

EXHIBIT A
PROJECT LOCATION AND LAND USE

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 Project Red Hawk (Project) Site, jurisdictional land ownership, and the adjacent area within a 20-mile area on a topographic map (1:250,000 scale).

Figure A-2 depicts the Project Site 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 a 2-mile buffer of the Project on a topographic map (1:62,500 scale).

Figure A-4 depicts the Town of Gilbert existing land use within a 2-mile buffer of the Project on a topographic map (1:62,500 scale).

Figure A-5 depicts existing Maricopa County, Arizona, land use within a 2-mile buffer of the Project on a topographic map (1:62,500 scale). While there are some out parcels or islands of Maricopa County in the City of Mesa limits, the City of Mesa includes these areas in their planning area boundary and as such they are included in **Figure A-3**.

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

Figure A-7 is a more detailed map of the zoning within the Town of Gilbert.

The Project Site is comprised of 187 acres and consists of private parcels all owned by the customer and is currently Agricultural land use. The land uses in the vicinity of the Project Site include the following land uses: Agriculture, Commercial, Industrial, Office, Open Space/Parks/Retention, Public and Semi-Public, Residential, Transportation/Communications/Utilities, and Vacant land. Private land parcels within the vicinity of the Project are administered primarily by the City of Mesa and the Town of Gilbert with some unincorporated areas of Maricopa County.

Land Ownership

The land ownership within the Project Site consists of private parcels in the City of Mesa. The surrounding area has land ownership that consists of private parcels in the City of Mesa, the Town of Gilbert, as well as some parcels or islands under Maricopa County jurisdiction. The Project area includes many existing linear features including roadways, electric utility infrastructure lines, highway corridors and canals. There are no designated state, federal or tribal lands that border the Project Site. The Roosevelt Water Conservation District (RWCD) Canal and Maricopa County Flood Control Channel are located adjacent to the site.

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 and Maricopa County 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 physical development of the City (City of Mesa, 2014).

The primary existing land uses within the City of Mesa are designated as Agriculture, Commercial, Employment and Industrial, Open Space, Public and Semi-Public, Residential, Transportation/Communication/Utilities, and Vacant land.

The Project Site consists of a private parcel in the southeast portion of the City of Mesa located within Maricopa County. The land use categories depicted on **Figure A-3** have been 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, Commercial, Industrial, Office, Open Space/Parks/Retention, Public and Semi-Public, Residential, Transportation/Communications/Utilities, and Vacant land. The land uses described below are the land uses listed within the Mesa 2040 General Plan (City of Mesa, 2014).

- Agriculture – Includes crop farming and animal raising.
- Commercial
 - *Automobile/Vehicle Sales and Services – Automobile Repair, Automobile/Vehicle Service, Large Vehicle Service, and Service Station*
 - *Banking and Financial Institutions*
 - *Commercial Recreation – Commercial Farm, Paint Ball, And Swim School*
 - *Offices – Business, Professional, and Medical*
 - *Plant Nurseries and Garden Centers*
- Employment and Industrial

- *Airport and Aircraft Facilities*
- *Cement Plants*
- *General Manufacturing*
- *Limited Manufacturing*
- *Industrial Metal Smelting*
- *Recycling Facilities*
- *Warehousing and Storage – Outdoor Storage and Contractor’s Yards*
- Open Space – Passive Open Space
- Public/Semi-Public
 - *Hospital*
 - *Schools*
 - *Places of Worship – Church*
- Residential
 - *Single Residence – Detached, Attached, and Accessory Dwelling Unit*
- Transportation, Communications, and Utility Use
 - *Communication Facilities – Antenna/Transmission Tower*
 - *Major Utilities – Solid Waste Transfer Station, Wellsite, Substation*
- Vacant land

Town of Gilbert

The Town of Gilbert includes a planning area boundary of approximately 72.6 square miles and is bordered by the City of Mesa to the north and east, the City of Chandler to the west, Town of Queen Creek and Phoenix-Mesa Gateway Airport to the southeast and east; the San Tan Mountain Regional Park and Gila River Indian Community to the south. Land use controls for lands within the planning area boundary are regulated by the 2012 Town of Gilbert General Plan (Town of Gilbert, 2012), the 2020 Town of Gilbert General Plan is currently in the process of being updated. The primary existing land uses within the Town of Gilbert General Plan are designated as Commercial, Employment, General Industrial, Municipal Facility/Institutional, Residential, and Vacant land.

Existing land use data were acquired for the Project area via the 2012 Town of Gilbert General Plan (Town of Gilbert, 2012) and field verified for accuracy. The land use categories depicted on **Figure A-4** have been 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, Commercial, Light Industrial, General Office/Business Park, Open Space/Parks/Retention, Public Facility/Institutional, Residential, Utility/Transportation, and Vacant land. The land uses described below are the land uses listed within the 2012 Town of Gilbert General Plan (Town of Gilbert 2012).

- Commercial
 - *Neighborhood Commercial*
 - *Community Commercial*
 - *Shopping Center*
 - *Village Center*
 - *General Commercial*

- *Regional Commercial*
- Employment
 - *Neighborhood Office*
 - *General Office*
 - *Business Park*
 - *Light Industrial*
 - *General Industrial*
- Municipal Facility/Institutional
 - *Public Facility/Institutional*
 - *Parks/Retention*
 - *Utility/Transportation Corridor*
 - *Golf Course*
- Residential
 - *Very low-density single-family residential*
 - *Low-density single-family residential neighborhood development*
 - *Suburban single-family residential neighborhood development*
 - *Urban density single-family neighborhood residential*
 - *Higher density detached and attached residential*
 - *Higher density, often multifamily residential*
 - *Higher density multifamily residential*
 - *High density, multifamily residential including multi-story apartments, condominiums, townhomes, lofts and congregate care/senior living residential.*
- Vacant

Maricopa County

As depicted on **Figure A-5**, there are unincorporated lands that are administered by Maricopa County. These lands are also included within the City of Mesa planning boundary.

Land use controls for private lands within unincorporated portions of Maricopa County are regulated by the Maricopa County Comprehensive Plan, Vision 2030 (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 use categories depicted on **Figure A-5** have been 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, Commercial, Industrial, Open Space/Parks/Retention, Public and Semi-Public, Residential, and Vacant lands. The land uses described below are the land uses listed in the Maricopa County's Comprehensive Plan (Maricopa County, 2018).

- Agriculture – Includes animal raising
- Commercial – Includes Automobile/Vehicle Sales and Services
- Employment and Industrial
 - *Industrial – Cement Plant*
 - *Warehousing and Storage – Outdoor Storage and Contractor's Yards*
 - *Wholesale*

- Public/Semi-Public
 - *Day Care Centers*
 - *Parks and Recreation Facilities – Soccer Fields*
- Residential
 - *Single Residence – Detached*
 - *Single Residence – RV Park*
- Vacant land

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 December 31, 2018. The City of Mesa Zoning Ordinance’s purpose is to implement the City of Mesa’s General Plan as well as:

- provide a guide for the physical development of the City in a manner that progressively achieves the arrangement of land uses depicted in the General Plan;
- remain consistent with the goals and policies of the General Plan;
- promote combinations and mixtures of harmonious land uses;
- limit the effects of incompatible land uses; and
- do so in a manner that reduces transportation requirements, promotes livability, raises the quality of life for residents, guests, students, workers, business owners, tourists and other visitors, and supports economic development and job creation (City of Mesa 2018).

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 within the Project area are Agricultural, Neighborhood Commercial, Limited Commercial, Employment Opportunity, Light Industrial, General Industrial, Planned Employment Park, Public and Semi-Public, Small Lot Single-Family Residential, Single-Family Residential and Multi-Family Residential. These categories are defined in the City of Mesa Zoning Ordinance as follows:

City of Mesa Zoning Ordinance

- Agricultural
 - *This district protects agricultural lands from incompatible land uses and urban encroachment. This district encourages the use of land for local food production.*
- Single Residential
 - *This district provides areas for detached single residence housing at densities of up to 7 units per net acre.*
- Small Lot Single Residence
 - *This district provides areas for small-lot single dwelling developments at densities of up to 17 units per net acre.*
- Multiple Residence
 - *This district provides areas for a variety of housing types at densities of up to 43 units per gross acre.*

- Neighborhood Commercial
 - *This district provides areas for locally oriented retail and service uses that serve the surrounding residential trade area within a 1/2 to 2-mile radius.*
- Limited Commercial
 - *This district provides areas for indoor retail, entertainment and service-oriented businesses that serve the surrounding residential trade area within a one- to ten-mile radius.*
- Light Industrial
 - *This district provides areas for limited manufacturing and processing, wholesaling, research, warehousing, and distribution activities take place within enclosed buildings, with restricted accessory outdoor storage as needed to support the primary uses.*
- General Industrial
 - *This district provides areas for manufacturing, processing, assembly, research, wholesale, and storage, and similar activities that require separation from residential uses due to noise, vibration, use of hazardous materials, or other characteristics.*
- Planned Employment Park
 - *This district provides areas where professional and medical office parks, research and development facilities, light manufacturing, and data and information processing centers are integrated in a campus setting with ancillary restaurants, retail and other supportive establishments.*
- Employment Opportunity
 - *This district facilitates entitlements for the development of projects aligned with City Council adopted plans and policies, particularly those projects that attract industries providing significant employment opportunity, accommodates large-scale, unified and planned employment developments that encourage and promote innovative and sustainable land uses, allows flexibility that accommodates market changes while providing incentives for high quality development that is consistent with the goals of both the Mesa General Plan and any applicable sub-area plans, establishes planning and development criteria tailored to the opportunities and constraints of the property, encourages creative and high quality design, and establishes standards leading to an efficient, aesthetic, sustainable, and desirable development.*
- Public and Semi-Public
 - *This district accommodates for large-scale governmental, public utility, recreational, and educational facilities.*

The Project Site has recently been rezoned from Light Industrial and Planned Employment Park to Employment Opportunity to create the Red Hawk Employment Opportunity District. The City of Mesa approved the development agreement for the data center associated with the proposed Project. The development agreement approves the buildout of a one billion dollar, 750,000 square-foot data center (See **Exhibit H-1**).

Town of Gilbert

The Land Development Code is the current guide to zoning for the Town of Gilbert, which provides for the regulation of land and land use. The Land Development Code’s purpose is to: implement the General Plan; promote and protect the public health, safety, comfort, and general welfare of the residents of the Town of Gilbert; direct growth with priority to those areas where infrastructure and urban services can be economically provided; ensure consistency and conformity among the General Plan, zoning districts and zoning ordinances; promote an efficient use of land resources; and ensure compatibility among land uses (Town of Gilbert 2019).

The Town of Gilbert is classified into Base Zoning Districts and Overlay Zoning Districts. As depicted on **Figure A-7**, the zoning categories within the Project area are Neighborhood Commercial, Community Commercial, General/Regional Commercial, Shopping Center, Light Industrial, General Office, Business Park, Public Facility/Institutional, Single-Family Residential, Multi-Family Residential – Low Density and Multi-family Residential – Medium Density. These categories are defined in the Town of Gilbert Land Development Code as follows:

Town of Gilbert Land Development Code

- Neighborhood Commercial
 - *This district permits small-scale neighborhood retail, office, and service uses under 25,000 square feet per user or stand-alone building.*
- Community Commercial
 - *This district permits small- to medium-scale retail, office, service and entertainment uses under 50,000 square feet per user or stand-alone building.*
- General/Regional Commercial
 - *This district permits a broad range of small- to large-scale retail, service, office, entertainment, and institutional uses of any size and large-scale regional retail, commercial, office, recreation and entertainment, and cultural uses.*
- Shopping Center
 - *This district permits the unified development of medium- scale retail, office, service and entertainment uses under 75,000 square feet per user or standalone building.*
- Light Industrial
 - *This district permits employment uses of moderate intensity such as assembly, light manufacturing, processing, vehicle and equipment service, research and development, general offices, storage and distribution.*
- General Office
 - *This district permits medium to large-scale, single- or multistory medical, professional, and service-type office uses.*
- Business Park
 - *This district permits integrated campus-style office development serving high technology, research and development, office, service and light industrial uses.*
- Public Facility/Institutional
 - *This district provides utilities and public and quasi-public uses such as schools, hospitals, libraries, recreation centers, golf courses, and parks.*

- Single-Family Residential
 - *This district provides a variety of single-family residential densities, establishes reasonable regulations to create and preserve livable neighborhoods and provides appropriate transitions to other residential and nonresidential uses.*
- Multi-Family Residential - Low Density
 - *This district permits multi-family housing at densities of 8-14 dwelling units per gross acre.*
- Multi-Family Residential – Medium Density
 - *This district permits multi-family housing at densities of 14-25 dwelling units per gross acre.*

The Project Site is not located within the Town of Gilbert and therefore would not require any rezoning.

Planned Land Uses

City of Mesa

The City of Mesa anticipates significant growth in the area. 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, approximately one mile from the Project Site. 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, 2019). 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.

Potential Effects

The Project Site is located on a private parcel within the City of Mesa on land that is currently vacant with an agricultural land use designation and an Employment Opportunity zoning designation. The Project Site is bordered by an existing transmission line corridor to the north, and the RWCD Canal and Maricopa County Flood Control Channel to the west. The Project Site is located one mile from the Elliot Road Technology Corridor, where the City of Mesa is encouraging companies to locate through a streamlined entitlement process and expedited development process with planned available infrastructure. Therefore, the Project Site’s close proximity to the existing infrastructure and the transitioning land uses in the area are consistent with the City of Mesa’s land use planning goals and strategic development plans. The Project would likely result in negligible impacts to existing and future land use plans.

References

City of Mesa, 2014. The Mesa 2040 General Plan accessed 8/11/2019. [Online] Located at: <https://www.mesaaz.gov/home/showdocument?id=12298>

City of Mesa, 2018. Zoning Ordinances accessed 8/11/2019. [Online] Located at: <http://www.mesaaz.gov/business/development-services/planning/zoning-ordinance>

City of Mesa, 2008. The Mesa Gateway Strategic Development Plan accessed 8/11/2019. [Online] Located at: <http://www.mesaaz.gov/home/showdocument?id=3680>

City of Mesa, 2018. Mesa Gateway Strategic Plan Inner Loop District Plan Update. Mesa, Arizona

City of Mesa, 2019. The Mesa Office of Economic Development accessed 8/14/2019. [Online] Located at: <https://www.selectmesa.com/business-districts/mesa-gateway-area/elliott-road-technology-corridor-6308>

Maricopa County, 2016. Maricopa County Comprehensive Plan, Vision 2030 accessed 8/12/19. [Online] Located at: <http://www.onlineatthem.com/sites/default/files/page-attachments/MC-vision2030-plan.pdf>

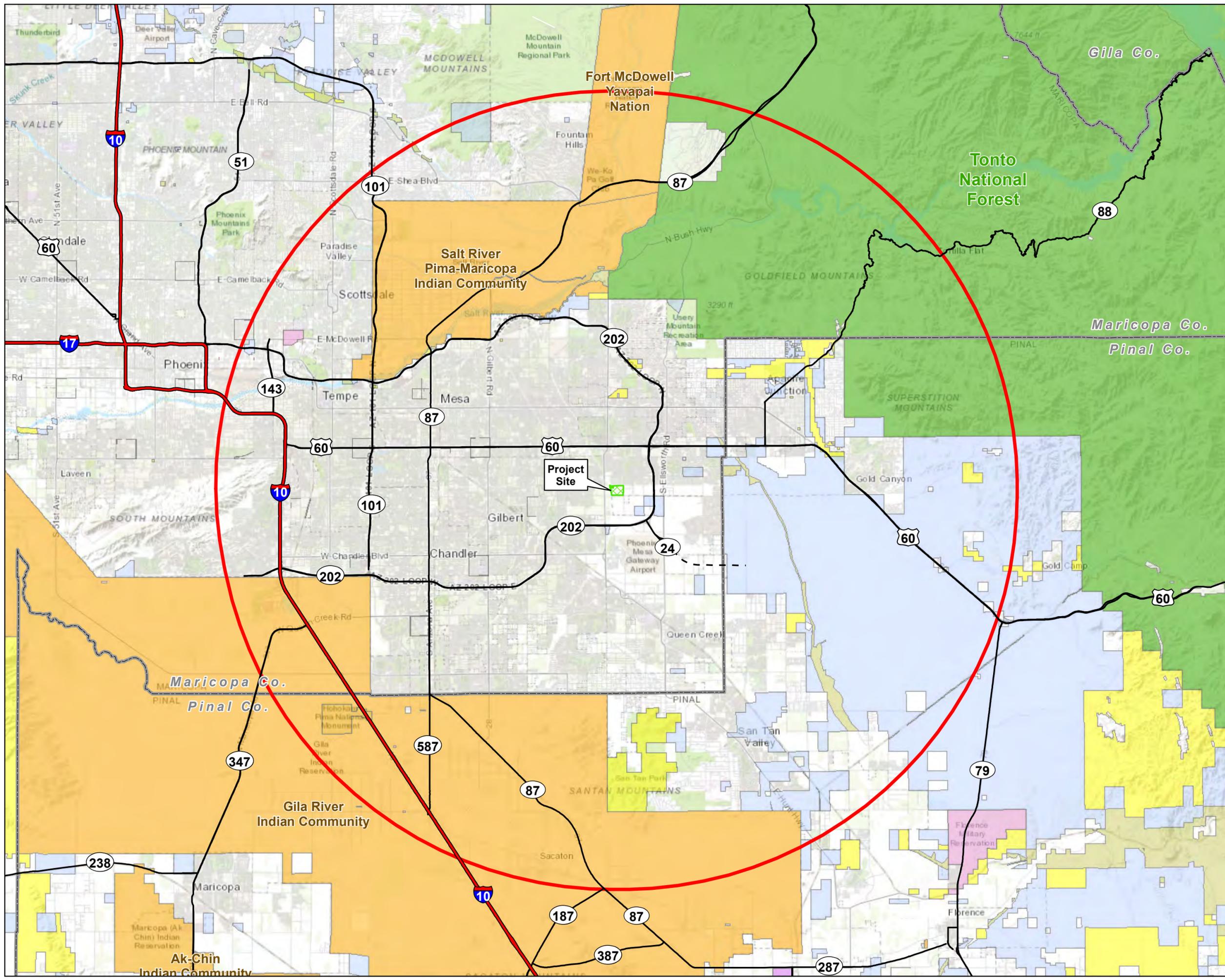
Maricopa County, 2016. Maricopa County Zoning Ordinance. June 2016 [Online] Located at: <https://www.maricopa.gov/DocumentCenter/View/272>

Maricopa County, 2017. Maricopa County Planning and Development Department GIS Home Page, titled PlanNet. [Online] Located at: <http://planning.maricopa.gov>

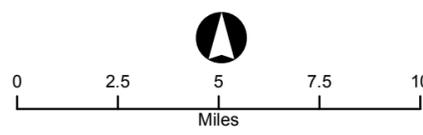
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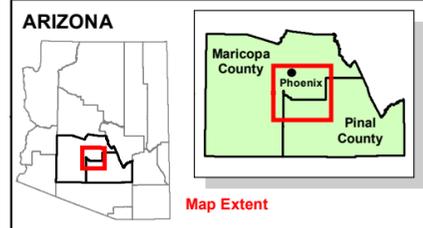
Town of Gilbert, 2005. Town of Gilbert Development Code access 8/20/2019. Last Revised March, 2019. [Online] Located at: <https://www.gilbertaz.gov/home/showdocument?id=9660>



- Legend**
- Interstate Highway
 - US Route or State Highway
 - Future State Highway 24
 - County Boundary
- Project Components**
- Project Site
 - 20-Mile Buffer of Project Site
- 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)



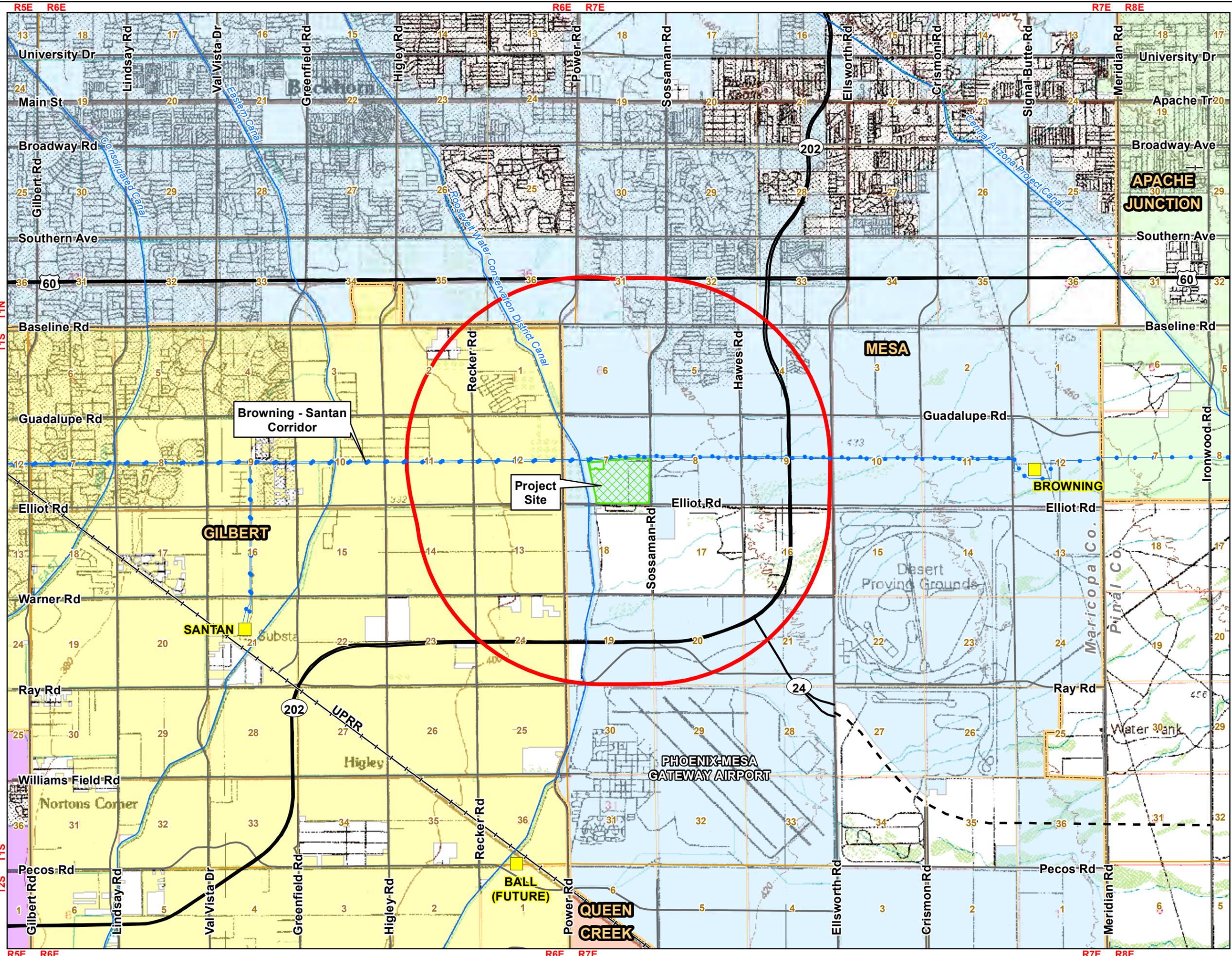
SPCS NAD 83, AZ Central, US Ft.
 Data Sources: BLM, ESRI, Maricopa Co., Pinal Co., SRP, USGS.



PROJECT RED HAWK
EXHIBIT A-1 JURISDICTION

Map Extent: Maricopa & Pinal Counties, AZ

Date: 9.03.19 | Author: sjw



Legend

- Existing / Future Substation
- Existing Transmission Lines
- US Route or State Highway
- Future State Highway 24
- Major Road
- Railroad
- Canal
- Municipal Boundary
- Township / Range Boundary
- Section Boundary

Project Components

- Project Site
- 2-Mile Buffer of Project Site

Jurisdiction

City of Apache Junction	City of Chandler
Town of Gilbert	City of Mesa
Town of Queen Creek	Unincorporated County

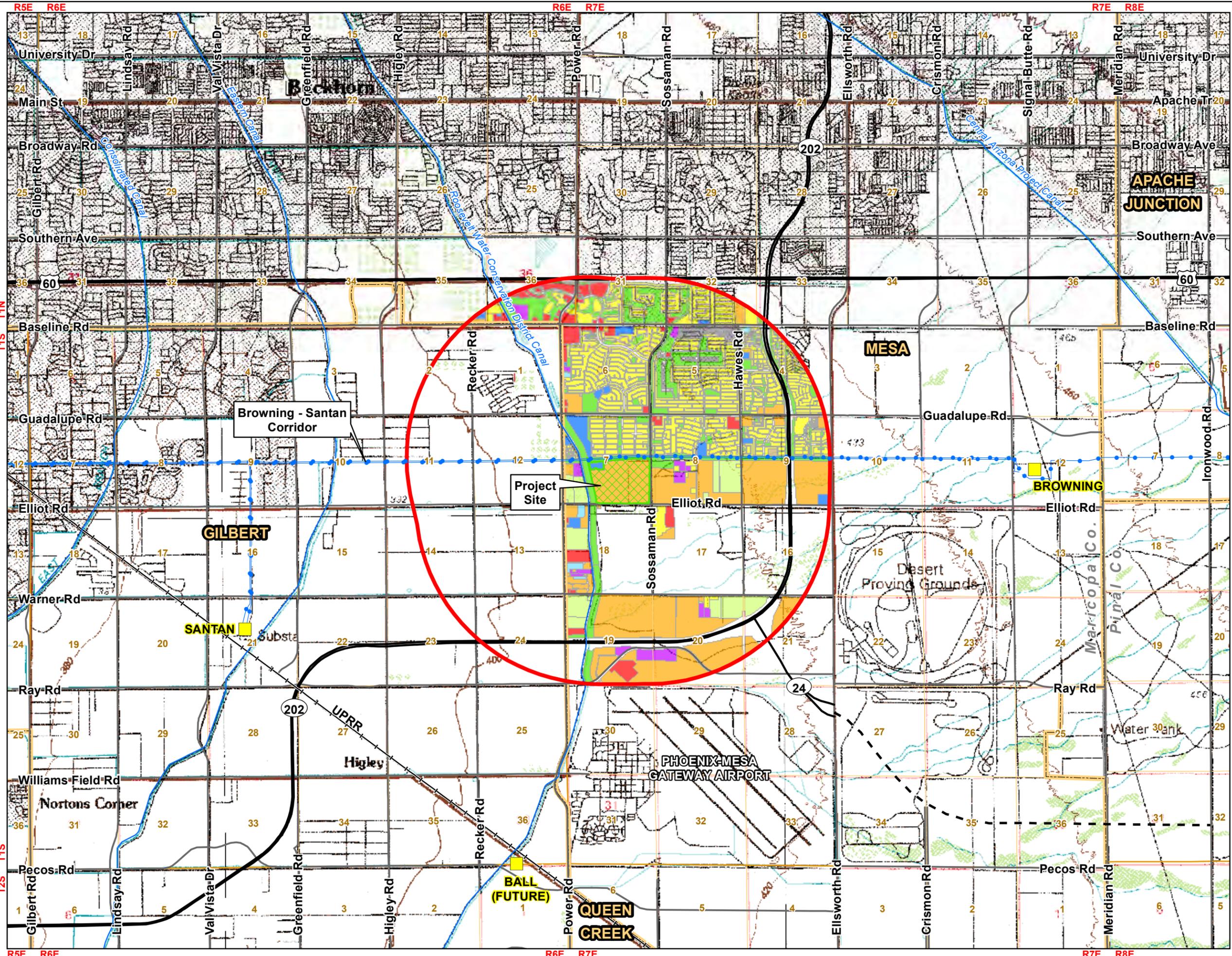
Miles

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 RED HAWK
EXHIBIT A-2 JURISDICTION

Map Extent: Maricopa & Pinal Counties, AZ

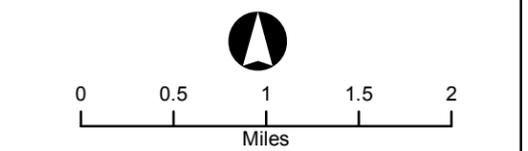
Date: 9.17.19	Author: sjw
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- ### Legend
- Existing / Future Substation
 - Existing Transmission Lines
 - US Route or State Highway
 - Future State Highway 24
 - Major Road
 - Railroad
 - Canal
 - Municipal Boundary
 - Township / Range Boundary
 - Section Boundary

- ### Project Components
- Project Site
 - 2-Mile Buffer of Project Site

- ### City of Mesa Land Use
- Agriculture
 - Commercial
 - Industrial
 - Office
 - Open Space / Parks / Retention
 - Public and Semi-Public
 - Residential
 - Transportation / Communications / Utilities
 - Vacant



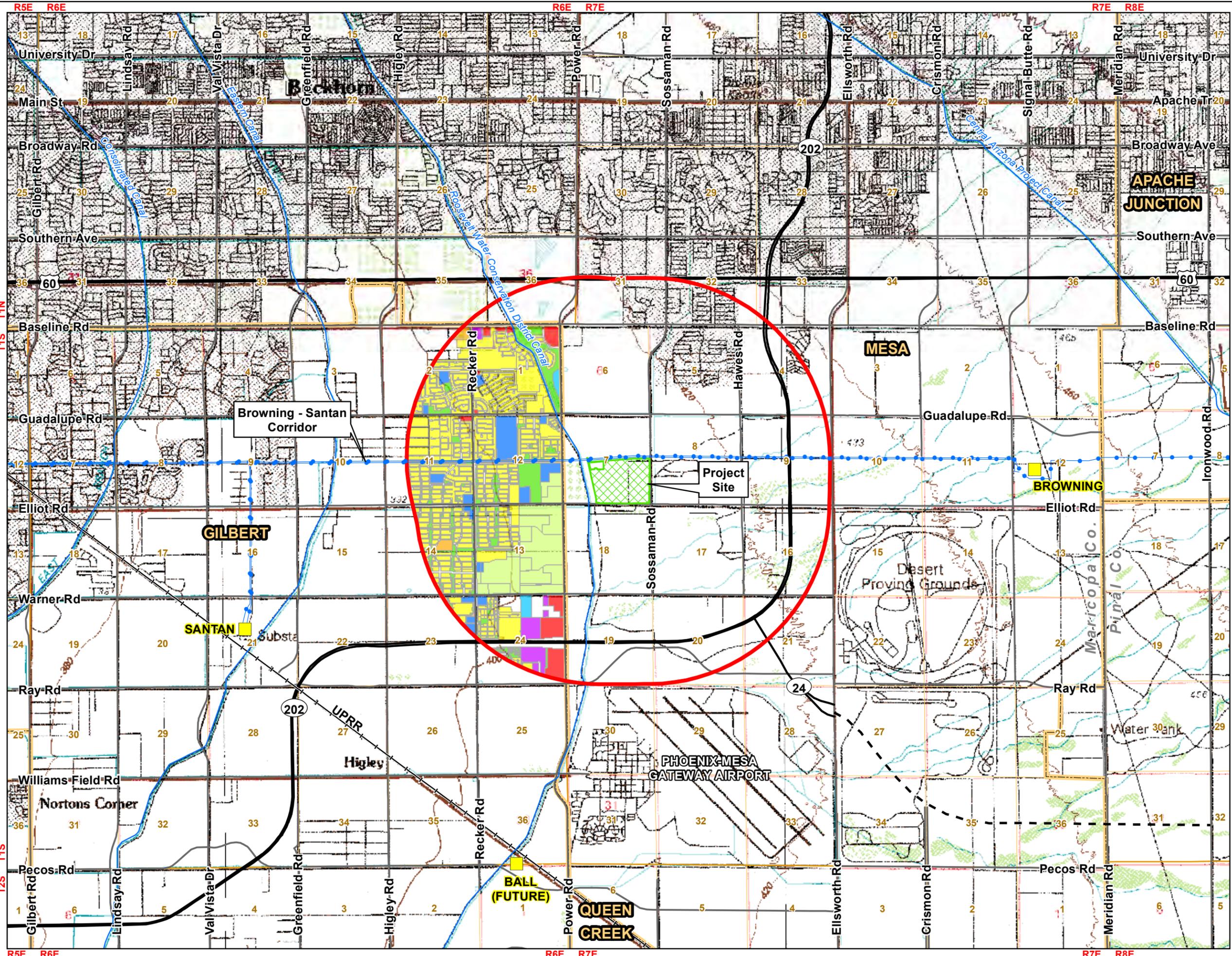
SPCS NAD 83, AZ Central, US Ft.
 Data Sources: BLM, City of Mesa, ESRI, Maricopa Co., Pinal Co., SRP, Town of Gilbert, USGS.



PROJECT RED HAWK
EXHIBIT A-3 MESA LAND USE

Map Extent: Maricopa & Pinal Counties, AZ

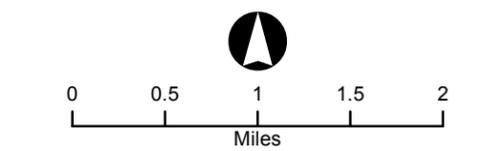
Date: 9.17.19 Author: sjw



- ### Legend
- Existing / Future Substation
 - Existing Transmission Lines
 - US Route or State Highway
 - Future State Highway 24
 - Major Road
 - Railroad
 - Canal
 - Municipal Boundary
 - Township / Range Boundary
 - Section Boundary

- ### Project Components
- Project Site
 - 2-Mile Buffer of Project Site

- ### Town of Gilbert Land Use
- Agriculture
 - Commercial
 - Light Industrial
 - General Office / Business Park
 - Open Space / Parks / Retention
 - Public Facility / Institutional
 - Residential
 - Utility / Transportation
 - Vacant



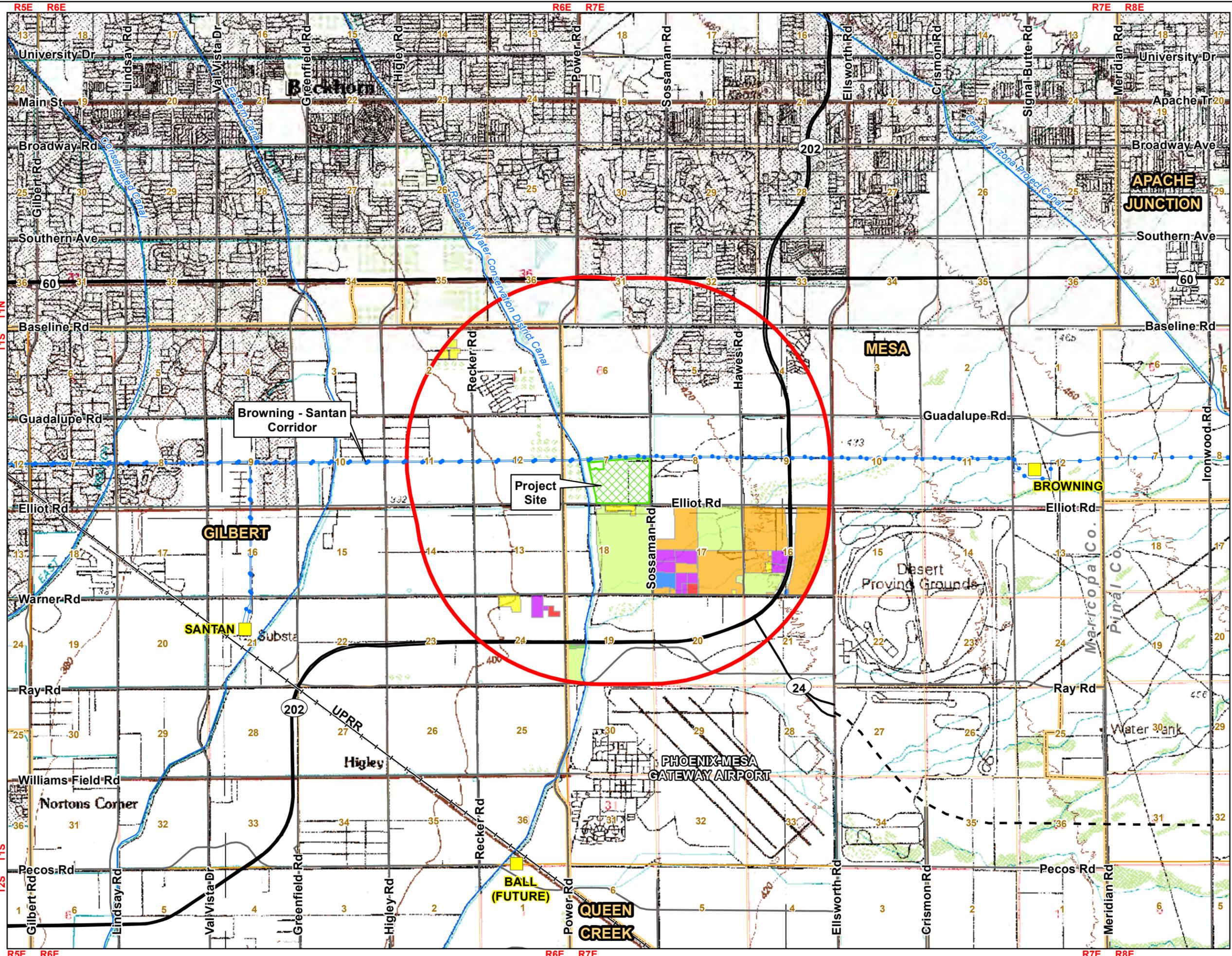
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 Data Sources: BLM, City of Mesa, ESRI, Maricopa Co., Pinal Co., SRP,
 Town of Gilbert, USGS.



PROJECT RED HAWK
EXHIBIT A-4 GILBERT LAND USE

Map Extent: Maricopa & Pinal Counties, AZ

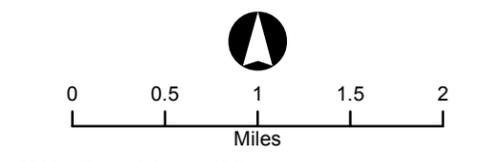
Date: 9.17.19 Author: sjw



- ### Legend
- Existing / Future Substation
 - Existing Transmission Lines
 - US Route or State Highway
 - Future State Highway 24
 - Major Road
 - Railroad
 - Canal
 - Municipal Boundary
 - Township / Range Boundary
 - Section Boundary

- ### Project Components
- Project Site
 - 2-Mile Buffer of Project Site

- ### Maricopa County Islands and State Lands Land Use
- Agriculture
 - Commercial
 - Industrial
 - Open Space / Parks / Retention
 - Public and Semi-Public
 - Residential
 - Vacant



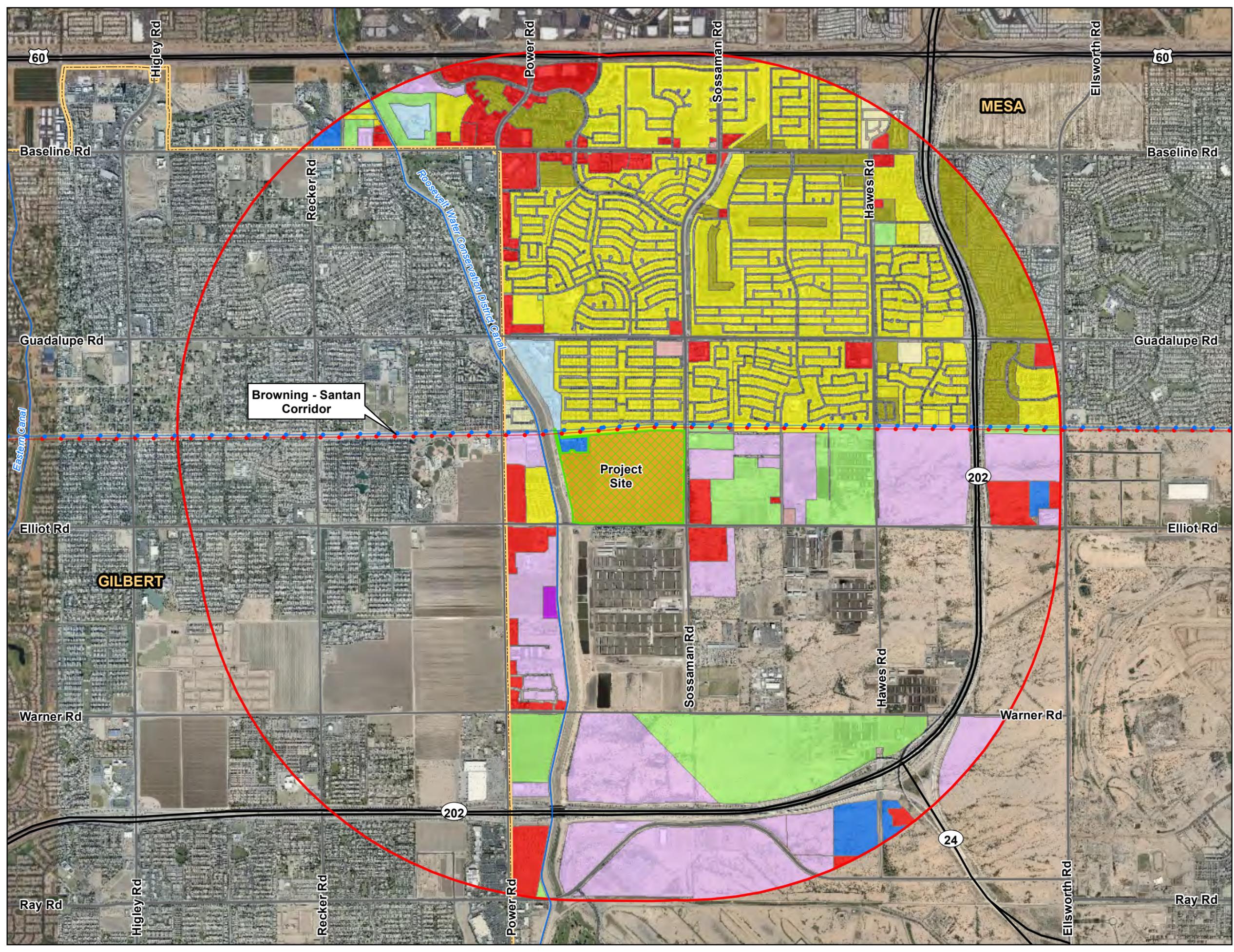
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 Data Sources: BLM, City of Mesa, ESRI, Maricopa Co., Pinal Co., SRP, Town of Gilbert, USGS.



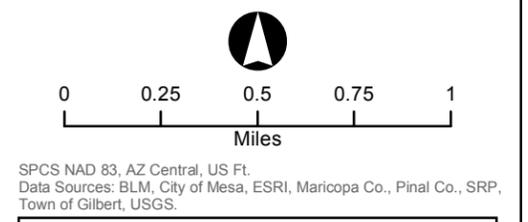
PROJECT RED HAWK
EXHIBIT A-5 COUNTY & STATE LAND USE

Map Extent: Maricopa & Pinal Counties, AZ

Date: 9.17.19	Author: sjw
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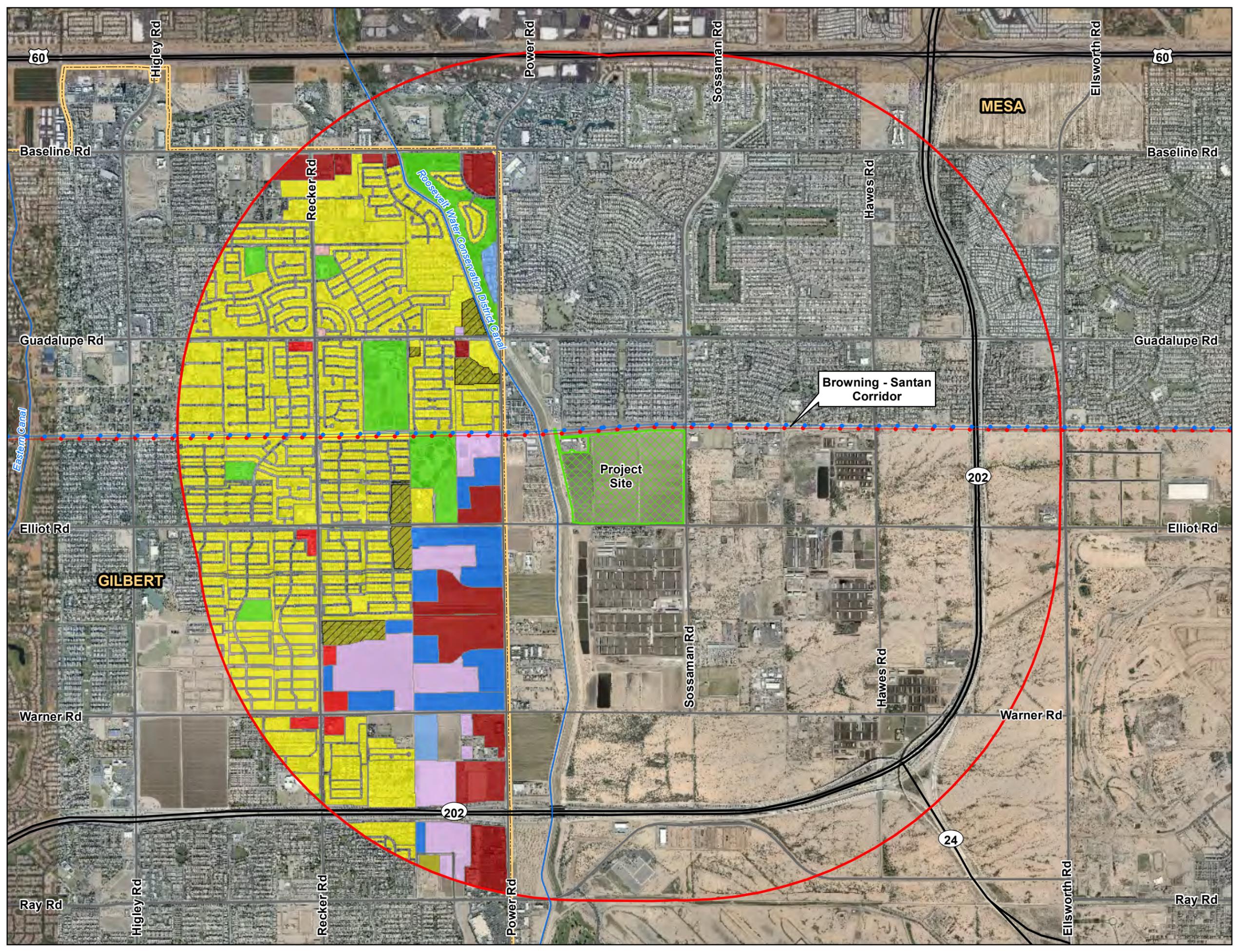
- Legend**
- Existing 500 kV Transmission Line
 - Existing 230 kV Transmission Line
 - US Route or State Highway
 - Major Road
 - Canal
 - Municipal Boundary
- Project Components**
- Project Site
 - 2-Mile Buffer of Project Site
- City of Mesa Zoning**
- Agricultural
 - Neighborhood Commercial
 - Limited Commercial
 - Employment Opportunity
 - Light Industrial
 - General Industrial
 - Planned Employment Park
 - Public and Semi-Public
 - Small Lot Single Family Residential
 - Single Family Residential
 - Multi-Family Residential



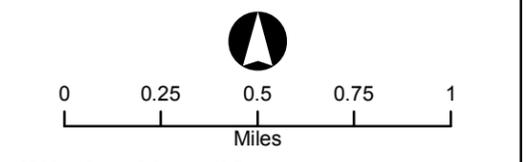
PROJECT RED HAWK
EXHIBIT A-6 MESA ZONING

Map Extent: Maricopa County, AZ

Date: 9.17.19	Author: sjw
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- Legend**
- Existing 500 kV Transmission Line
 - Existing 230 kV Transmission Line
 - US Route or State Highway
 - Major Road
 - Canal
 - Municipal Boundary
- Project Components**
- Project Site
 - 2-Mile Buffer of Project Site
- Town of Gilbert Zoning**
- Neighborhood Commercial
 - Community Commercial
 - General / Regional Commercial, Shopping Center
 - Light Industrial
 - General Office
 - Business Park
 - Public Facility / Institutional
 - Single Family Residential
 - Multi-Family Residential - Low Density
 - Multi-Family Residential - Medium Density



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



PROJECT RED HAWK
EXHIBIT A-7 GILBERT ZONING

Map Extent: Maricopa County, AZ

Date: 9.17.19 | Author: sjw