

**EXHIBIT H**

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## EXHIBIT H: EXISTING PLANS

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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.

### **H.1 Federal**

There are no federal lands in the study area.

### **H.2 State**

#### Arizona Department of Transportation

TEP coordinated with ADOT regarding the Project and ADOT's proposed Sonoran Corridor, which connects I-19 to I-10.

The Sonoran Corridor is a proposed new transportation facility that would connect I-10 and I-19 south of TIA. A Tier I Environmental Impact Statement (EIS) is required, in accordance with the National Environmental Protection Act (NEPA). Currently, the Sonoran Corridor EIS study team is looking at potential 2,000-foot-wide corridors between I-10 and I-19 in the vicinity of the southern TIA boundary and Town of Sahuarita boundary. ADOT is currently reviewing 33 alternatives to connect I-19 to I-10 and anticipates narrowing these down to eight (8) alternatives by the end of 2018 for further study. ADOT indicated that they are in the preliminary planning stages and that a Tier I EIS will not be complete until 2020. Subsequently, a Tier II EIS will be completed, that would allow ADOT to select the final alignment.

ADOT has indicated a preference for the Project to be as far away from the existing East Old Vail Connection Road alignment as possible. , However, ADOT has acknowledged that the final siting of the Sonoran Corridor is incomplete.

#### Arizona State Land Department

Lands managed by the Arizona State Land Department (ASLD) are located east of Northern 2 Alternative and Southern 2 Alternative. None of the Project alternatives include ASLD land. However, TEP contacted ASLD and confirmed that the agency has no concerns with the alternatives, to the extent they are not on ASLD lands.

### **H.3 County**

Pima County has identified its preferred alternative for the Sonoran Corridor, as part of a multilevel, multiyear economic development study..

Pima County's preferred alignment for the Sonoran Corridor is along the existing East Old Vail Connection Road in the Project area. However, as referenced above in Section H.2, ADOT has not identified any alternatives for further analysis at this time and does not anticipate doing so until the end of 2018.

Pima County also stated that they plan to re-locate the Union Pacific Railroad along the south 200 feet of East Old Vail Connection Road. In response, TEP's northern alternatives are set back the distance suggested by Pima County to accommodate the relocation of the railroad in the future

The Pima County SDCP guides the balance of conservation and protection of cultural and natural resources with the region's efforts to develop and grow economically. The SDCP considered critical habitats, biological corridors, important riparian areas, mountain parks, historical and cultural preservation, and ranch conservation in forming a land management plan for Pima County. The Pima County Comprehensive Land Use Plan was updated in 2011, and integrated the SDCP as well as the Conservation Lands System. The Project area is outside the Conservation Lands System.

#### **H.4 City**

TEP reached out to the COT Planning and Development Services, Transportation, Water, and Wastewater departments;

- Planning and Development Services attended the stakeholder meeting but did not provide comment.
- Tucson Water indicated that they have no facilities in the area.
- Portions of the Project may be located in COT road right-of-way, depending on the alternative selected. Placement of the facilities would be per TEP's existing franchise agreement. The Tucson Department of Transportation did not provide comment.

The COT is preparing a Habitat Conservation Plan (HCP) to support the COT's Incidental Take Permit to minimize and mitigate the impacts of take of species listed under the Endangered Species Act related to planned urban development, water supply and capital improvement projects. The Project is not anticipated to impact the HCP Planning Area.

#### **H.5 Private**

The Project would be located on private land owned by TAA, South Wilmot Land Investors, LLC (South Wilmot) and Wilmot Energy Center, LLC (WEC LLC), a subsidiary of NextEra Energy Resources. Privately-owned parcels in the Project area that would be used by the alternatives are currently undeveloped. However, portions of these parcels do have future and proposed development plans that were considered as part of the alternatives as discussed below.

#### **H.6 Land Use**

##### **H.6.1 Overview**

TEP conducted a land use inventory and an assessment of potential impacts that may occur as a result of construction and operation of the Project.

##### **H.6.2 Inventory**

The land use inventory included land jurisdiction and ownership, and existing and future land uses. Methods used for the land use inventory included comprehensive plans, area land use plans, review and interpretation of maps, aerial imagery, other documents, field verification, and communication with governmental agencies within the study area.

### Jurisdiction and Land Ownership

The study area includes land under the jurisdiction of the COT and Pima County (see Exhibit A-4). The alternatives are within the COT and Pima County, and located on private land owned by TAA, WEC LLC, and South Wilmot.

### Existing Land Use

Existing land uses are mapped in Exhibit A-4. Overall, the study area is primarily made up of privately owned land zoned RH (Rural Homestead) and SP (Specific Plan Zones) as designated by COT and Pima County. The land use categories identified in Exhibit A-4 are described below.

Rural Homestead (RH) – COT and Pima County: This zone is intended to preserve the character and encourage the orderly growth of rural areas in the county. It is intended to encourage rural development in areas lacking facilities for urban development and to provide for commercial and industrial development only where appropriate and necessary to serve the needs of the rural area. RH zoning is located south, east and west of the Project and includes the prison, TAA lands south of East Old Vail Connection Road, and the existing residential development, as well as TEP's proposed Sonoran Substation.

TEP looked at the proximity of the proposed transmission line corridors to the existing residences in the study area. Exhibit H-1 shows (in yellow) that 13.21% of the Southern 1 Alternative and 7.52% of the Southern 2 Alternative are located within the 500 foot wide corridor. The Northern 1 and Northern 2 alternatives are not located adjacent to any residences.

Specific Plan Zones (SP) – Pima County: Specific plan zones provide a bridge between the county's comprehensive plan and individual development projects, including planned area developments. This zoning designation brings planned area developments into compliance with the comprehensive plan, and has been used as a zoning overlay in some portions of the Project area. SP zoning in the study area is the planned WEC located south of the Project and South Wilmot's planned Verano mixed-use development, located west of the Project. The Project will have a positive, direct impact on South Wilmot's development by providing reliable electrical service to the new development.

General Industrial Zone 2 (CI-2) – Pima County: This zone provides for industrial uses, including intensive agricultural trade, animal products processing, hazardous materials manufacturing, hazardous materials storage, and nonexpressed industrial uses. This land use is present in the study area north of East Old Vail Connection Road.

Heavy Industrial Zone 2 (I-2) – COT: This zone provides for industrial uses that are generally nuisances, making them incompatible with most other land use. These nuisances may be in the form of air pollutants; excessive noise, traffic, glare, or vibration; noxious odors; the use of hazardous materials; or unsightly appearance. This land use is present in the study area north of East Old Vail Connection Road.

Residence Zone 1 (RX-1) – COT: This zone provides for suburban, low density, single-family, residential development, agriculture and other compatible neighborhood uses. There is a minimal amount of land zoned RX-1 within the study area. It is not found adjacent to the Project.

Vacant/Undeveloped Land: A significant portion of the study area is made up of vacant land. Vacant land within the study area is primarily concentrated along the East Old Vail Connection Road corridor, and southeast of Summit neighborhood. Additionally, the proposed sites for Sonoran Substation and WEC represent two sizable vacant parcels within the study area.

Utilities: Electrical transmission and distribution lines, as well as telephone and cable lines are present in the study area.

Transportation: Major arterials in the study area include East Old Vail Connection Road, South Swan Road, and South Wilmot Road. The study area also includes eight (8) dirt track neighborhood streets, as well as a number of privately owned access roads.

Future Land Use

The Project supports economic development efforts proposed by COT and Pima County along Aerospace Parkway and the proposed Sonoran Corridor. The Aerospace-Hughes Access Area has been identified by Sun Corridor Inc. (formerly Tucson Regional Economic opportunities, Inc.) as a prime location for new large scale commercial and manufacturing companies. Sun Corridor, Inc. is a non-profit consortium that consists of many governmental and other non-profit business assistance agencies that promote economic development in Southern Arizona.

The new switchyard has been designed to provide an ideal interconnection point for the WEC. The planned 100 MW solar array and accompanying 30 MW energy storage system are expected to be in service by the end of 2020 and will provide enough renewable power to serve up to 21,000 homes annually.

Known future plans in the study area include extensive commercial and infrastructure redevelopment within the proposed Sonoran Corridor, and the Verano development, as previously discussed, as well as the plans listed in Table 6 below, and mapped on Exhibit A-4.

**Table 6. Future Plans in the Study Area**

PROJECT NAME	JURISDICTION
Sonoran Corridor	ADOT, Pima County
Aerospace Research Campus Development	Pima County
Aerospace Parkway Redevelopment	Pima County
Union Pacific Rail Road (UPRR) Relocation of South Vail Line	Pima County
South Wilmot Land Investors, LLC (including Verano)	Pima County
Development Plan - La Casita Water Co.	Pima County
Los Reales Land Fill PAD	City of Tucson

### **H.6.3 Impact Assessment and Results**

Land use impacts may be defined primarily as: 1) restrictions on a land use that would result from the construction or operation of the proposed Project; or 2) incompatibility with existing plans.

Typically, restrictions on land use would result from right-of-way or easement acquisition across a property. TEP will need to acquire right-of-way easements from private property owners within the study area. Notably, TEP will require easements from TAA, South Wilmot, and WEC LLC. TEP has initiated talks with these landowners to identify constraints and opportunities for siting the alternatives contained in this application. The Project is also located adjacent to existing and planned development, and indirect impacts, such as visual effects and perceived health effects, should be taken in to consideration.

The effect of the Project on adjacent land use within the study area will be negligible, as the Project is compatible with existing plans.

### **H.7 Conclusion**

The Project will have a positive indirect impact on both current and future land use in the region by improving the availability of reliable electric service. There will be no direct impacts to area land use. The Project is consistent with local and regional land use plans, including the COT and Pima County.

### **H.8 References**

City of Tucson, 2017: City of Tucson Habitat Conservation Plan. <https://www.tucsonaz.gov/pdsd/city-tucson-habitat-conservation-plan-hcp>

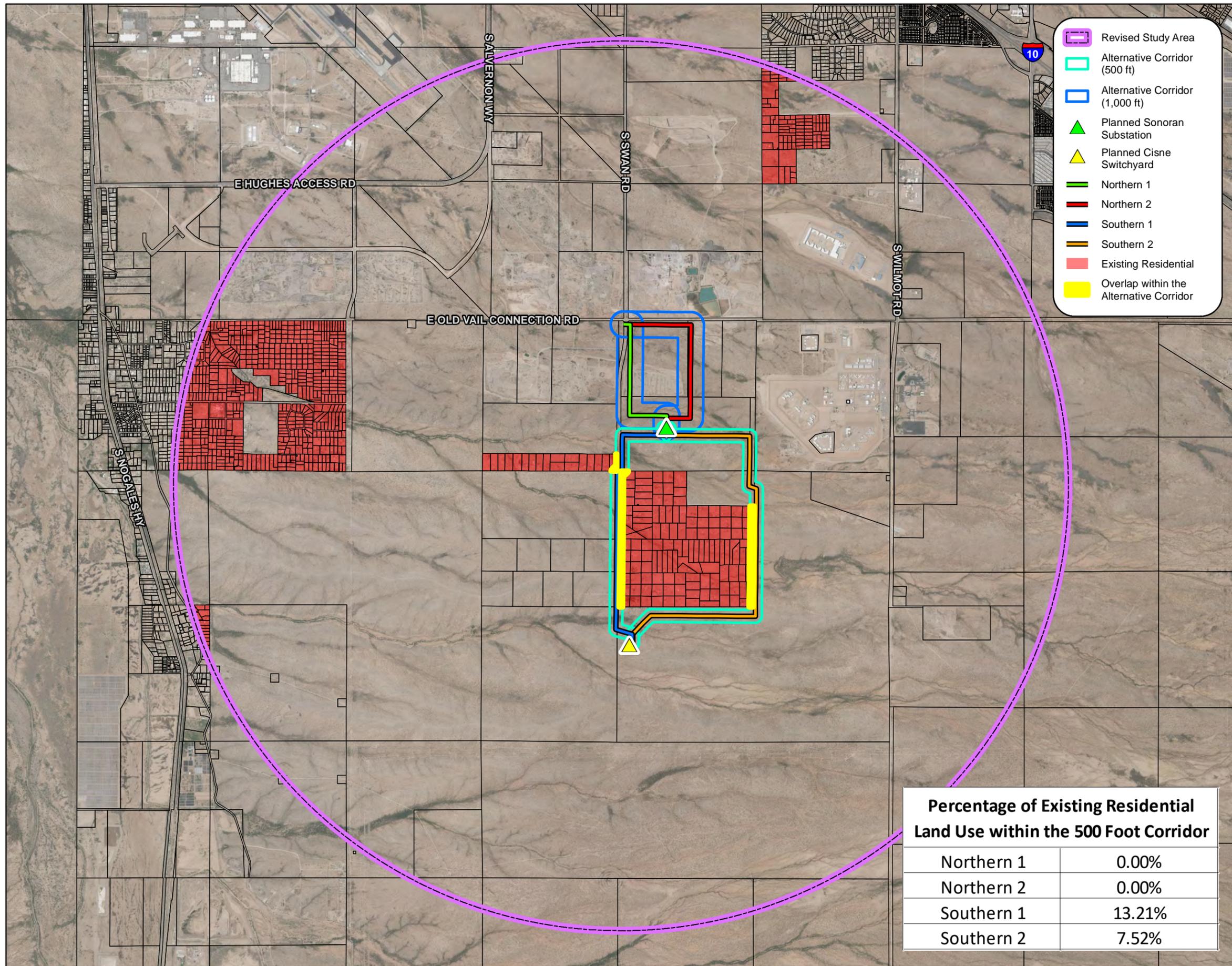
Pima County, 2018: Geographic Information Systems: PimaMaps Main.

Pima County, 2016. Multi-species Conservation Plan for Pima County, Arizona: Final. Submitted to the Arizona Ecological Services office of the U.S. Fish and Wildlife Service, Tucson, Arizona.

Pima County, 2017. Pima Prospers, Pima County Comprehensive Plan Initiative. <http://www.pimaprospers.com/>.

Pima County, 1998: The Sonoran Desert Conservation Plan. [http://webcms.pima.gov/government/sustainability\\_and\\_conservation/conservation\\_science/the\\_sonoran\\_desert\\_conservation\\_plan/](http://webcms.pima.gov/government/sustainability_and_conservation/conservation_science/the_sonoran_desert_conservation_plan/)

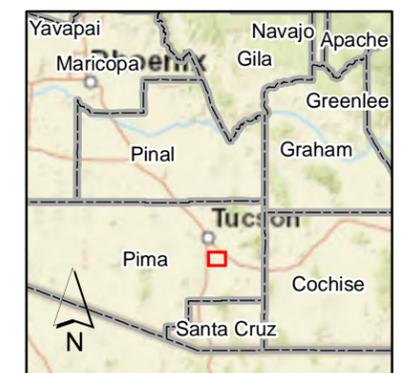
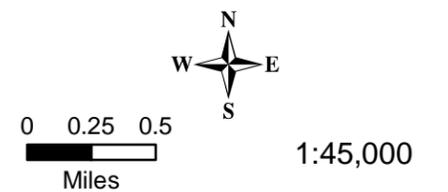
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### Sonoran Substation to Wilmot Energy Center 138kV Transmission Line Projects

#### Residential

#### Exhibit H-1



Sources: ESRI, Tucson Electric Power, Pima County, City of Tucson, and Arizona State Land Department.  
Projection: NAD 1983 UTM Zone 12N  
Basemap: Pima Association of Governments Imagery (2015)

This map is for planning purposes only. TEP and UNS Energy make no warranty of its accuracy.

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