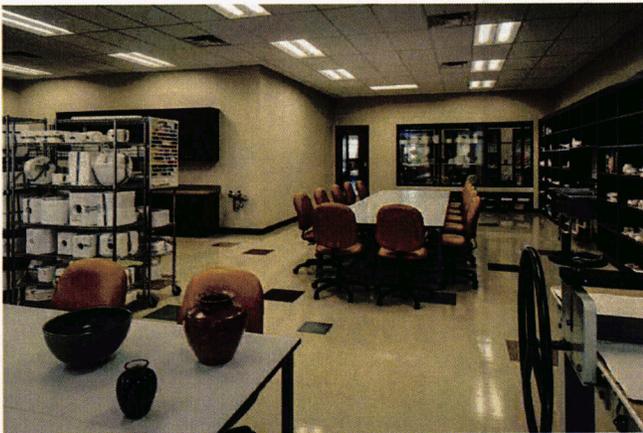
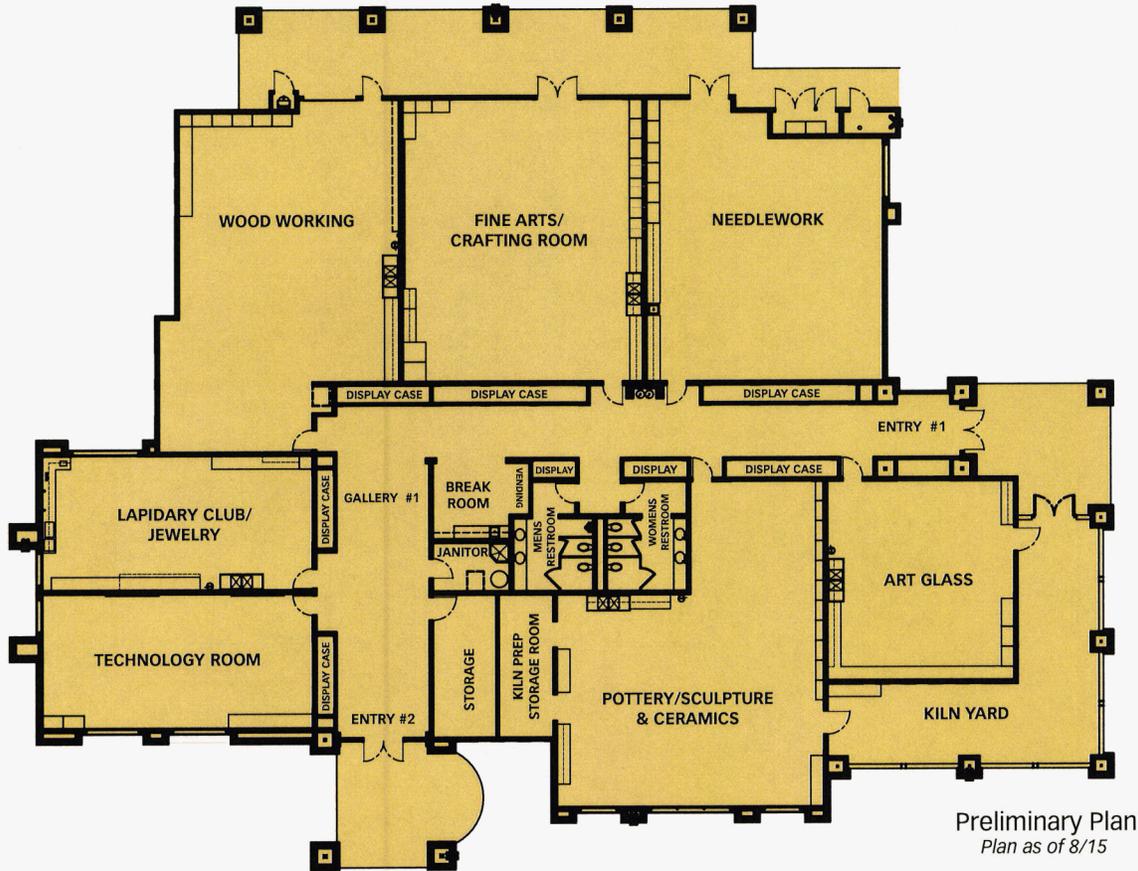
The housing at any Robson Resort Community™ is intended for occupancy by at least one person 55 years of age or older per dwelling unit, although the occupants of a limited number of dwelling units may be younger. One person must be at least 40 years old in each unit. No one in permanent residence under 19 years of age. Homes are offered and sold by SaddleBrooke Development Company, broker for Robson Ranch Mountains, LLC, owner, Robson Ranch Arizona Construction Company, general contractor, ROC 192584. No offer for sale or lease may be made or accepted prior to buyer's receipt of an Arizona subdivision public report. A public report is available on the state real estate department's website. Some amenities not included in community service fees. The golf course, pro shop and practice facility are open to the public and will be owned by the developer or its assignee(s). Availability of these facilities for use by owners of interests in the development is at the pleasure of the owners of the facilities. The Shack and Bistrot Veinte currently are open to the public. All photos/pictorials are artist's conception. Information is subject to change without notice. This shall not constitute an offer in any state where registration is required or if in violation of law. © 2015 Robson Communities®, Inc. All rights reserved. 8/23/15 15RC149



**SaddleBrooke Ranch™**  
A ROBSON RESORT COMMUNITY™



# New Creative Arts Center Plan



Images shown above are from Quail Creek's Creative Arts Center. Interior design, equipment, furnishings and other interior details will vary for the Creative Arts Center at SaddleBrooke Ranch.

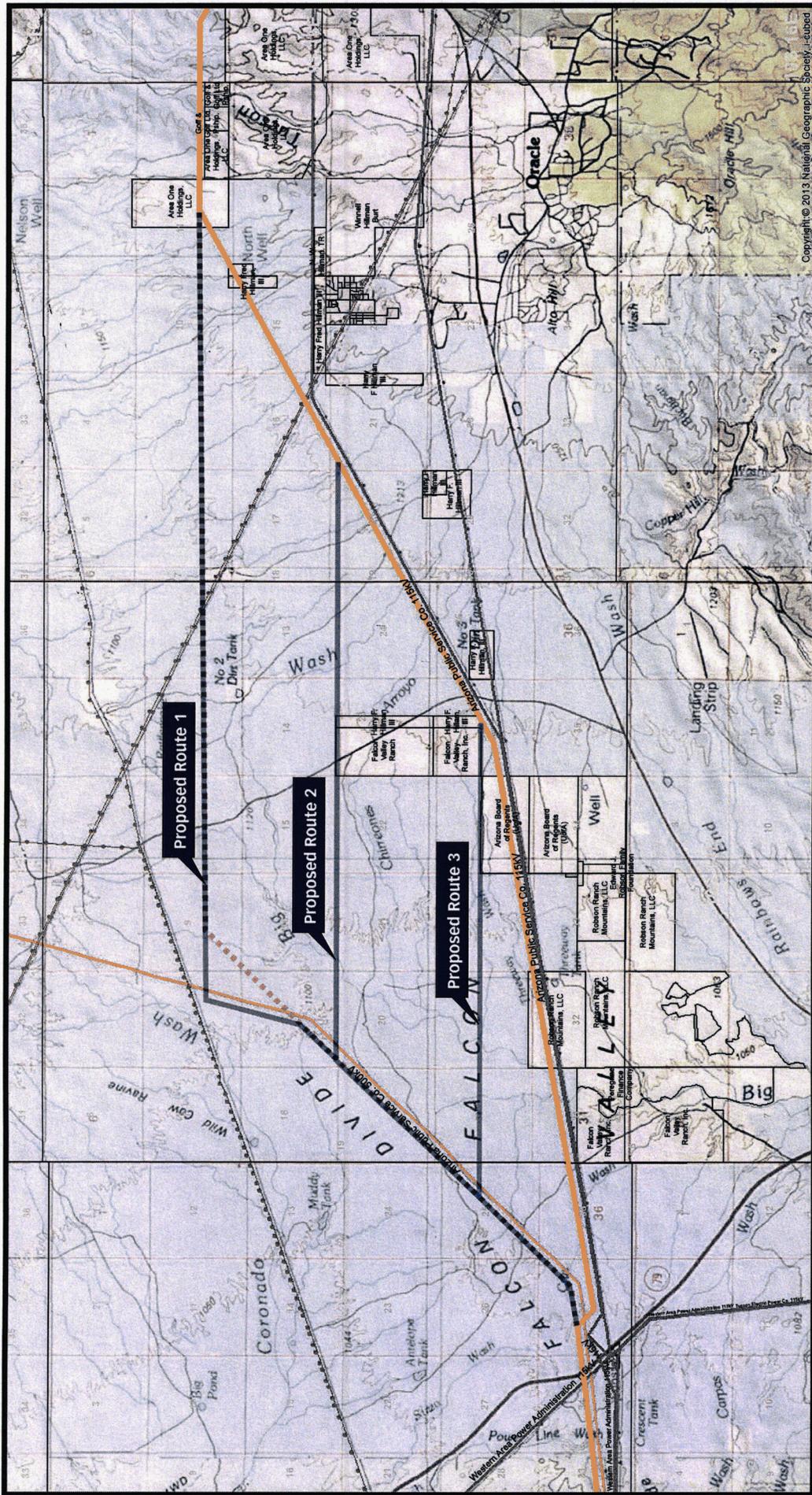


Anticipated commencement of construction - 2016. The Proposed Concept Plan for the Creative Arts Center is subject to change at any time without notice. Illustrations are artist's conception and are not intended to show specific details. Plans subject to change without notice. No warranties are given or implied that all improvements shown on this Proposed Concept Plan will be built.

The housing at any Robson Resort Community™ is intended for occupancy by at least one person 55 years of age or older per dwelling unit, although the occupants of a limited number of dwelling units may be younger. One person must be at least 40 years old in each unit. No one in permanent residence under 19 years of age. Homes are offered and sold by SaddleBrooke Development Company, broker for Robson Ranch Mountains, LLC, owner. Robson Ranch Arizona Construction Company, general contractor, ROC 192584. No offer for sale or lease may be made or accepted prior to buyer's receipt of an Arizona subdivision public report. A public report is available on the state real estate department's website. Some amenities not included in community service fees. The golf course, pro shop and practice facility are open to the public and will be owned by the developer or its assignee(s). Availability of these facilities for use by owners of interests in the development is at the pleasure of the owners of the facilities. The Shack and Bistro Veinte currently are open to the public. All photos/pictorials are artist's conception. Information is subject to change without notice. This shall not constitute an offer in any state where registration is required or if in violation of law. © 2015 Robson Communities®, Inc. All rights reserved. 8/13/15 15RC149



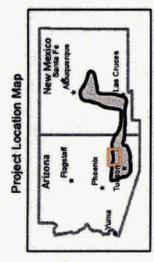
# **EXHIBIT SS-DT3**



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**SunZia Southwest Transmission Project**  
**BLM Preferred Alternative Route**  
**Robson Ranch Vicinity Proposed Modifications**

Rev.: September 2015  
 Prepared at:



- LEGEND**
- Preliminary SunZia Project Features**
- Proposed Substation Interconnections
  - Study Corridor
  - BLM BCCO Preferred Alternative Route
  - Robson Proposed Route Modification
- Utilities**
- Existing Distribution Line
  - 345 kV Transmission Line
  - 230 kV Transmission Line
  - 115/138 kV Transmission Line
- Surface Management**
- Revised Land Management
  - U. S. Forest Service
  - BLM Information
  - Land or Share Point
  - National Park Service
  - Other
  - Private
  - State Trust Land
  - U. S. Fish and Wildlife Service
  - Wilderness/Conservation Area
  - Electricity Right-of-Way (E. Hourbath)
- Reference Features**
- Road
  - Major Road
  - County Boundary
  - Proprietor

# **EXHIBIT SS-DT4**



**Peter M. Gerstman**  
Executive Vice President  
General Counsel  
(480) 895-4297  
Email: [Peter.Gerstman@Robson.com](mailto:Peter.Gerstman@Robson.com)

August 13, 2012

Via e-mail and US Mail

Bureau of Land Management, New Mexico State Office  
P.O. Box 27115  
Santa Fe, New Mexico 87502-0115

Re: SunZia Southwest Transmission Project

Dear Sir or Madam:

I am writing this letter on behalf of Robson Ranch Mountains, LLC ("Robson") to object to the Bureau of Land Management's preferred routing for the proposed SunZia Southwest Transmission Lines as that routing is set forth in the proposed Environmental Impact Statement. The portion to which we object is located north of Oracle Junction in Pinal County, Arizona, between Arizona highway 77 and Arizona State highway 79. An aerial photo of the area at issue is attached to this letter. The BLM's proposed route in this area is part of the sub-route identified in the BLM's draft environmental impact statement for this project as sub-route 4C2c.

Robson is the developer of SaddleBrooke Ranch, a master-planned active adult community that, upon full build-out, is expected to encompass in excess of 2500 acres and more than 5,000 homes. The vast majority of the SaddleBrooke Ranch property, including the portion of SaddleBrooke Ranch that the BLM-preferred route crosses, has been zoned, is subject to a planned area development overlay district ("PAD") and is subject to a Phased Protected Development Right Plan with Pinal County, and a substantial portion of the project has already been developed. We only just became aware of the SunZia project.

Robson has invested tens of millions of dollars in the SaddleBrooke Ranch project, which currently includes, among other things, a sales and design center with 10 furnished models (plus an additional model under construction), an 18-hole championship golf course with putting green and driving range, and a fitness center and spa of over 40,000 square feet that include indoor and outdoor swimming pools, men's and women's hair salons, massage rooms, aerobics and yoga facilities, a learning center, a creative arts room, billiards, and lighted tennis courts and pickleball courts. In addition, a Robson affiliate has invested millions of dollars to construct a wastewater treatment facility that treats raw sewage to drinking water standards for recharge to the aquifer and golf course irrigation. The PAD and master plan provide for additional amenities and facilities, including golf and homes, in the vicinity of the area that would be traversed by the BLM-preferred SunZia route.

The addition of two 500 kv transmission lines in the northerly portion of SaddleBrooke Ranch has the potential to significantly affect and impair future development of the project, particularly within the northerly portion of the master plan. Although we have not made any attempt to evaluate the need for the SunZia project, we understand the general need for appropriate infrastructure to support future development and we support efforts to meet that need. Affiliates of Robson have cooperated fully in the past in the location of electric transmission lines through other Robson Resort Communities when necessary and where

August 13, 2012

Page 2

appropriate. This, however, is a different case. Without commenting on the vast majority of the BLM's preferred route, there are relatively small adjustments that could be made to the route in the vicinity of SaddleBrooke Ranch that would have significant and positive effects for SaddleBrooke Ranch and for Pinal County.

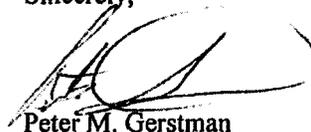
We understand that there are many considerations and interests the BLM must balance when choosing a route. However, the BLM appears not to have given sufficient consideration to the effect of its preferred route on the SaddleBrooke Ranch master plan, the huge investment being placed at risk by Robson in this project, and the employment considerations relating to SaddleBrooke Ranch. Because of our belief in the long-term potential of the SaddleBrooke Ranch location, as demonstrated by the success of the SaddleBrooke community, which is approximately 7 miles from SaddleBrooke Ranch, Robson made a huge investment in SaddleBrooke Ranch even as other homebuilders were closing shop. Studies performed in the past by the Center for Business Research at the Arizona State University College of Business and by the Center for Economic Development and Research at the University of North Texas have confirmed the tremendous economic benefits of a Robson Resort Community for the local economy. The study prepared by ASU in June, 2000 of the economic contributions of SaddleBrooke and SaddleBrooke Ranch estimates that the combined effects of spending for consumer goods and services by households in these two projects upon build-out and the ongoing operations of the homeowners' associations will generate \$1.9 billion in expenditures and \$1 billion in earnings per year in 1999 dollars, and support 27,500 jobs. This is in addition to all of the direct construction and other jobs during the course of development.

The zoning for the entire SaddleBrooke Ranch master plan is vested by virtue of the golf course, streets, infrastructure, amenities and homes already constructed in the southerly portion of SaddleBrooke Ranch. Zoning vests for the entire master plan because a developer would never start a project as massive as SaddleBrooke Ranch without some assurance of the ability of completing it. For similar reasons, we believe it is incorrect to think of real property within the SaddleBrooke Ranch master plan as "undeveloped" in the same sense as the neighboring State land and agricultural land. Development has not yet reached the location of the BLM-preferred route in SaddleBrooke Ranch, but the location is part of a large and ongoing construction and development project in accordance with a master plan.

A relatively small adjustment in the routing in the vicinity of SaddleBrooke Ranch, taking the line to the north of SaddleBrooke Ranch before converging with the BLM-preferred route could have a tremendous economic effect, not only for Robson, but also for the County. This change, which is indicated in pink in the attachment, would not have any effect on the route in the vicinity of the San Pedro River. This adjustment would affect only a very small portion of sub-route 4C2c, meaning that the vast majority of sub-route 4C2c could remain the same. We would appreciate the opportunity to work with the BLM, Pinal County and others to effect this minor modification. Of course, the SunZia-preferred route, as well as many sub-routes in Route Group 4, would avoid SaddleBrooke Ranch entirely.

To the extent there is a mailing list or email list of interested parties with respect to the SunZia project, please add my name. Please let me know if you need any additional information in order to assist you in evaluating Robson's request to adjust the proposed route. Thank you.

Sincerely,



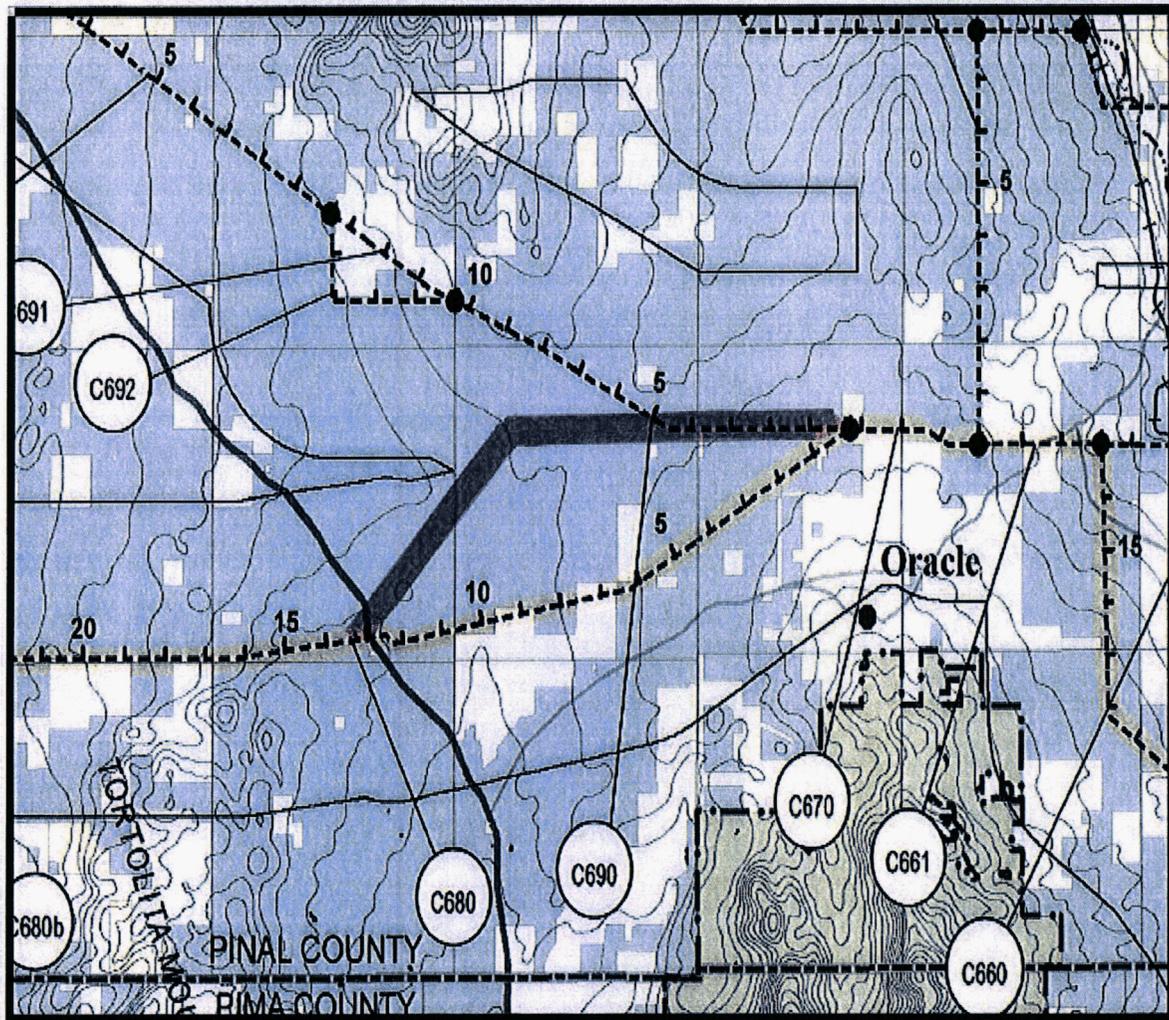
Peter M. Gerstman

# SunZia Southwest TRANSMISSION PROJECT

Base Map Project Information

Overview Map Map Tools About Map





# **EXHIBIT SS-DT5**



0000166089

RECEIVED

2015 SEP 10 A 11: 52

AZ CORP COMMISSION  
DOCKET CONTROL

**Peter M. Gerstman**  
Executive Vice President  
General Counsel  
(480) 895-4297  
Email: [Peter.Gerstman@Robson.com](mailto:Peter.Gerstman@Robson.com)

September 8, 2015

Arizona Corporation Commission  
**DOCKETED**

SEP 10 2015

Environmental Planning Group  
4141 North 32<sup>nd</sup> Street, Suite 102  
Phoenix, AZ 85018  
Attention: Mickey Siegel, Project Manager

**ORIGINAL**

DOCKETED BY 

Re: SunZia Southwest Transmission Project  
ACC Docket No. L-00000YY-15-0318-00171

Dear Mr. Siegel:

I am writing this letter on behalf of Robson Ranch Mountains, LLC ("Robson") in response to your August 12, 2015 letter concerning the SunZia Southwest Transmission Project. As I discussed with Tony De Luca of your company and as I explained in my letter dated August 13, 2012, to the Bureau of Land Management, New Mexico State Office, a portion of the BLM's preferred routing for the proposed SunZia Southwest Transmission Lines goes right through SaddleBrooke Ranch, which is a master planned active adult community. SaddleBrooke Ranch is located north of Oracle Junction in Pinal County, Arizona, between Arizona Highway 77 and Arizona State Highway 79. An aerial photo of the area at issue is attached. The BLM's proposed route in this area is part of the sub-route identified in the BLM's draft environmental impact statement for this project as sub-route 4C2c.

As the developer of SaddleBrooke Ranch, Robson has already invested tens of millions of dollars in the community. The SaddleBrooke Ranch property encompasses more than 2500 acres and upon build-out will include more than 5,000 homes. The vast majority of the SaddleBrooke Ranch property, including the portion of SaddleBrooke Ranch that the BLM-preferred route crosses, has been zoned, is subject to a planned area development overlay district, and is subject to a Phased Protected Development Right Plan with Pinal County.

SaddleBrooke Ranch currently includes, among other things, a sales and design center with 11 furnished models, an 18-hole championship golf course with putting green and driving range, an extensive pickleball complex with 24 courts, a fitness center and spa with over 40,000 square feet that include indoor and outdoor swimming pools, men's and women's hair salons, massage rooms, aerobics and yoga facilities, a learning center, a creative arts room, billiards, and lighted tennis courts. In addition, a Robson affiliate has invested millions of dollars to construct a wastewater treatment facility that treats raw sewage to drinking water standards for recharge to the aquifer and for golf course irrigation. Construction of a large clubhouse is imminent, as is a new Creative Arts Center. Land development work for these new amenities is underway, and vertical construction should begin within a few months. The master plan provides for additional amenities and facilities, including golf and homes, in the vicinity of the area that would be

Environmental Planning Group  
Attention: Mickey Siegel, Project Manager  
September 8, 2015  
page 2

traversed by the BLM-preferred SunZia route. And, of course, there are hundreds of people living in SaddleBrooke Ranch who have invested significant amounts in their homes for their retirement years.

The addition of two 500 kv transmission lines in the northerly portion of SaddleBrooke Ranch has the potential to significantly affect and impair future development of the project. We understand the general need for appropriate infrastructure to support future development and we support efforts to meet that need. Affiliates of Robson have cooperated fully in the past in the location of electric transmission lines through other Robson Resort Communities when necessary and where appropriate. This, however, is a different case. Without commenting on the vast majority of the BLM's preferred route, there are relatively small adjustments that could be made to the route in the vicinity of SaddleBrooke Ranch that would have significant and positive effects for SaddleBrooke Ranch and for Pinal County.

We understand that there are many considerations and interests the BLM must balance when choosing a route. However, the BLM appears not to have given sufficient consideration to the effect of its preferred route on the SaddleBrooke Ranch master plan, the huge investment being placed at risk by Robson in this project, and the employment considerations relating to SaddleBrooke Ranch. Because of our belief in the long-term potential of the SaddleBrooke Ranch location, as demonstrated by the success of the SaddleBrooke community, which is approximately 7 miles from SaddleBrooke Ranch, Robson made a huge investment in SaddleBrooke Ranch even as other homebuilders were closing shop. Studies performed in the past by the Center for Business Research at the Arizona State University College of Business and by the Center for Economic Development and Research at the University of North Texas have confirmed the tremendous economic benefits of a Robson Resort Community for the local economy. The study prepared by ASU in June, 2000 of the economic contributions of SaddleBrooke and SaddleBrooke Ranch estimates that the combined effects of spending for consumer goods and services by households in these two projects upon build-out and the ongoing operations of the homeowners' associations will generate \$1.9 billion in expenditures and \$1 billion in earnings *per year* in 1999 dollars, and support 27,500 jobs. This is in addition to all of the direct construction and other jobs during the course of development.

The zoning for the entire SaddleBrooke Ranch master plan is vested by virtue of the golf course, streets, infrastructure, amenities and homes already constructed in the community. Zoning vests for the entire master plan because a developer would never start a project as massive as SaddleBrooke Ranch without some assurance of the ability of completing it. For similar reasons, we believe it is incorrect to think of real property within the SaddleBrooke Ranch master plan as "undeveloped" in the same sense as the neighboring State land and agricultural land. Development has not yet reached the location of the BLM-preferred route in SaddleBrooke Ranch, but the location is part of a large and ongoing construction and development project in accordance with a master plan.

A relatively small adjustment in the routing in the vicinity of SaddleBrooke Ranch, taking the line to the north of SaddleBrooke Ranch before converging with the BLM-preferred route could have a tremendous economic effect, not only for Robson, but also for the County. An example of just one potential change that could have tremendous advantages is indicated in pink in the second attachment to this letter. This change would not have any effect on the route in the

Environmental Planning Group  
Attention: Mickey Siegel, Project Manager  
September 8, 2015  
page 3

vicinity of the San Pedro River. This adjustment would affect only a very small portion of sub-route 4C2c, meaning that the vast majority of sub-route 4C2c could remain the same. We would appreciate the opportunity to work with the BLM, Pinal County and others to effect this minor modification. Of course, the SunZia-preferred route, as well as many sub-routes in Route Group 4, would avoid SaddleBrooke Ranch entirely.

Sincerely,



Peter M. Gersman

cc: Edward J. Robson  
Pinal County Board of Supervisors  
Arizona Corporation Commission  
Arizona Power Plant and Transmission Line Siting Committee



Google earth

miles  
km

6  
10



