

## EXHIBIT H – EXISTING PLANS

*As stated in the Arizona Corporation Commission Rules of Practice and Procedure R14-3-219:*

*To the extent applicant is able to determine, state the existing plans of the state, local government, and private entities for other developments at or in the vicinity of the proposed site or route.*

Land uses are discussed in Exhibit A and shown in Figures A-3 and A-4 of that exhibit. As part of the land use study, the *City of Coolidge 2025 General Plan* and the Pinal County Comprehensive Plan were evaluated, and identified land uses and development plans were reviewed and verified with the City of Coolidge and the Pinal County Planning and Development Departments. Representatives from the City of Coolidge and Pinal County were also invited to participate in the Project public involvement efforts to ensure consistency with plans and to identify potential issues throughout the environmental and public planning and outreach process.

In October 2021, the Applicant mailed letters to the entities listed in Table H-1 to provide Project information and to request new or additional information on plans or planned developments. Exhibit H-1 provides an example copy of the letter and accompanying map. To date, no specific responses to this mailing have been received.

**Table H-1. Entities that Received Letters with Project Information**

Contact Name	Title	Agency/Organization
Roderick Lane	Southcentral District Engineer	Arizona Department of Transportation
Jason Spitzkoff	Manager, Transmission & Distribution Engineering	Arizona Public Service Company
Ruben Ojeda	Manager, Right-of-Way Section	Arizona State Land Department
Ed Kender	Field Manager	Bureau of Land Management, Lower Sonoran Field Office
Amelia Taylor	Field Manager	Bureau of Land Management, Tucson Field Office
Jessica Herndon-Ladewig	Realty Specialist, Phoenix Area Office	Bureau of Reclamation
Rick Miller	City Manager	City of Coolidge
Tim Hansen	GIS Coordinator	City of Coolidge Development Services
Gilbert Lopez	City of Coolidge Development Services Director	City of Coolidge Development Services
James Myers	Coolidge Municipal Airport Manager	Coolidge Municipal Airport
Ken Robbins		Electrical District No. 2
Sidney Smith	District General Manager	Hohokam Irrigation & Drainage District
Leo Lew	County Manager	Pinal County
Lester Chow	Pinal County Community Development Director	Pinal County Community Development
Brandi Ogle	Business Manager	San Carlos Irrigation Drainage District
Kyle Varvel	Acting Irrigation Manager	San Carlos Irrigation Project
Arthur Johnson	Acting Power Manager	San Carlos Irrigation Project
Ferris Begay	Project Manager	San Carlos Irrigation Project
Craig Miller	Assistant Director Property Tax	UPRR

Contact Name	Title	Agency/Organization
		Saint Holdings, LLC / Pinal Land Holdings, LLC
		Evergreen Development Services
		Walton International Group

## Local Government Plans

### *City of Coolidge*

The City of Coolidge completed a rezoning of approximately 454 acres that includes the Project Site from Agricultural (AG) to General Industrial (I-2) in June 2008. The City plans to encourage the development of this zoned area as industrial/commercial park.

In addition, the current 2025 General Plan for the City of Coolidge identifies the Project Site as Industrial, which would allow for the Project's proposed use on the Project Site. The Project is consistent with the City of Coolidge prescribed zoning and land use plans.

### *Pinal County*

Pinal County has jurisdiction over those lands closest to the Project Site that are not within the City of Coolidge. The closest of those lands are to the west of the Project Site where agricultural uses, a transportation and utility corridor, and the community of Randolph are located.

As described in Exhibit A, the Project is consistent with the land use designations in the Pinal County Comprehensive Plan.

## State Government Plans

The State of Arizona is considering a proposed north-south freeway connecting U.S. 60 to I-10 near Picacho, Arizona. This highway, if built, would be east of Coolidge and would not be affected by the Project. There are no other identified plans by State of Arizona agencies for lands within the Project Area.

## Private Entity Plans

### *Planned Area Developments*

Information regarding Planned Area Developments (PAD) within the Project Study Area was requested from the City of Coolidge and Pinal County. All identified PADs in the Study Area are administered exclusively by the City of Coolidge. Figure A-4 in Exhibit A shows the identified PADs in various stages of the permitting and entitlement process; however, none of the PADs are actively being developed. There are currently five PADs within the Project Area, depicted on Figure A-4: Brighton Village, Sunshine Farms, the Estates, Sontesta, and Westcor. None of these PADs are currently active.



## ***Other Developments***

Other future development plans include a waste processing plant development adjacent to the Project Site. True North Renewable Energy submitted an application in October 2020 for a conditional use permit for an Organic Waste Processing Plant on approximately 81 acres in the General Industrial (I-2) zoning district located at 820 East Kleck Road, within the parcel located immediately south of the Project Area (APN 401-30-001K).

## **Conclusion**

The Project would be consistent with the existing plans of the state, local government, and private entities for other developments within the Project Area.

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## EXHIBIT H-1 – EXAMPLE LETTER AND MAP



Regulatory policy & Strategic Engagement  
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Phoenix, AZ 85072-2025  
P: (602) 236-2326  
David.felix@srpnet.com

October 29, 2021

Roderick Lane  
South Central District Engineer  
Arizona Department Of Transportation  
1221 S Second Ave  
Tucson, AZ 85713

Re: Salt River Project Agricultural Improvement and Power District's Proposed Coolidge Expansion Project

Mr. Roderick Lane,

Salt River Project Agricultural Improvement and Power District (SRP) plans to file an application for a Certificate of Environmental Compatibility (CEC) for the Coolidge Expansion Project (Project or CEP) with the Arizona Power Plant and Transmission Line Siting Committee (Siting Committee) in December 2021. The CEP involves the expansion of the Coolidge Generating Station, a natural gas power plant located in Coolidge, Arizona, that was built between 2009 and 2011 and purchased by SRP in 2019.

Once operational, the CEP will allow SRP to meet the significant near-term increase in energy needs in its service territory and will enable the addition of more renewable resources (such as solar and wind) while maintaining a reliable power grid. The CEP will entail the construction and operation of 16 gas turbines and associated transmission infrastructure to produce up to 820 megawatts (MW) of electrical power and deliver it to the grid through a new 500 kilovolt (kV) switchyard to be connected to the 500kV circuit on the existing Pinal Central to Browning transmission line (see attached map illustrating the Project location and 2-mile study area).

SRP and its consultant, SWCA Environmental Consultants (SWCA), are completing environmental studies to evaluate the project, the results of which will be documented in an application for a CEC and will be brought before the Siting Committee. SRP will request Siting Committee approval for a CEC for the Project.

Arizona Administrative Code Rule R14-3-219 directs an applicant to include in its CEC application an Exhibit H addressing the following: "To the extent the applicant is able to determine, state the existing plans of the state, local government, and private entities for other developments at or in the vicinity of the proposed site or route."

This letter is an opportunity for your organization to provide any information or comments regarding development plans in the vicinity of the Project, specifically those within the 2-mile Project study area (see attached map), for inclusion in the CEC application. We respectfully request your response in writing; specifically, please advise us of any relevant existing or future development plans that you can identify at this time.

To allow your information to be included in the CEC application, please forward it to me by November 11, 2021, via email at [david.felix@srpnet.com](mailto:david.felix@srpnet.com), or by physical mail: Attn: David Felix, SRP, PAB 4TB - P.O. Box 52025, Phoenix, AZ 85072-2025.

Thank you for your cooperation.

Respectfully,



**David Felix**

Manager

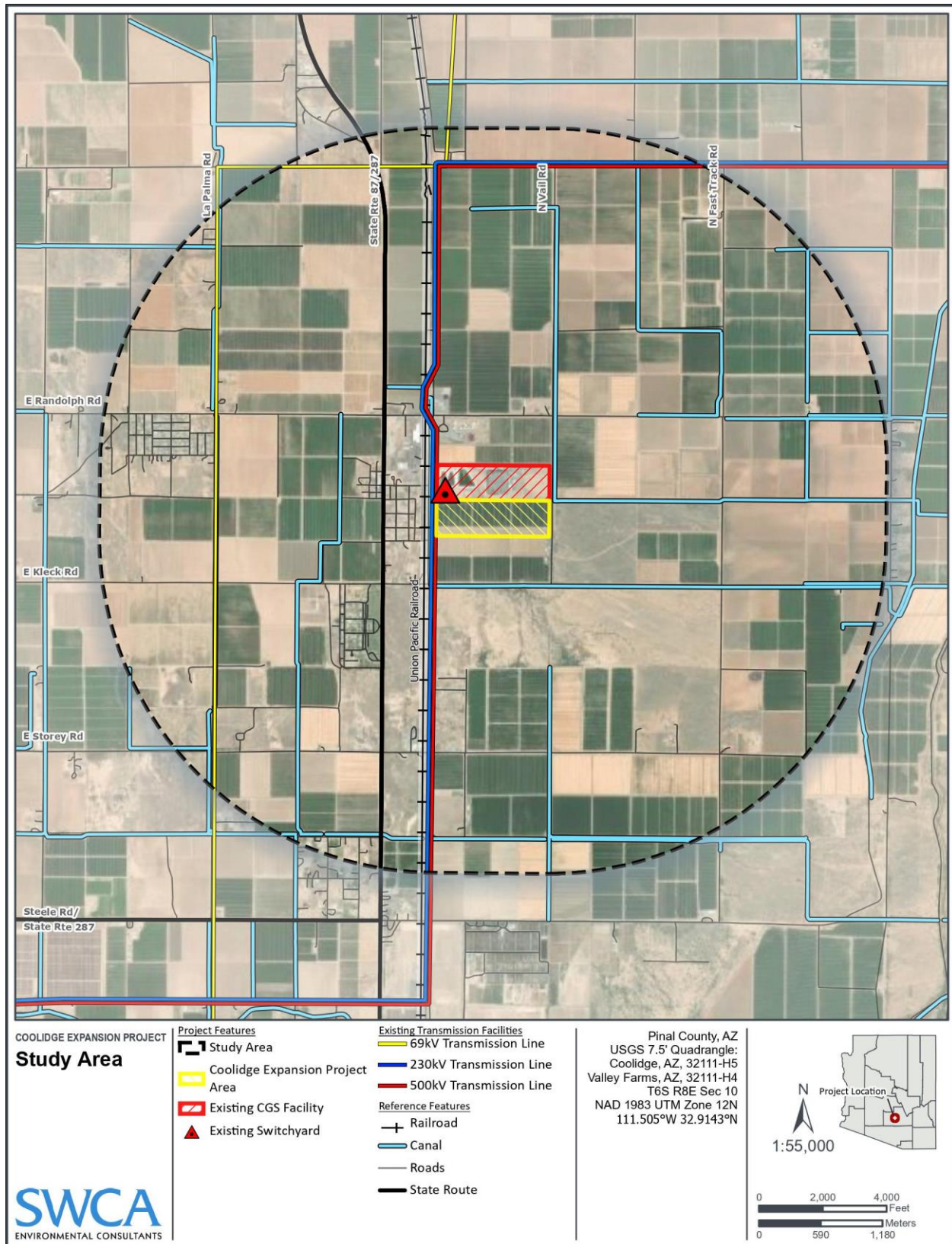
SRP | Regulatory Policy & Strategic Engagement

P: (602) 236-2326 | M: (602) 540-7522

Cc: Michele Maser, SRP; Devin Petry, SWCA



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