

EXHIBIT H EXISTING PLANS

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

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.

Planned Area Developments

Information regarding each existing Planned Area Development (PAD) near the Salt River Project Agricultural Improvement and Power District (SRP) proposed Project Huckleberry 230 kilovolt (kV) Transmission Line Project (Project Huckleberry or Project) was gathered from the City of Mesa and Maricopa County. PADs and future expansion plans in the area and within 1,000 feet of the proposed Project components are administered by the City of Mesa and Maricopa County. Included in this exhibit are PADs that are generally defined as proposed developments that have filed an application for a permit or have been permitted but not built completely.

On August 12, 2021, Meta announced a development plan for its Mesa Data Center (Data Center) in Mesa, Arizona. The Data Center site is located on a 389-acre private parcel of land at the southeast corner of Elliot Road and Ellsworth Road. The Project is designed to provide reliable energy to the Data Center.

The Data Center is expected to create approximately 100 permanent high-tech, high-wage jobs and approximately 1,500 jobs during construction. The development represents a continuation of technology sector growth in Arizona, especially data center growth for which the Phoenix area recently ranked second nationally.

The Data Center is located adjacent to the Elliot Road Technology Corridor Overlay Zone, a large, planned development area that spans over 1,000 acres (see **Figure H-1** referred to as Elliot Road Technology Corridor). 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. Projects that might have taken up to six months to go through the entitlement process can be approved in as little as a few weeks (City of Mesa, 2019b). 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 Planned Area Development Zone. In addition, the City of Mesa has expressed a preference for generally nonresidential zoning, due to increasing over-flight activities associated with Phoenix-Mesa Gateway Airport operations (City of Mesa, 2019b). The Elliot Road Technology Corridor Overlay Zone stretches along Elliot Road from Signal Butte Road to Hawes Road.

In addition to the Data Center development described above, there is currently one permitted PAD within 1,000 feet of the Project. There are currently 21 additional permitted PADs within 1-mile of the Project, depicted on **Figure H-1**.

The PAD located within 1,000 feet of the Project is Hawes Crossing. Hawes Crossing is a master planned development on approximately 1,131 acres of land located generally west of Ellsworth Road, south of Elliot Road and north of Warner Road. Hawes Crossing is planned to be a mixed-use community, creating jobs, housing, entertainment, and services. The current owners of the land include six major private property owners and the Arizona State Land Department (ASLD or State Land). The associated case numbers for this PAD are ZON17-00606, ZON17-00607, ZON19-00754, ZON19-00755.

All permitted or proposed PADs within one mile of the Project are listed below in **Table H-1** and graphically depicted in **Figure H-1**. The information included in **Table H-1** was obtained from the City of Mesa Planning and Development Services Department and the Maricopa County Planning and Development Department. The table identifies the jurisdiction's PAD ID numbers, the PAD name, the landowner(s), the status, the case number, and the jurisdiction. In addition, Maricopa County was consulted on PAD for lands under the jurisdiction of Maricopa County. PAD information was obtained from the City of Mesa and Maricopa County and each PAD with an associated case number has filed land use/zoning application information with the jurisdiction. The table also states if the PAD is under construction. Case numbers are not available for some older PADs.

Table H-1 Planned Area Developments					
PAD ID	PAD Name	Landowner	Status	Case Number	Jurisdiction
2	Hawes Crossing	Van Rijn Family, Boyle Family, Rijlaarsdam Family, Van Otterloo Family, Feenstra Family, Maynard Family, ASLD	Site Plan/ Zoning Approved	ZON17-00606, ZON17-00607, ZON19-00754, ZON19-00755	City of Mesa
3	Edge Connex	NKS Group III Limited Partnership	Site Plan/ Zoning Approved	DRB17-00310	City of Mesa
4	Elliot 202 (E202)	Marwest Enterprises	Permit Issued (under construction)	ZON20-00769	City of Mesa
5	Mesa Elliot Technology Park West	Sunbelt Land Holdings LP	Building/ Construction Plan Review	ZON18-00806	City of Mesa
6	Mesa Elliot Technology Park	Fae Holdings 477376R LLC	Building/ Construction Plan Review	PRS17-00235	City of Mesa
7	Elliot Gateway	El Dorado Elliot 128 LLC	Site Plan/ Zoning Approved	ZON21-00224	City of Mesa
8	Dignity Health Medical Office	Dignity Health	Pending Planning Process	DRB19-00713	City of Mesa
9	Elliot & Ellsworth	El Coyote LLC	Pending Planning Process	ZON21-00061	City of Mesa

Table H-1 Planned Area Developments					
	Commercial Center				
10	Elliot 94/ METP	Mesa Growth Properties LLC	Site Plan/ Zoning Approved	ZON21-00689	City of Mesa
11	Elliot 96	Mesa Growth Properties LLC	Pending Planning Process	ZON21-01291	City of Mesa
13	Project Javelina	Unavailable	Permit Issued	ZON21-00405	City of Mesa
14	Indicap Mesa Industrial Park	DMB Mesa Proving Grounds LLC	Pending Planning Process	ZON21-01224	City of Mesa
15	Project Huckleberry	Meta	Permit Issued (under construction)	ZON21-00255	City of Mesa
16	Eastmark	DMB Mesa Proving Grounds LLC	Permit Issued	Unavailable	City of Mesa
17	Eastmark Great Park Phase 4	DMB Mesa Proving Grounds LLC	Site Plan / Zoning Approved	Unavailable	City of Mesa
18	Springs at Eastmark	Continental 552 Fund, LLC	Permit Issued	ZON20-00627	City of Mesa
24	Warner Gateway 202	BD218 LLC	Pending Planning Process	ZON21-00595	City of Mesa
25	Mesa Ray	Sunbelt Land Holdings LP	Permit Issued	ZON20-00705	City of Mesa
27	Gateway 202 Airpark	Sunbelt Investment Holdings Inc.	N/A	PRS21-00367	City of Mesa
36	Lewellen Industrial Rezone	Rusty and Allyson Lewellen	Site Plan/ Zoning Approved	Z2020072	Maricopa County
39	Acero Eastmark	DMB Mesa Proving Grounds LLC	Permit Issued	ZON20-00354	City of Mesa
40	MET 202	Eisenberg Company	Permit Issued	ADM22-00021	City of Mesa
41	Gateway Interchange Business Park	Billy W And Nora D Maynard Living Trust	Pending Planning Process	ZON21-00930	City of Mesa

Planned Road Improvements

Road improvements planned by the Arizona Department of Transportation (ADOT), Maricopa County Department of Transportation (MCDOT), and City of Mesa within the vicinity of the Project are described below.

The ADOT, in conjunction with the Federal Highway Administration (FHWA), is in the process of constructing the interim Phase II section of State Route 24 (SR 24). There will be approximately five miles of new freeway extending from Ellsworth Road in Maricopa County to Ironwood Drive in Pinal County, approximately 1.85 miles south of the Project Site. Phase II includes improvements to connect Ellsworth Road to Ironwood Road with two paved lanes in

each direction separated by a graded median within the footprint of the future SR 24 (ADOT, 2021b). Construction started in December 2020 and project completion is expected in late 2022 (ADOT, 2021a). This interim project will help to serve the transportation needs of the southeast valley until funding is available for the ultimate build-out of the SR 24 freeway, which is anticipated between 2027 and 2035.

The City of Mesa is currently working on the Signal Butte Road—Williams Field Road to Germann Road—Improvement Project, approximately three miles southeast of the Project site. This project consists of constructing a new arterial roadway, installing drainage and traffic improvements, and new utilities along the Signal Butte Road alignment for two miles south of Williams Field Road to Germann Road. This project would be constructed in tandem with the extension of SR 24. Construction began in November 2021 and is expected to last for approximately one year (City of Mesa, 2021).

Potential Effects

Proposed Prickly Pear 230 kV Substation

The proposed Prickly Pear 230 kV Substation is located within the Data Center PAD. The Project is serving the Data Center and, therefore, is compatible with the Data Center Campus plan and the Elliot Road Technology Corridor. The Data Center is currently under construction and has allocated space on their PAD for the Project.

The Data Center continues the growth in the technology sector in Mesa, specifically in the Elliot Road Technology Corridor area. The Project area already consists of Mixed Use and Industrial land uses; thus, the indirect visual and noise effects of the proposed Prickly Pear 230 kV Substation would be less than significant.

Proposed 230 kV Transmission Line

The proposed 230 kV transmission line runs through the eastern section of the Hawes Crossing PAD. The portion of Hawes Crossing east of the Loop 202 is proposed as a combination of Mixed Use, General Commercial, and Light Industrial uses. Hawes Crossing is planned for Light Industrial zoning to the south of the flood control channel and General Commercial and Mixed Use zoning to the north of the flood control channel. While the Project will cross through the Hawes Crossing PAD, the Hawes Crossing development plans utilize the existing flood control channel path as the linear feature followed by proposed zoning.

The Project is located in the City of Mesa where technology infrastructure is booming. The proposed 230 kV transmission line will run adjacent to existing linear infrastructure and planned Industrial, Commercial, and Mixed Use land uses. The proposed 230 kV transmission line is compatible with the surrounding land uses and planned developments; thus, the indirect visual and noise impacts will be less than significant.

References

Arizona Department of Transportation (ADOT), 2021a. Pair of East Valley freeway projects in early construction stages accessed 3/18/2022. [Online] Located at:

<https://content.govdelivery.com/accounts/AZDOT/bulletins/2c0c938>

ADOT, 2021b. State Route 24 Interim Phase II: Ellsworth Road to Ironwood Drive accessed 3/18/2022. [Online] Located at: <https://azdot.gov/projects/central-district-projects/state-route-24-interim-phase-ii-ellsworth-road-ironwood-drive>

City of Mesa, 2019a. Hawes Crossing Project Narrative accessed 3/22/2022. [Online] Located at:

<https://www.mesaaz.gov/home/showpublisheddocument/40697/637341451308870000>

City of Mesa, 2019b. The Mesa Office of Economic Development accessed 4/19/2022. [Online]

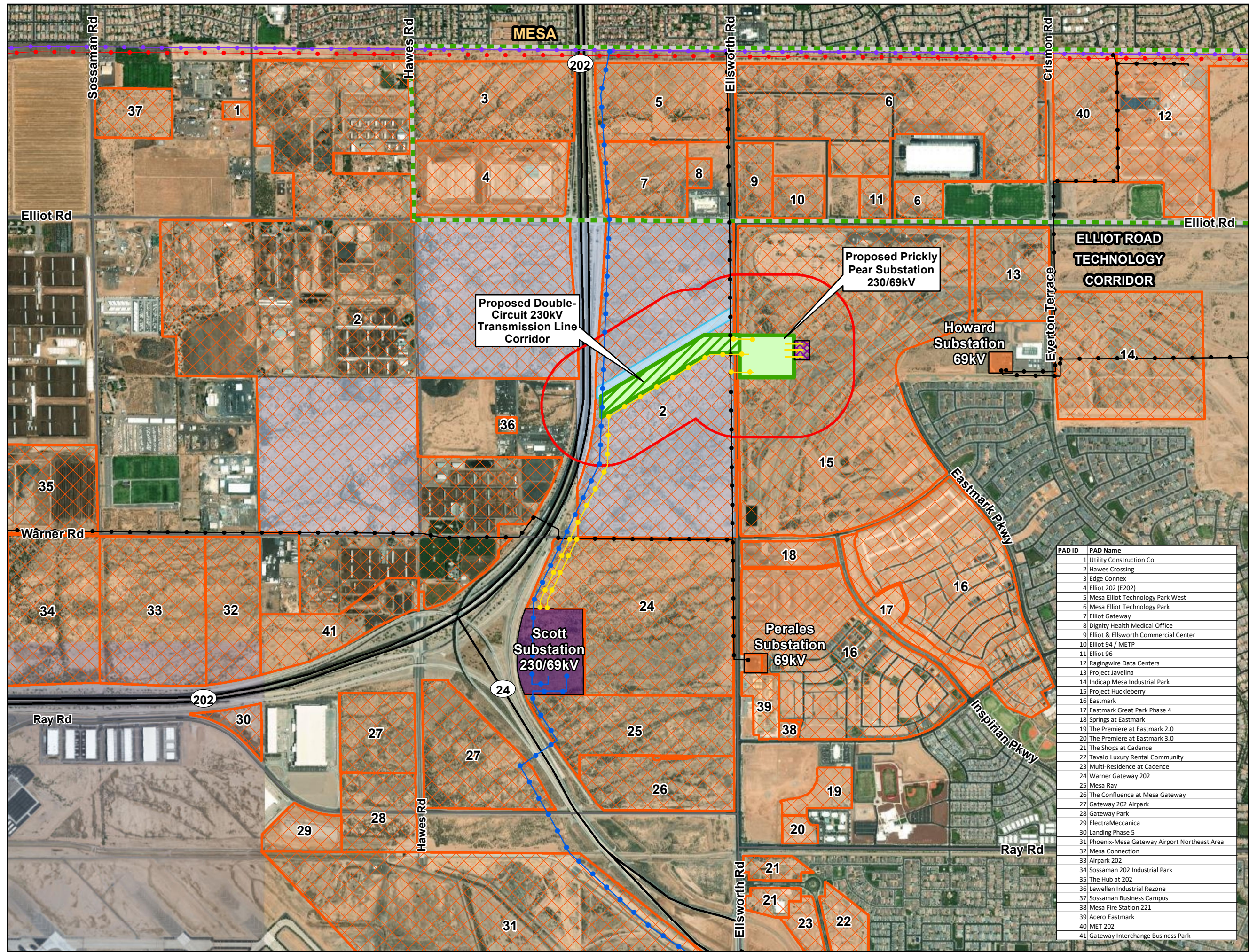
Located at: <https://www.selectmesa.com/home-econdev>

City of Mesa, 2021. Engineering Projects accessed 4/14/2022. [Online] Located at:

<https://www.mesaaz.gov/business/engineering/projects>

Maricopa County Department of Transportation, 2021. Project accessed 4/19/2022. [Online]

Located at: <https://www.maricopa.gov/191/Projects>



Legend
Project Huckleberry Components

- Proposed Double-Circuit 230kV Transmission Line Corridor
- Proposed Prickly Pear 230/69kV Substation
- 1,000-Foot Buffer of Project Site

Other Components

- Existing 500kV 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
- Major Road
- Flood Control Channel
- Existing Substation
- Certificated Scott 230/69kV Substation
- Customer-Owned 69/34.5kV Substation (under construction)
- Elliot Road Technology Corridor

Planned Area Developments

- Planned Area Development

Jurisdictional Land Ownership

- State Land

PAD ID	PAD Name
1	Utility Construction Co
2	Hawes Crossing
3	Edge Connex
4	Elliot 202 (E202)
5	Mesa Elliot Technology Park West
6	Mesa Elliot Technology Park
7	Elliot Gateway
8	Dignity Health Medical Office
9	Elliot & Ellsworth Commercial Center
10	Elliot 94 / METP
11	Elliot 96
12	Ragingwire Data Centers
13	Project Javelina
14	Indicap Mesa Industrial Park
15	Project Huckleberry
16	Eastmark
17	Eastmark Great Park Phase 4
18	Springs at Eastmark
19	The Premiere at Eastmark 2.0
20	The Premiere at Eastmark 3.0
21	The Shops at Cadence
22	Tavalo Luxury Rental Community
23	Multi-Residence at Cadence
24	Warner Gateway 202
25	Mesa Ray
26	The Confluence at Mesa Gateway
27	Gateway 202 Airpark
28	Gateway Park
29	ElectraMeccanica
30	Landing Phase 5
31	Phoenix-Mesa Gateway Airport Northeast Area
32	Mesa Connection
33	Airpark 202
34	Sossaman 202 Industrial Park
35	The Hub at 202
36	Lewellen Industrial Rezone
37	Sossaman Business Campus
38	Mesa Fire Station 221
39	Acero Eastmark
40	MET 202
41	Gateway Interchange Business Park

0 0.1 0.2 0.3 0.4 0.5
Miles

PROJECT HUCKLEBERRY
FIGURE H-1
PLANNED AREA DEVELOPMENTS
Map Extent: Maricopa County, AZ
Date: 3.10.22
Author: ckvw

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