

EXHIBIT A – PROJECT LOCATION AND LAND USE

In accordance with Arizona Administrative Code Rules of Practice and Procedure R14-3-219, the Applicant provides the following location maps and land use information:

*Where commercially available, ** a topographic map, 1:250,000 scale, showing the proposed plant site and the adjacent area within 20 miles thereof. If application is made for alternative plant sites, all sites may be shown on the same map, if practicable, designated by applicant's order of preference.*

*Where commercially available, ** a topographic map, 1:62,500 scale, of the proposed plant site, showing the area within 2 miles thereof. The general land use plan within this area shall be shown on the map, which shall also show the areas of jurisdiction affected and any boundaries between such areas of jurisdiction. If the general land use plan is uniform throughout the area depicted, it may be described in the legend in lieu of an overlay.*

*Where commercially available**, 1) a topographic map, 1:250,000 scale, showing any proposed transmission line route longer than 50 miles and the adjacent area; and 2) a topographic map, a scale of 1:62,500, for routes shorter than 50 miles showing any proposed transmission line route and the adjacent area.*

Where commercially available, a topographic map, 1:62,500 scale, of each proposed transmission line route longer than 50 miles showing that portion of the route within two miles of any subdivided area. The general land use plan within the area shall be shown on a 1:62,500 map required for Exhibit A-3, and for the map required by this Exhibit A-4, which shall also show the areas of jurisdiction affected and any boundaries between such areas of jurisdiction. If the general land use plan is uniform throughout the area depicted, it may be described in the legend in lieu of an overlay.

***If a topographic map is not commercially available, a map of similar scale, which reflects prominent or important physical features of the area in the vicinity of the proposed site or route, shall be substituted.*

Project Location

Figure A-1 illustrates the Coolidge Expansion Project (Project) Site within a 20-mile area at a 1:250,000 scale

Figure A-2 illustrates the land ownership and surface jurisdiction for the location of the proposed Project facilities (Project Area) and land within 2 miles of the Project Area (Study Area) (1:62,500 scale).

Figure A-3 illustrates existing land use within the Study Area (1:62,500 scale).

Figure A-4 illustrates the future land use plans within the Study Area (1:62,500 scale).

The Project is located within the incorporated limits of the City of Coolidge, which is located in Pinal County, Arizona. Figures A-1 and A-2 depict the regional area and, specifically, the location of the Project Area and the municipal jurisdiction boundaries within the Study Area.

Existing land uses within the Study Area include industrial and manufacturing uses, residential development, and mixed uses west of the Project Area, which includes the unincorporated community of Randolph. Other land uses within the Study Area include agricultural lands (both active and abandoned),

vacant land, utilities, scattered low-density residential, horse farms, and a private air facility northwest of the Project Area.

Major transportation corridors include the Union Pacific Railroad (UPRR) rail line that runs north–south immediately west and adjacent to the Project Area’s western boundary, and State Route (SR) 87 that also runs north–south a short distance west of the UPRR. North Vail Road is a north–south local road located at the eastern edge of the Project Area. The east–west local roads near the Project are Randolph Road, located to the north, and Kleck Road, located to the south.

Inventory

Salt River Project Agricultural Improvement and Power District’s (SRP’s) consultant completed a land use inventory to identify and map existing and future land uses within the Study Area. Methods for the land use inventory included a desktop analysis, including review of available land use plans, aerial imagery, and other supporting documents, followed by a field inventory of the Study Area. The land use inventory also included outreach and communication with government agencies, municipalities, and other stakeholders within the Study Area to gather information regarding future development plans or known development projects. Specifically, in October 2021, the Applicant sent letters to the relevant jurisdictions and identified land developers to provide Project information and request new or additional information on plans or planned developments within the Study Area. Exhibit H provides a copy of the letter, written responses, and other correspondence from relevant jurisdictions.

Jurisdictions/ Land Ownership

Jurisdictions regulating land use within the vicinity of the Project include the City of Coolidge and Pinal County. The Project is located on private land owned by the Applicant and is located immediately adjacent to the existing Coolidge Generating Station – entirely within the City of Coolidge boundaries. Downtown Coolidge is located approximately four miles north of the Project Site. No state or federal lands border the Project, but both Arizona State Land Department (ASLD) and Bureau of Land Management (BLM) lands are within the Study Area.

The Project is located within an area that the City of Coolidge has zoned for industrial uses. This zoning designation is consistent with the proposed use for electric generation facilities. Land under the jurisdiction of the City of Coolidge is subject to the policies and goals set forth in the *City of Coolidge 2025 General Plan*, adopted June 23, 2014, and *City of Coolidge Zoning Code*, adopted by the Coolidge City Council Ordinance 09-07, effective March 23, 2009 (City of Coolidge 2021).

Pinal County has jurisdiction within the vicinity of the Project south of Kleck Road and west of the UPRR (Figure A-2), including the unincorporated community of Randolph, which is located west of the Project Site between the UPRR and SR 87.

Land Use Plans

Land use information was gathered from the City of Coolidge and Pinal County for the Project Area. The following summarizes the existing and future land uses within the Study Area. This discussion includes the land use designations reflected in the most currently available land use plans from each affected jurisdiction.

City of Coolidge

The City of Coolidge is a municipality located within Pinal County, Arizona, and includes a planning area boundary of approximately 183 square miles. The City of Coolidge is bordered by the Cities of Casa Grande and Eloy to the west and southwest and the Town of Florence to the northeast. According to the City of Coolidge General Plan (City of Coolidge 2009), the City experienced a 52% increase in population between 2000 and 2010. Additionally, census data show that the City experienced a 12% population growth from 2010 to 2020 (U.S. Census Bureau 2010, 2020).

Existing Land Uses

The Project is located within the City of Coolidge. Figure A-3 depicts the existing land uses in the City of Coolidge within the Study Area. The land use categories shown on Figure A-3 have been produced to reflect the actual existing land uses around the Project based on an aerial image review and field verification. The existing land uses on parcels within the City of Coolidge that are near the Project include:

- Industrial
- Agriculture
- Vacant
- Residential–Low Density

Other existing land uses identified within the Project Study Area within the City of Coolidge planning area boundary include Commercial and Air Facility uses.

Planned Future Land Use

The *City of Coolidge 2025 General Plan* (2025 General Plan) is the current planning guide for development within the incorporated and planning area boundaries regulated by the City of Coolidge (Pinal County 2014). The 2025 General Plan provides a compilation of policies, text, graphics, and maps that serves as a guide for how future community development would be managed. The 2025 General Plan designates broad land use categories, which allow a variety of more specific land uses within each broad category. The 2025 General Plan Land Use Plan generalizes these broad land use classifications into six categories: Agriculture, Rural Ranchette, Urban Neighborhood, Downtown Core, Business and Commerce, and Industrial and Manufacturing.

Figure A-4 depicts the planned future land uses in the City of Coolidge within the Project Study Area. The future land uses of parcels administered by the City of Coolidge that are directly adjacent to the Project include 1) Industrial and Manufacturing and 2) Urban Neighborhood.

The future land uses described below are those listed within the 2025 General Plan:

- Industrial and Manufacturing:
 - Single Site Manufacturing, Industrial, and Production Activities
 - Outdoor Assembly, Storage
 - Warehousing and Distribution
 - Rail and Freight-Based Activities
 - Resource Extraction
 - Transportation Related Activities

- Urban Neighborhood:
 - Single Use Retail
 - Service
 - Office Development
 - Neighborhood and Community Retail Development
 - Horizontal and Vertical Mixed-Use Retail/Office/Residential Developments
 - Single-Family Residential
 - Neighborhood and Community Parks
 - Mobile Home and Recreational Vehicle Parks

Additional designated future land uses within the Study Area include Agriculture, Transportation linkages such as the proposed North-South Freeway, Utilities, and Planned Area Developments, or developments that provide a mixture of uses that are designed with places of character.

Pinal County

Pinal County is located within the south-central part of Arizona and has a total area of approximately 5,374 square miles. According to the U.S. Census Bureau data, the 2020 estimated population for Pinal County is 425,264 (U.S. Census Bureau 2020). The City of Coolidge is located within the central portion of Pinal County. As depicted in Figure A-2, portions of the Project Study Area include unincorporated areas under the jurisdiction of Pinal County.

Existing Land Uses

Figure A-3 shows the existing land uses in Pinal County within the Project Study Area. The land use categories shown on Figure A-3 have been produced to reflect the actual existing land uses around the Project within unincorporated Pinal County based on an aerial image review and field verification. The existing land uses of parcels administered by Pinal County within the Study Area of the Project include:

- Agriculture (active and abandoned)
- Commercial
- Residential
- Abandoned Residential
- Public/Quasi Public
- Transportation

Planned Future Land Uses

Land use controls for private land within portions of unincorporated Pinal County are regulated by *We Create our Future: Pinal County Comprehensive Plan* (Pinal County Comprehensive Plan), which strives to create robust and healthy communities, both physically and fiscally by encouraging orderly development (Pinal County 2019).

Figure A-4 illustrates the planned future land uses in Pinal County within the Project Study Area. The future land uses of parcels administered by unincorporated Pinal County that are within the Study Area of the Project include Residential, Transportation, Commercial, and Employment.

These future land uses described below are the land uses listed within the Pinal County Comprehensive Plan:

- Residential densities:
 - Rural Residential
 - Ranchette (0–0.3 dwelling units per acre [du/ac])
 - Rural (0–0.5 du/ac)
 - Very Low Density (0–1.0 du/ac)
 - Suburban Residential
 - Low Density (0–2.0 du/ac)
 - Moderate Low Density (1.0–3.5 du/ac)
 - Medium Density (3.5–8.0 du/ac)
 - Urban Residential
 - High Density (8–24 du/ac)
 - Mixed Use – Residential Focused (8–24 du/ac)
- Transportation:
 - UPRR
 - Local roads
- Commercial – Few operating commercial land uses are present within the Study Area. Most commercial development is present along SR 87, specifically within the community of Randolph. The commercial services present included retail and convenience.
- Employment
 - Areas that can support a variety of employment-generating business activities, such as:
 - Industrial
 - Office
 - Business Park
 - Warehousing and Distribution
 - Power plants are also included in this category

An additional designated future land use within the Study Area identified through outreach and communication with local landowners within the Study Area includes:

- Utilities
 - Solar Energy Development

Potential Effects

Impact Assessment Methodology

Land use impacts may be defined primarily as:

- Project elements that would conflict with the adopted land use or development plans.
- Project elements that would restrict or interfere with existing or future designated land uses within the Study Area, including agricultural, residential, commercial, industrial, transportation, vacant, and open space uses.

Impact Assessment Results

JURISDICTION AND LAND OWNERSHIP

The proposed Project is located within an area currently utilized for agriculture; however, the Project would not result in impacts or changes in jurisdiction or land ownership because the Project is consistent with the City of Coolidge Zoning Code (City of Coolidge 2014) and land use plans.

EXISTING LAND USE

The proposed Project is located adjacent to the existing Coolidge Generating Facility and would expand the existing facility south into the surrounding area. The proposed Project Site, which is owned by the Applicant, is currently utilized as an agricultural field, with the intent to convert this land to an industrial use. Although the Project will change the existing land use, the change is consistent with the future plans of the local jurisdiction. The Project is within an industrial land use area as designated in the 2025 General Plan and would not conflict with the 2025 General Plan or the plans of neighboring jurisdictions.

Construction and future decommissioning activities could temporarily restrict or delay access to areas adjacent to the Project Site. Such restrictions would be temporary and intermittent; no long-term or permanent land use impacts on adjacent areas are anticipated.

FUTURE LAND USE

The future land use designation for the Project Area is Industrial and Manufacturing and is an allowable use consistent with the 2025 General Plan. The Industrial and Manufacturing land use classification supports General Industrial Zone (I-2) zoning within this designation, for which the use of essential public service or utility installations is permitted, indicating the Project is an allowable use and consistent with current zoning. Therefore, no impacts would occur to future land uses or zoning prescriptions at the Project Site. The continued Industrial and Manufacturing land use is anticipated to be compatible with planned future industrial, commercial, and utility development around the Project Area.

Conclusion

The Project would convert existing agricultural land uses to an industrial–electrical generation use, consistent with adjacent existing and planned future land uses based on current plans for the Study Area. There will be no impacts to future land uses because the Project Site aligns with existing adjacent uses, the City of Coolidge’s planned land use, and identified future developments in the project vicinity.

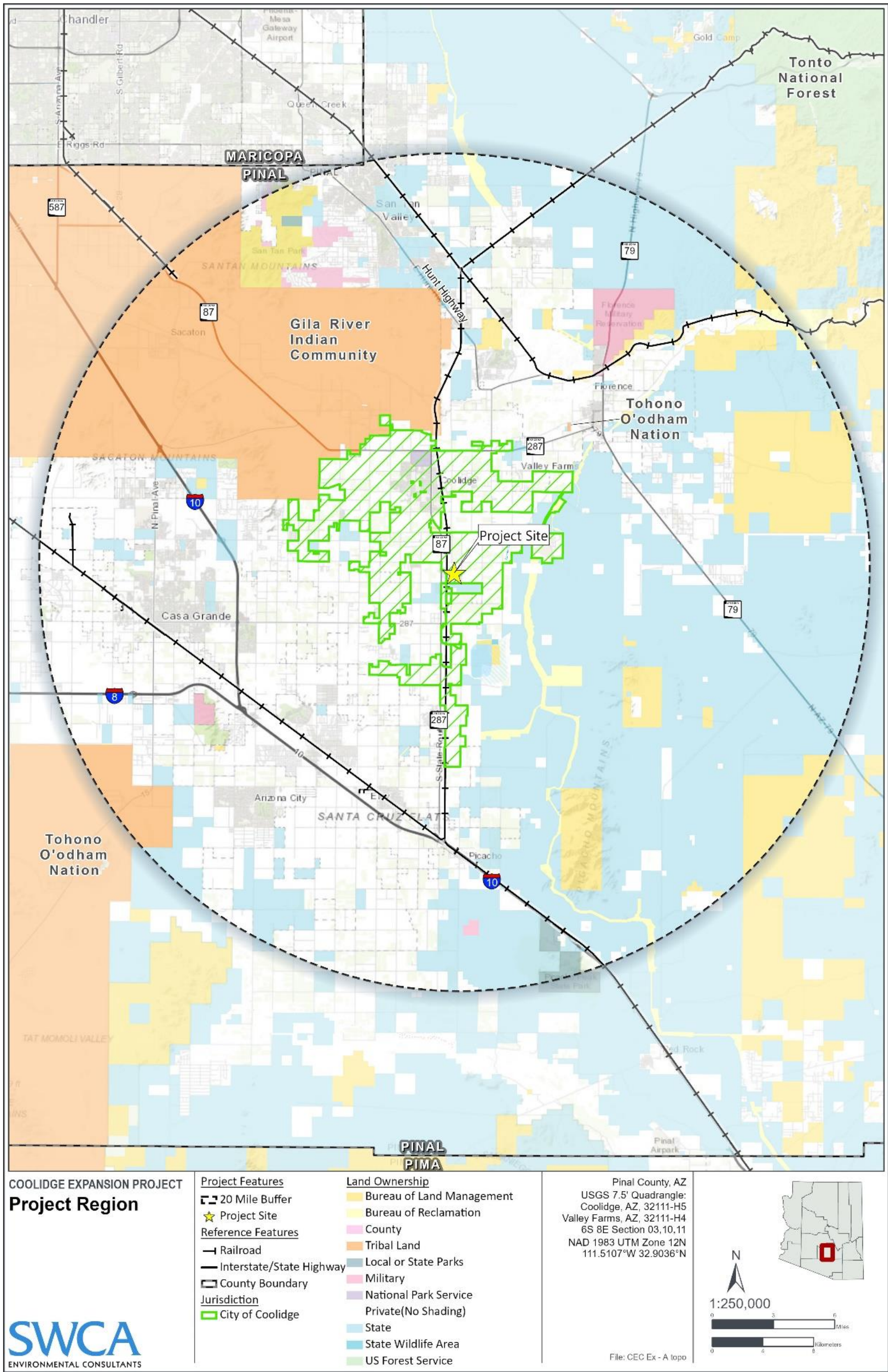


Figure A-1. Project region.

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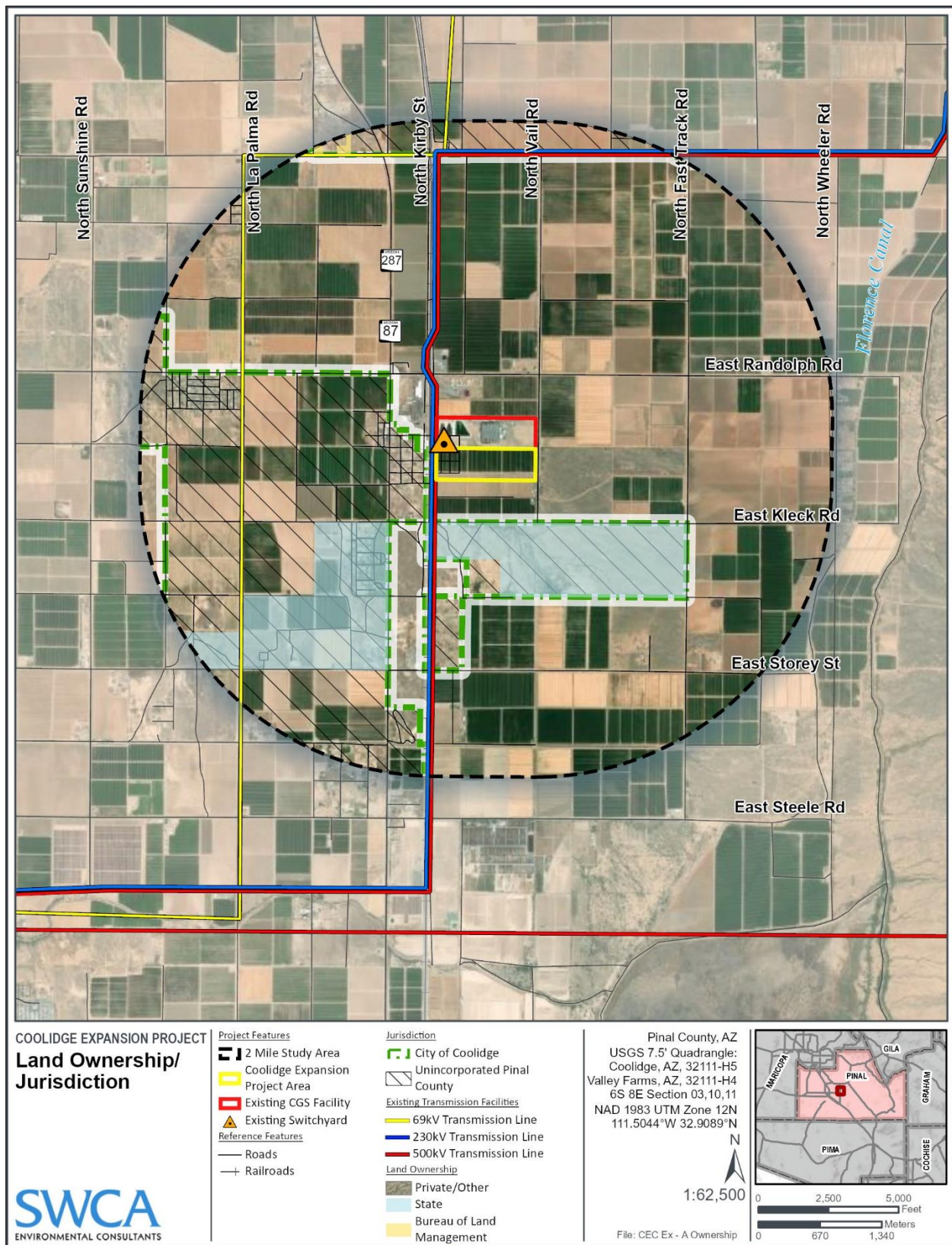


Figure A-2. Land ownership and jurisdiction.

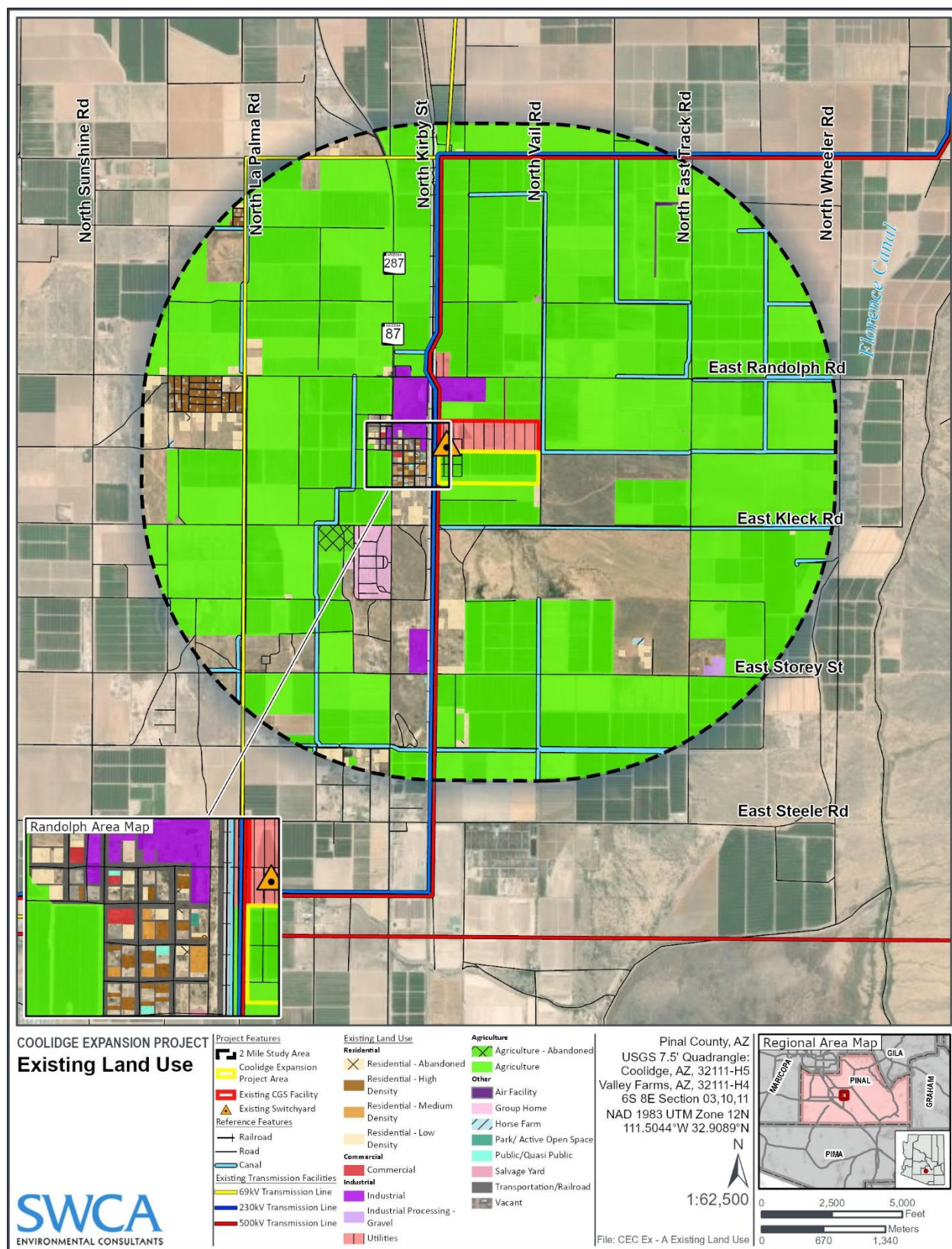


Figure A-3. Existing land use.

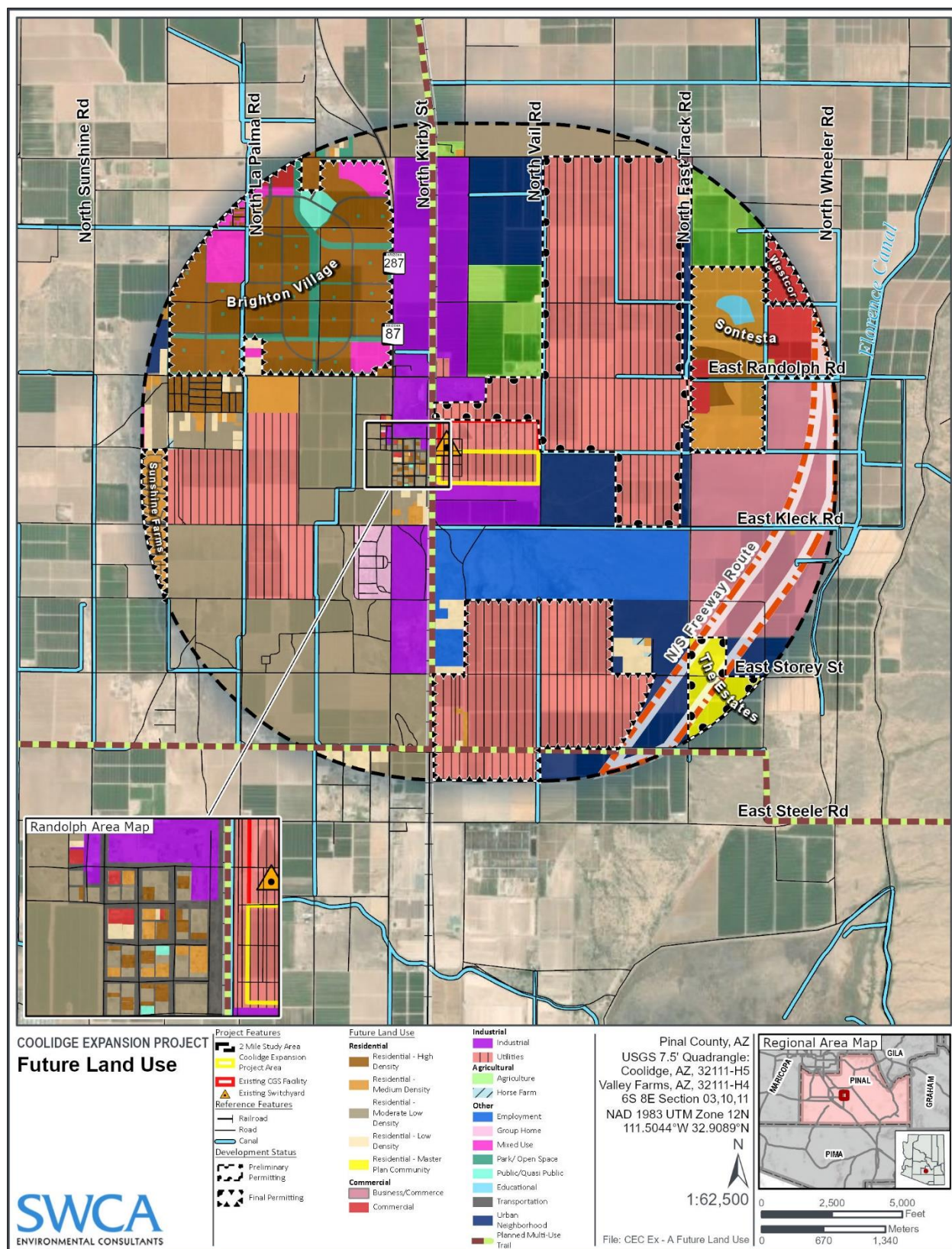


Figure A-4. Future land use.

References

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