

## EXHIBIT A PROJECT LOCATION AND LAND USE

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In accordance with Arizona Administrative Code R14-3-219, the Applicant provides the following information:

*Where commercially available, a topographic map, 1:250,000 scale, showing any proposed transmission line route of more than 50 miles in length and the adjacent area. For routes of less than 50 miles in length, use a scale of 1:62,500. If application is made for alternative transmission line routes, all routes 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 each proposed transmission line route of more than 50 miles in length 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, 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.*

### Project Location

**Figure A-1** depicts the proposed Project Huckleberry 230 kilovolt (kV) Transmission Line Project (Project Huckleberry or Project), jurisdictional land ownership, and the adjacent area within a 20-mile buffer on a topographic map (1:250,000 scale).

**Figure A-2** depicts the Project including a 2-mile buffer of the Project site, jurisdictional land ownership, and the adjacent area on a topographic map (1:62,500 scale).

**Figure A-3** depicts the City of Mesa's existing land uses within the City of Mesa within a 2-mile buffer of the Project on a topographic map (1:62,500 scale).

**Figure A-4** depicts the Maricopa County's existing land uses within a 2-mile buffer of the Project on a topographic map (1:62,500 scale).

**Figure A-5** depicts the City of Mesa's planned future land uses within a 2-mile buffer of the Project.

**Figure A-6** is a more detailed map of the zoning within the City of Mesa.

### Land Ownership

The Project consists of approximately 0.5 mile of a proposed double-circuit overhead transmission line in addition to 14.5 acres of land on Meta's Mesa Data Center (Data Center) for the proposed Prickly Pear 230 kV Substation. The Project components are located on Arizona State Trust Land managed by Arizona State Land Department (ASLD or State Land) and privately owned land within the City of Mesa (see **Figures A-1** and **A-2**). In December 2021, SRP secured a right-of-

way (ROW) for the 69 kV transmission line and that ROW is available for the 230 kV transmission line should a CEC be issued. SRP is continuing to work with State Land and the City of Mesa to determine the final placement of the transmission lines. Accordingly, SRP is requesting in this application a 300-foot-wide corridor.

The surrounding area has land ownership that consists of private parcels in the City of Mesa, state-owned parcels, as well as some parcels or islands under Maricopa County jurisdiction. There are no federal or tribal lands in close proximity to the Project, but there are federal or tribal lands within a 20-mile radius (see **Figure A-1**). The Project area includes many existing linear features including roadways, electric utility infrastructure lines, highway corridors, and canals. The proposed 230 kV transmission line runs adjacent to an existing flood control channel on State Trust Land.

## **Land Use**

### **City of Mesa**

The City of Mesa is within the Phoenix Metropolitan area and includes a planning area boundary of approximately 172 square miles. The City of Mesa is bordered by the Salt River Pima-Maricopa Indian Community to the north; the town of Gilbert and cities of Chandler and Tempe to the west; the Town of Queen Creek to the south; and the City of Apache Junction and Pinal County to the east.

The Mesa 2040 General Plan is the current planning guide for developments within the incorporated and planning area boundaries regulated by the City of Mesa. The City of Mesa's General Plan serves as the city's guide for future community development and as a tool to guide and shape the physical development of the city (City of Mesa, 2014).

According to the Mesa 2040 General Plan, the existing land uses within the City of Mesa are designated as:

- Employment
- Industrial
- Residential
- Multiple Use
- Office
- Open Space
- Retail
- Transportation
- Vacant

The land use categories depicted on **Figure A-3** were produced to reflect the actual land use within the Project area based on field verification. The field verified land uses in the Project area include Agriculture, Civic/Public/Quasi-Public, Data Center, Industrial, Office, Open Space/Parks/Passive/Retention, Residential, Retail, Transportation, and Vacant land.

## **Maricopa County**

Maricopa County is located within the south-central part of Arizona and has a total area of approximately 9,200 square miles. As depicted in **Figure A-2**, there are unincorporated county lands in the Project vicinity. These lands are also included in the City of Mesa’s planning boundary.

Land use controls for private lands within unincorporated portions of Maricopa County are regulated by the Maricopa County Comprehensive Plan, Vision 2030 (Maricopa County, 2016). Land use data were acquired for the Project area from the Maricopa County interactive Geographical Information Systems (GIS) using Maricopa County’s PlanNet. The land uses described below are the land use designations listed in Maricopa County’s Comprehensive Plan (Maricopa County, 2016).

- Residential – Single Family
- Residential – Multiple Family
- Residential – Other
- Mobile Home Community
- Retail Commercial
- Rural Retail, Convenience Retail, Neighborhood Retail, Community Retail, Regional Retail, Miscellaneous Retail
- Employment
- Office, Light Industrial, Heavy Industrial, Business Park, Industrial Park, Mixed-Use Employment
- Recreation
- Golf, Parks, Open Space, Resort & Campground, Zoo
- Other
- Mixed-Use, Public Assembly, Community Service, Utilities, Transportation, Waste Disposal, Storage, Proving Grounds, Military Compatible

The land use categories depicted on **Figure A-4** were produced to reflect the actual land use within the Project area based on field verification. The field verified land uses in the Project area include Agricultural, Industrial, Open Space/Parks/Passive/Retention, and Vacant lands.

## **Arizona State Land Department (ASLD)**

As depicted in **Figure A-2**, land ownership within the area consists of a few large tracts of State Trust Land. Existing land use on these lands are designated as Vacant by the City of Mesa and Maricopa Association of Governments (MAG) (City of Mesa, 2014; MAG, 2021).

These lands are included within the City of Mesa planning boundary, and existing land use data were acquired through field verification. The existing land use on State Trust Land was field verified as Vacant.

## Planned Land Uses

### City of Mesa

The Mesa 2040 General Plan is the current planning guide for developments within the incorporated and planning area boundaries regulated by the City of Mesa. The City of Mesa's General Plan serves as the city's guide for future community development and as a tool to guide and shape physical development of the city (City of Mesa, 2014). The Mesa 2040 General Plan designates future land use character area types in southeast Mesa. According to the Mesa 2040 General Plan, the future land use character areas are designated as Downtown, Employment, Mixed Use Activity District, Mixed Use Activity/Employment, Mixed Use Community, Neighborhood Village Center, Neighborhood, Park, and Specialty District.

**Figure A-5** depicts the planned future land use character areas in the City of Mesa within a 2-mile buffer of the Project. Because future land uses consider all property (city or county), **Figure A-5** shows future land use designations for the 2-mile buffer of the Project. The future land use character areas that are associated with the Project and directly adjacent include Mixed Use Activity/Employment and Mixed Use Community. The future land use character areas depicted on **Figure A-5** are described below (City of Mesa, 2014).

- Employment
  - *Large areas devoted primarily to industrial, office, warehousing and related uses; may include associated commercial uses.*
- Mixed Use Activity District
  - *Areas of activity, generally larger than 25 acres, that serve the larger community; primarily retail areas and entertainment centers, but also often include offices, multi-residential, and other supporting uses.*
- Mixed Use Community
  - *Identifies larger land areas where it is possible to develop a mixture of uses that will create a complete and identifiable community.*
- Neighborhood Village Center
  - *Commercial and mixed-use nodes of activity, generally between 15 and 25 acres in size, that serve the surrounding neighborhoods.*
- Neighborhood
  - *Primarily residential areas with supporting parks, schools, churches, and small commercial areas.*
- Park
  - *Community and regional scale parks and open space areas.*
- Specialty District
  - *Areas for large, single uses such as college campuses, airports, and hospital campuses.*

The City of Mesa anticipates significant growth in the Project vicinity. The Elliot Road Technology Corridor was created in 2014 to expedite the entitlements process to attract high technology industries to Mesa and to establish site planning design guidelines to ensure compliance with the City of Mesa General Plan and Mesa Gateway Strategic Development Plan.



The Elliot Road Technology Corridor has approximately 1,000 acres available for development and stretches along Elliot Road from Signal Butte Road to Hawes Road, as shown on **Figure A-5**. Projects that might have taken up to six months to go through the entitlement process can get approval in as little as a few weeks (City of Mesa, 2021). The Elliot Road Technology Corridor, as well as Arizona’s data center tax-incentives, have made the location very desirable for companies to move into the area. The Elliot Road Technology Corridor currently houses companies such as Apple, Niagara Bottling, and EdgeCore.

## **Zoning**

### **City of Mesa**

The City of Mesa zoning is regulated by the City of Mesa Zoning Ordinance and was last updated to include all ordinances passed and adopted as of January 7, 2022. The City of Mesa Zoning Ordinance’s purpose is to implement the City of Mesa’s General Plan and to protect and promote the public health, safety, peace, comfort, convenience, prosperity and general welfare (City of Mesa, 2022).

The City of Mesa is classified into Base Zones/Districts and Overlay Zones. Overlay Zones may be combined with one or more Base Zone/District. As depicted on **Figure A-6**, the zoning categories adjacent to the Project are Planned Community, General Commercial, Light Industrial, and Mixed-Use. These categories are defined in the City of Mesa Zoning Ordinance as follows:

- PC – Planned Community
  - *This district accommodates large-scale, unified and comprehensively planned developments that encourage innovative and sustainable residential and non-residential land uses.*
- GC – General Commercial
  - *This district provides indoor retail, limited outdoor display and related service-oriented businesses that serve a large surrounding residential trade area within a 4- to 5-mile radius.*
- LI – Light Industrial
  - *This district provides areas for limited manufacturing and processing, wholesaling, research, warehousing, and distribution activities that take place within enclosed buildings, with restricted accessory outdoor storage as needed to support the primary uses.*
- MX – Mixed Use
  - *This district provides areas for a variety of purposes including employment centers, retail and service commercial uses, medical and professional offices, and residential uses at densities of 15 to 25 units per acre (City of Mesa, 2022).*

## **Potential Effects**

### **Proposed Prickly Pear 230 kV Substation**

The proposed Prickly Pear 230 kV Substation will be located on a private parcel within the City of Mesa on land that is currently under construction with an existing land use designation of Data Center and a Planned Community zoning designation. The City of Mesa approved the site plan for the Data Center on March 24, 2021, which allows for the development of a large commercial/industrial campus. The Data Center is currently under construction and has allocated space on the property for the proposed Prickly Pear 230 kV Substation that will serve the Data Center. The proposed Prickly Pear 230 kV Substation will not conflict with the existing land use or zoning designations. The Project site is located adjacent to the Elliot Road Technology Corridor Overlay Zone (see **Figure A-5** referred to as Elliot Road Technology Corridor), where the City of Mesa is encouraging high-tech companies and data centers to locate through a streamlined entitlement process and expedited development process with planned available infrastructure. The proposed Prickly Pear 230 kV Substation is necessary to support the Data Center. Therefore, the Project is consistent with the City of Mesa's land use planning goals and strategic development plans. The Project will likely result in negligible impacts to existing and future land use plans.

### **Proposed 230 kV Transmission Line**

The proposed 230 kV transmission line will be located on Arizona State Trust Land managed by ASLD, that is currently Vacant with a Vacant land use designation and a Light Industrial zoning designation. The proposed 230 kV transmission line is bordered to the north by an existing flood control channel and to the south, a 69 kV transmission line that is under construction. SRP has acquired a ROW from the ASLD to accommodate the 69 kV transmission line and the proposed 230 kV transmission line. SRP is continuing to work with State Land to determine the final placement of the transmission lines.

The proposed 230 kV transmission line is on land designated as Mixed Use Activity/Employment by the City of Mesa's General Plan Future Land Use Character Areas (City of Mesa, 2019). The Project will likely result in negligible impacts to existing and future land use plans.

## **Conclusion**

As discussed above, the Project is in close proximity to existing utility infrastructure, and the land uses in the area are consistent with the City of Mesa land use planning goals and strategic development plans. The City of Mesa has a long-standing history of encouraging the growth of technology-focused companies (City of Mesa, 2021). Therefore, the Project will likely result in negligible impacts to existing and future land use plans.

## References

City of Mesa, 2008. The Mesa Gateway Strategic Development Plan accessed 3/22/2022. [Online] Located at: <http://www.mesaaz.gov/home/showdocument?id=3680>

City of Mesa, 2014. The Mesa 2040 General Plan accessed 3/22/2022. [Online] Located at: <https://www.mesaaz.gov/home/showdocument?id=12298>

City of Mesa, 2018. Mesa Gateway Strategic Plan Inner Loop District Update accessed 3/22/2022. [Online] Located at: <https://www.mesaaz.gov/home/showpublisheddocument/40689/637345544101200000>

City of Mesa, 2019. Southeast Mesa Land Use and Transportation Plan accessed 3/22/2022. [Online] Located at: <https://www.mesaaz.gov/home/showpublisheddocument/42366/637478470758170000>

City of Mesa, 2021. Data Centers accessed 3/22/2022. [Online] Located at: <https://www.selectmesa.com/industries/data-centers>

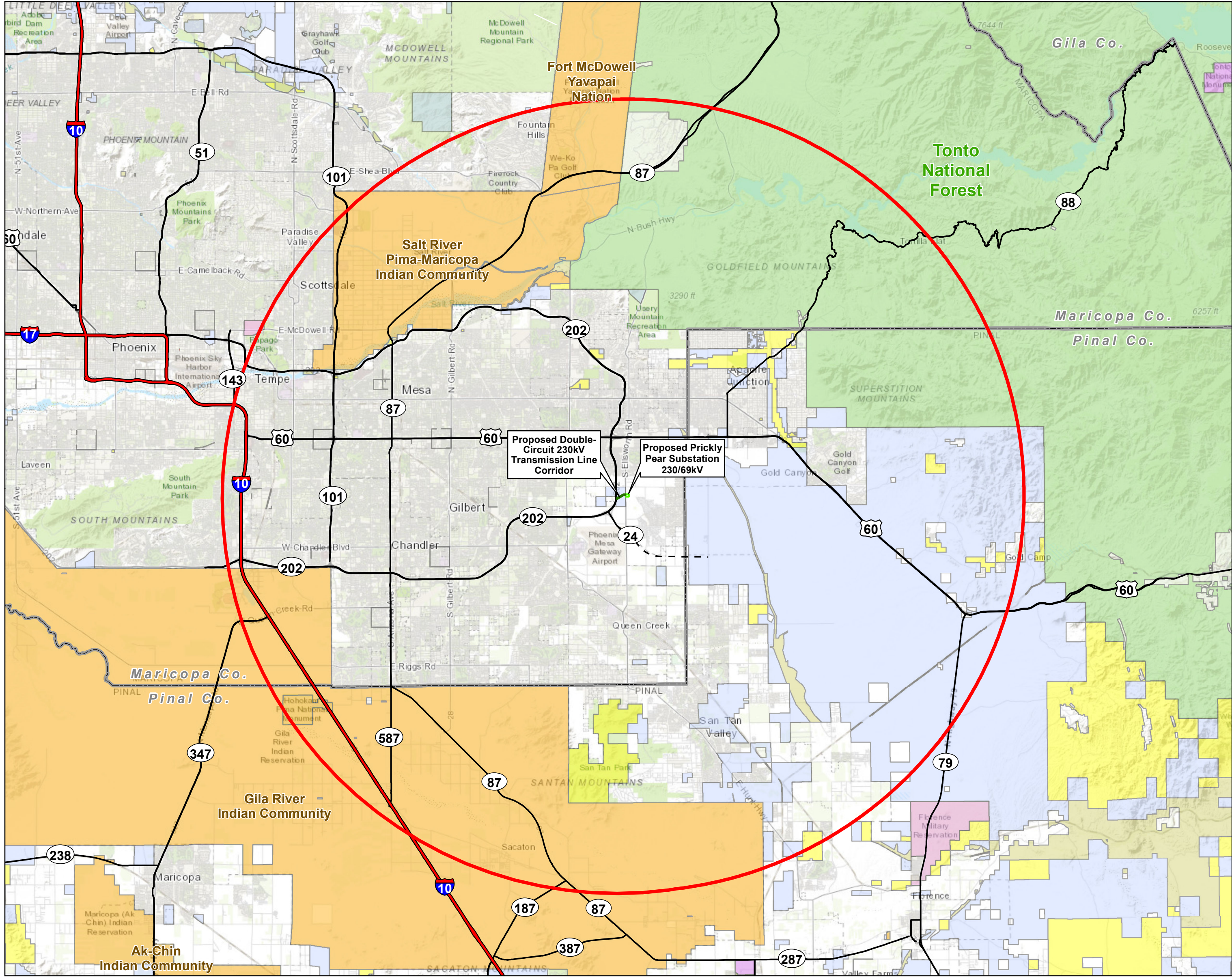
City of Mesa, 2022. Zoning Ordinance accessed 3/23/2022. [Online] Located at: [https://library.municode.com/az/mesa/codes/code\\_of\\_ordinances?nodeId=COOR\\_TIT11ZOOR](https://library.municode.com/az/mesa/codes/code_of_ordinances?nodeId=COOR_TIT11ZOOR)

Maricopa Association of Governments (MAG), 2021. Existing Land Use for Maricopa and Pinal Counties, Arizona, 2020 accessed 3/29/22. [Online] Located at: <https://geodata-azmag.opendata.arcgis.com/datasets/AZMAG::existing-land-use-for-maricopa-and-pinal-counties-arizona-2020/explore?location=33.337064%2C-111.667598%2C13.50>

Maricopa County, 2016. Maricopa County Comprehensive Plan, Vision 2030 accessed 3/22/2022. [Online] Located at: <https://www.maricopa.gov/DocumentCenter/View/3786/Vision-2030-Maricopa-County-Comprehensive-Plan-PDF>

Maricopa County, 2018. Maricopa County Interactive GIS, titled PlanNet accessed 3/22/2022. [Online] Located at: <https://gis.maricopa.gov/PND/PlanNet/index.html>





**Legend**

**Project Huckleberry Components**

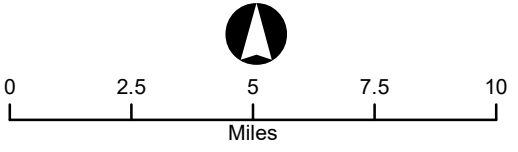
- Proposed Double-Circuit 230kV Transmission Line Corridor
- Proposed Prickly Pear 230/69kV Substation
- 20-Mile Buffer of Project Site

**Other Components**

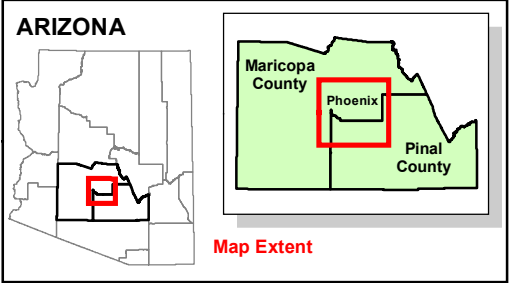
- Interstate Highway
- US Route or State Highway
- Future State Highway 24
- County Boundary

**Jurisdictional Land Ownership**

- Bureau of Land Management Land
- US Forest Service Land
- Bureau of Reclamation Land
- Department of Defense Land
- National Park Service Land
- Tribal Land
- State Land
- Private Land (No Shading)



SPCS NAD 83, AZ Central, US Ft.  
Data Sources: BLM, ESRI, Maricopa Co., Pinal Co., SRP, USGS.



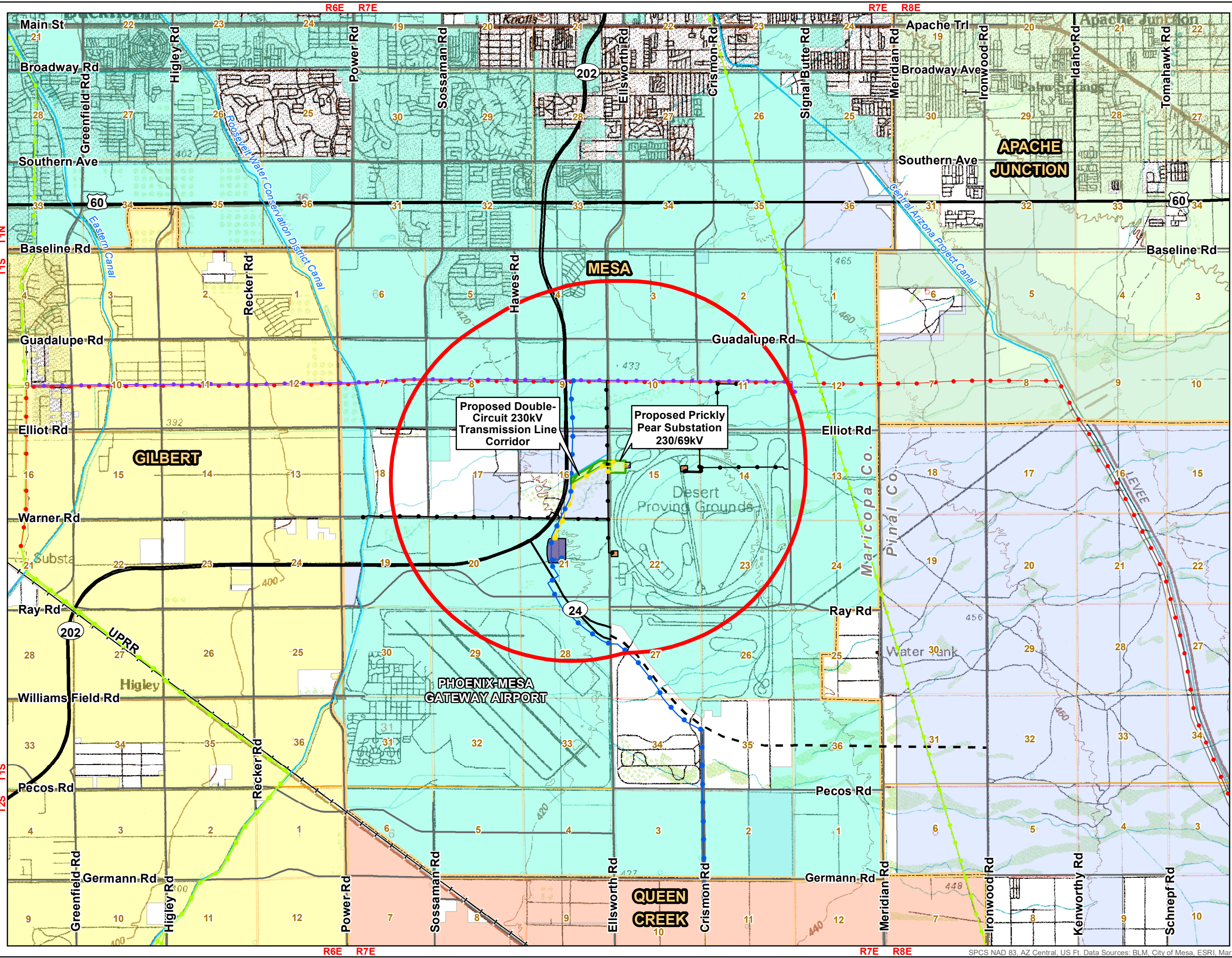
**SRP**

**PROJECT HUCKLEBERRY**  
**FIGURE A-1 JURISDICTION**

Map Extent: Maricopa & Pinal Counties, AZ

Date: 2/08/22 Author: ckw





**Legend**

**Project Huckleberry Components**

Proposed Double-Circuit 230kV Transmission Line Corridor

Proposed Prickly Pear 230/69kV Substation

2-Mile Buffer of Project Site

**Other Components**

Existing 500kV Transmission Line

Existing 230kV Transmission Line

Existing 230kV Transmission Line with 69kV Underbuild

Existing 69kV Transmission Line

Certificated Southeast Power Link 230kV Transmission Line

69kV Transmission Line (under construction)

Customer-Dedicated 69kV Line (under construction)

State Highway

Future State Highway 24

Major Road

Canal or Flood Control Channel

Railroad

Municipal Boundary

Existing Substation

Certificated Scott 230/69kV Substation

Customer-Owned 69/34.5kV Substation (under construction)

Township / Range Boundary

Section Boundary

**Jurisdiction**

City of Apache Junction

City of Mesa

Town of Gilbert

Town of Queen Creek

Unincorporated County

State Land

0

0.5

1

1.5

2

Miles

**PROJECT HUCKLEBERRY**  
**FIGURE A-2 JURISDICTION**

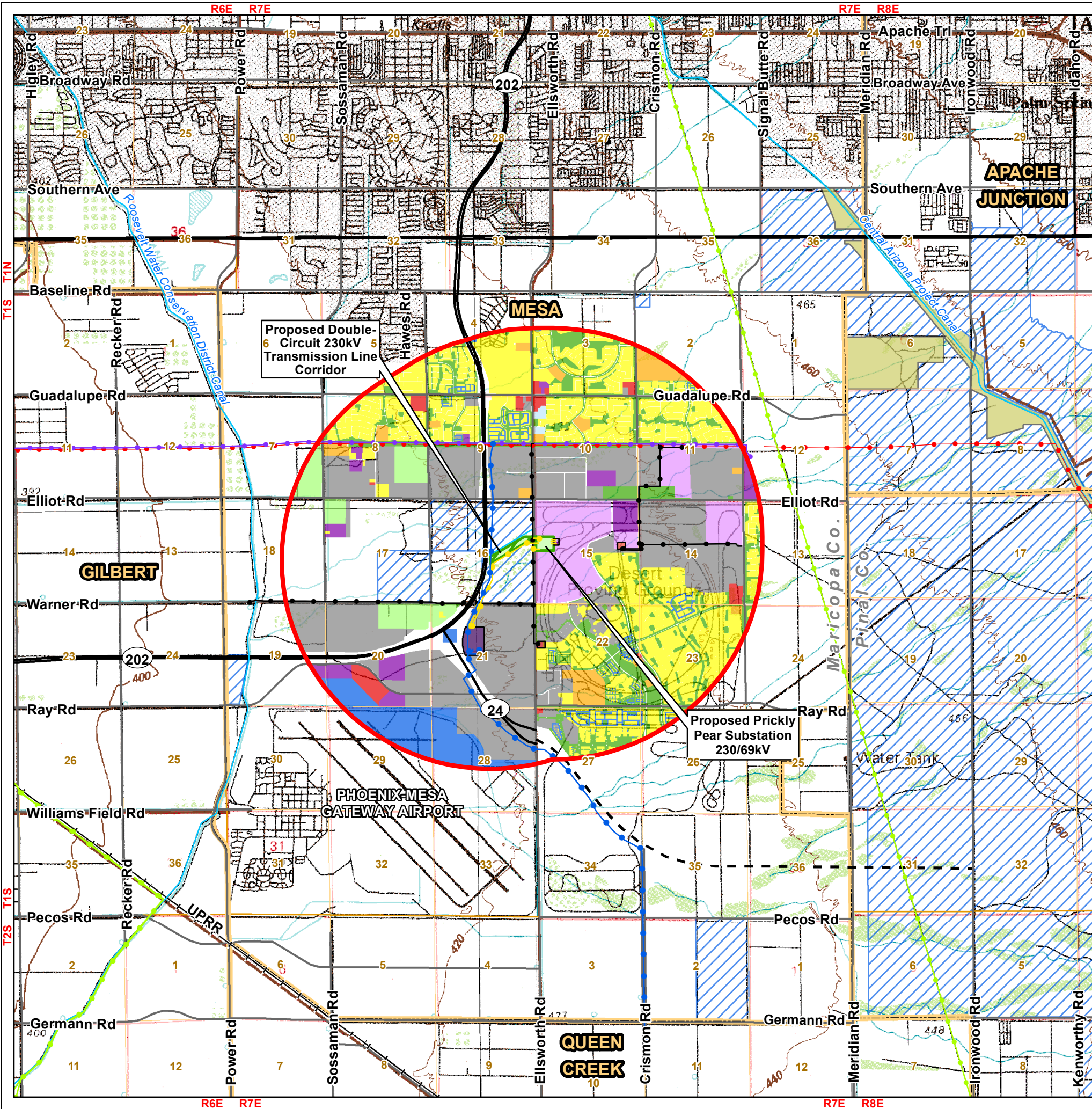
Map Extent: Maricopa & Pinal Counties, AZ

Date: 2.8.22

Author: ckvw

SPCS NAD 83, AZ Central, US Ft. Data Sources: BLM, City of Mesa, ESRI, Maricopa Co., Pinal Co., SRP, Town of Gilbert, Town of Queen Creek, USGS.





### Project Huckleberry Components

- Proposed Double-Circuit 230kV Transmission Line Corridor
- Proposed Prickly Pear 230/69kV Substation

### Other Components

- Existing 500kV Transmission Line
- Existing 230kV Transmission Line
- Existing 230kV Transmission Line with 69kV Underbuild
- Existing 69kV Transmission Line
- Certificated Southeast Power Link 230kV Transmission Line
- 69kV Transmission Line (under construction)
- Customer-Dedicated 69kV Line (under construction)
- State Highway
- Future State Highway 24

### City of Mesa Land Use

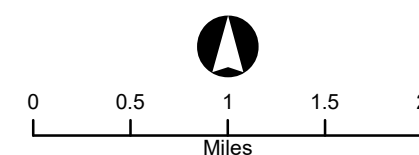
- Agriculture
- Civic / Public / Quasi-Public
- Data Center
- Industrial
- Office


### Jurisdictional Land Ownership

- State Land

### Legend

- 2-Mile Buffer of Project Site
- Major Road
- Canal or Flood Control Channel
- Railroad
- Municipal Boundary
- Existing Substation
- Certificated Scott 230/69kV Substation
- Customer-Owned 69/34.5kV Substation (under construction)
- Township / Range Boundary
- Section Boundary
- Open Space / Parks / Passive / Retention
- Residential
- Retail
- Transportation
- Vacant
- Bureau of Reclamation Land



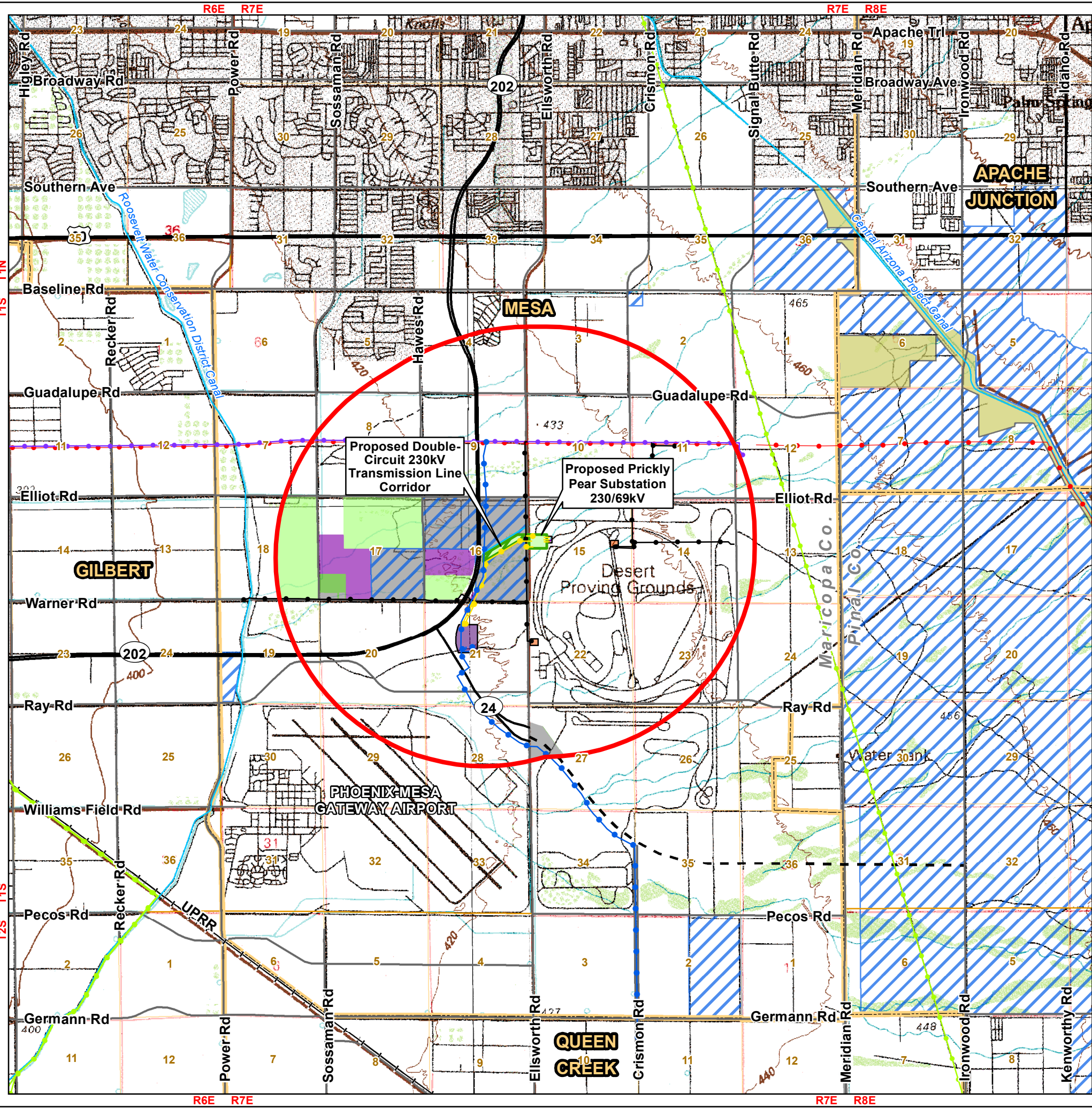


**PROJECT HUCKLEBERRY**  
**FIGURE A-3 MESA LAND USE**

Map Extent: Maricopa & Pinal Counties, AZ

Date: 3.17.22 Author: ckvw





**Project Huckleberry Components**

- Proposed Double-Circuit 230kV Transmission Line Corridor
- Proposed Prickly Pear 230/69kV Substation

**Other Components**

- Existing 500kV Transmission Line
- Existing 230kV Transmission Line
- Existing 230kV Transmission Line with 69kV Underbuild
- Existing 69kV Transmission Line
- Certificated Southeast Power Link 230kV Transmission Line
- 69kV Transmission Line (under construction)
- Customer-Dedicated 69kV Line (under construction)
- State Highway
- Future State Highway 24

**Maricopa County Islands and State Lands Land Use**

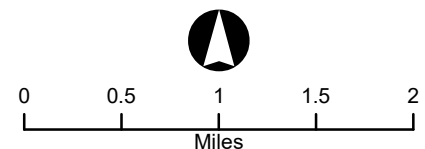
- Agriculture
- Industrial


**Jurisdictional Land Ownership**

- State Land

**Legend**

- 2-Mile Buffer of Project Site
- Major Road
- Canal or Flood Control Channel
- Railroad
- Municipal Boundary
- Existing Substation
- Certificated Scott 230/69kV Substation
- Customer-Owned 69/34.5kV Substation (under construction)
- Township / Range Boundary
- Section Boundary
- Open Space / Parks / Passive / Retention
- Vacant
- Bureau of Reclamation Land



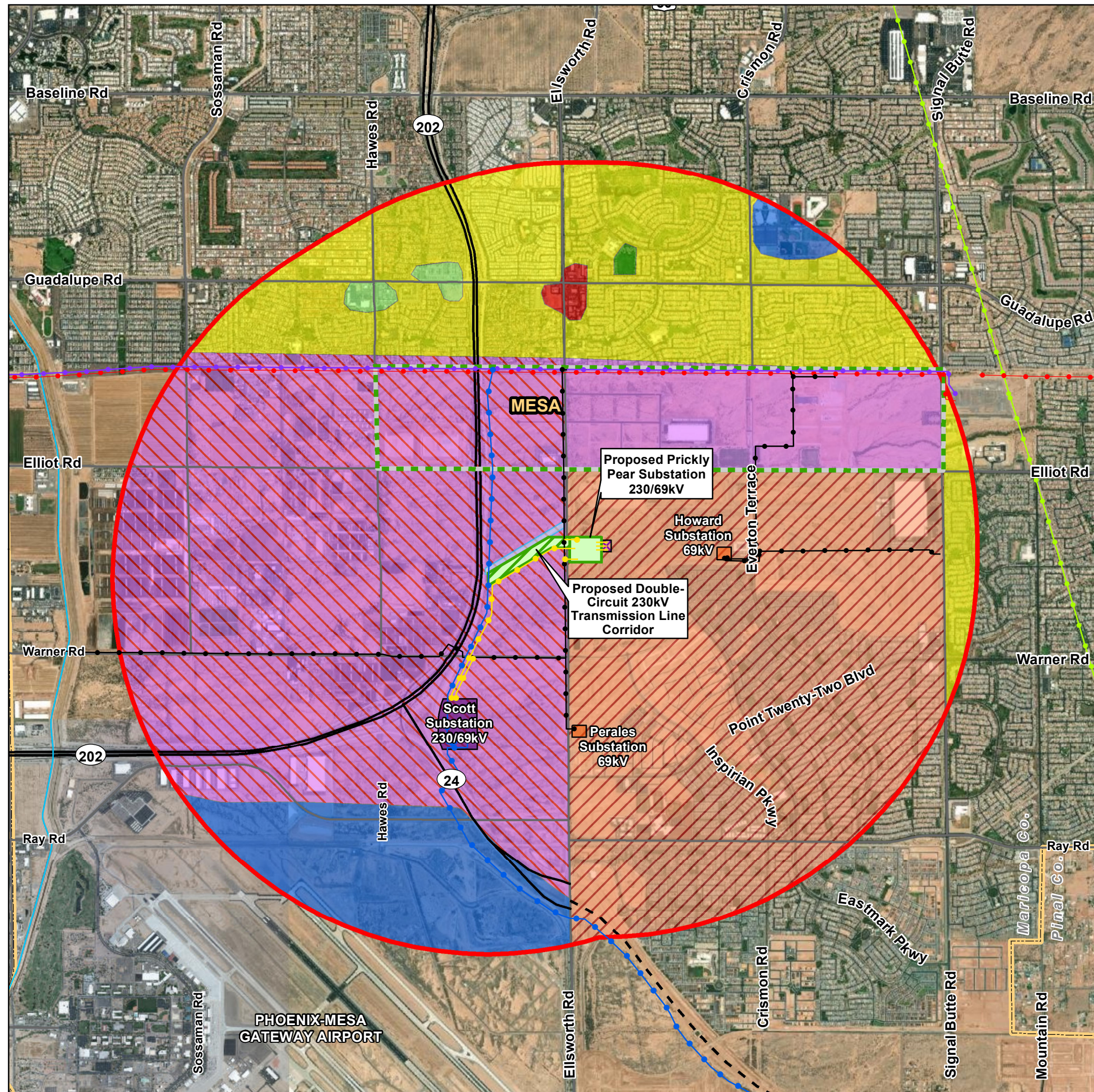


**PROJECT HUCKLEBERRY**  
**FIGURE A-4 COUNTY & STATE LAND USE**

Map Extent: Maricopa & Pinal Counties, AZ

Date: 2.9.22	Author: ckvw
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### Project Huckleberry Components

- Proposed Double-Circuit 230kV Transmission Line Corridor
- Proposed Prickly Pear 230/69kV Substation

### Other Components

- Existing 500kV Transmission Line
- Existing 230kV Transmission Line
- Existing 230kV Transmission Line with 69kV Underbuild
- Existing 69kV Transmission Line
- Certificated Southeast Power Link 230kV Transmission Line
- 69kV Transmission Line (under construction)
- Customer-Dedicated 69kV Line (under construction)
- State Highway
- Future State Highway 24


### City of Mesa General Plan Future Land Use Character Area Types

- Employment
- Mixed Use Activity District
- Mixed Use Activity / Employment
- Mixed-Use Community

### Legend

- 2-Mile Buffer of Project Site
- Major Road
- Municipal Boundary
- Canal
- Flood Control Channel
- Existing Substation
- Certificated Scott 230/69kV Substation
- Customer-Owned 69/34.5kV Substation (under construction)
- Elliot Road Technology Corridor
- Neighborhood Village
- Park
- Neighborhood
- Specialty



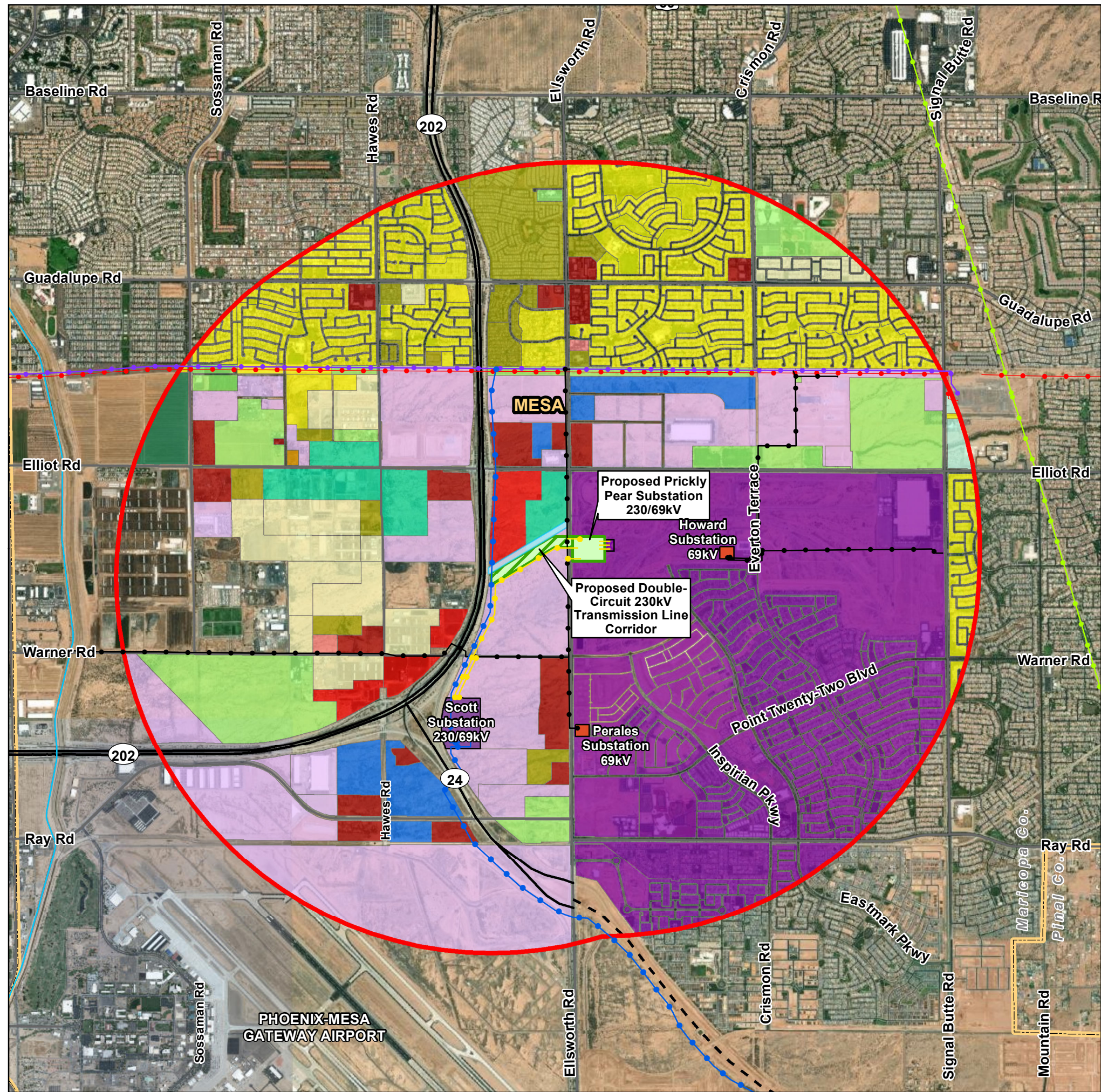


**PROJECT HUCKLEBERRY**  
**FIGURE A-5 MESA GENERAL PLAN**  
**FUTURE LAND USE**

Map Extent: Maricopa & Pinal Counties, AZ

Date: 3.16.22	Author: ckvw
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### Project Huckleberry Components

- Proposed Double-Circuit 230kV Transmission Line Corridor
- Proposed Prickly Pear 230/69kV Substation

### Other Components

- Existing 500kV Transmission Line
- Existing 230kV Transmission Line
- Existing 230kV Transmission Line with 69kV Underbuild
- Existing 69kV Transmission Line
- Certificated Southeast Power Link 230kV Transmission Line
- 69kV Transmission Line (under construction)
- Customer-Dedicated 69kV Line (under construction)
- State Highway


### City of Mesa Zoning

- Agricultural
- General Commercial
- Limited Commercial
- Neighborhood Commercial
- Office Commercial
- Employment Opportunity
- Light Industrial

### Legend

- 2-Mile Buffer of Project Site
- Future State Highway 24
- Major Road
- Municipal Boundary
- Canal
- Flood Control Channel
- Existing Substation
- Certificated Scott 230/69kV Substation
- Customer-Owned 69/34.5kV Substation (under construction)
- Mixed Use
- Planned Employment Park
- Public and Semi-Public
- Planned Community
- Small Lot Single Family Residential
- Single Family Residential
- Multi-Family Residential





**PROJECT HUCKLEBERRY**  
**FIGURE A-6 MESA ZONING**

Map Extent: Maricopa & Pinal Counties, AZ

Date: 2.9.22	Author: ckvw
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