

EXHIBIT A – LOCATION MAP AND LAND USE INFORMATION

In accordance with Arizona Corporation Commission Rules of Practice and Procedure R14-3-219, Applicant provides the following location maps and land use information:

1. *“Where commercially available, a topographic map, 1:250,000 scale, showing the proposed plant site and the adjacent area within 20 miles thereof. If application is made for alternative plant sites, all sites may be shown on the same map, if practicable, designated by applicant’s order of preference.”*
2. *“Where commercially available, a topographic map, 1:62,500 scale, of each proposed plant site, showing the area within two miles thereof. The general land use plan within this area shall be shown on the 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.”*
3. *“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.”*
4. *“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 required for Exhibit A-3, and for the map required by this Exhibit A-4, 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.”*

INTRODUCTION

The existing 115kV transmission line segment and proposed segment relocation is located entirely on privately owned land in unincorporated northeastern Pinal County. Major land uses in the area surrounding the transmission line segment include mining and industrial uses, with primarily residential, commercial, and industrial land uses within the incorporated limits of the Town of Superior. The mining and residential areas are surrounded by Tonto National Forest which is federal land administered by the U.S. Department of Agriculture, Forest Service.

INVENTORY METHODS

For the purpose of this analysis, the study area included lands within approximately 1 mile of the existing 115kV transmission line and the proposed segment relocation. Within that study area, URS conducted an inventory of the land jurisdiction, ownership (surface management), and land uses. Surface management, jurisdiction, and land use information were identified through a review of data acquired from the Arizona Land Resource Information System (ALRIS 2007-2010); the Pinal County Comprehensive Plan (Pinal County 2009), development services code, and zoning ordinance (Pinal County 2012a, 2012b, 2012c); the Town of Superior zoning map (Town of Superior 2000) and General Plan (2009); the Tonto National Forest Plan (USDA FS 1985); aerial photography; and field reconnaissance.

INVENTORY RESULTS

Jurisdiction and Land Ownership (Surface Management)

The study area encompasses the northern boundary of the Town of Superior and a portion of unincorporated Pinal County and includes both federal and privately owned land. The federal land is administered by the U.S. Department of Agriculture, Forest Service, Tonto National Forest, Globe Ranger District. The jurisdiction and land ownership within the study area is shown on Exhibit A-1.

Existing Land Use

Within the study area, land uses generally follow along the boundary of the incorporated and unincorporated areas. The land within the incorporated limits of the Town of Superior includes industrial and residential properties and uses, consistent with the Town of Superior's zoning for those lands. These lands are along the southern edge of the study area boundary, approximately 0.7 to 1.0 mile from the existing 115kV transmission line.

The private land in the unincorporated part of the study area includes primarily mining facilities, roads, utilities, and some undeveloped lands. In proximity to the existing 115kV transmission line, there are limited-access unpaved roads and some previously used mine tailing pond areas associated with past mining operations. South/southeast of the existing 115kV transmission line the private land includes buildings and other structures, material piles, tailings ponds, pits, and reclaimed slopes. Toward the north and northwest of the existing 115kV transmission line, a high-voltage transmission line corridor is present, which includes a 230kV transmission line and 500kV transmission line. The Silver King Mine Road, which is publicly accessible through the area, follows near the ridgeline under the 115kV, 230kV, and 500kV lines. The private property northwest of the 230kV and 500kV transmission lines is relatively undisturbed. Though the private and unincorporated lands are zoned by Pinal County as General Rural for uses such as dwellings, agriculture, and dairy (Pinal County 2012a, 2012c), Arizona Revised Statutes (A.R.S. 11-812, A2) exempts mining uses from zoning regulations (Pinal County 2012b).

The federal land in the unincorporated part of the study area includes National Forest land, with unpaved roads and utilities, though that area remains relatively undisturbed. This National Forest land is part of the extensive 2F Management Area in the Globe Ranger District of the Tonto National Forest, which is managed for a variety of uses particularly water quality maintenance, dispersed recreation, wildlife habitat improvement, and livestock forage production (USDA FS 1985). Facilities include two-track roads, the bladed Forest Road 229 (Silver King Mine Road), and an electrical substation.

The existing land use within the study area is shown on Exhibit A-2.

Future Land Use

In general, future land uses are not expected to differ significantly from existing land uses within the study area. The future land use within the incorporated limits of the Town of Superior is expected to remain similar to existing uses, as most of the land within the incorporated area includes developed uses (industrial and residential).

Future use of private land in the unincorporated part of the study area is designated in the Pinal County comprehensive plan as Very Low Density Residential (rural) with Mining/Extraction in the general vicinity of Superior. The Town of Superior General Plan (2009) categorizes this land outside of the Town boundary but within its planning area as Mining, Industrial Park, and Low Density Residential, which is generally consistent with the uses identified by the County (though locations vary slightly). As a result,

use of the private land in the study area is expected to continue similar to present uses, with the potential for some increased mining uses on the private land, including the addition of rock storage related to mining activities.

Future uses of the federal land in the unincorporated part of the study area are not expected to change from existing uses, as no specific changes have been proposed to the management described under existing land uses. However, in this area future land uses are categorized in the Town's General Plan as mainly Park/Open Space, Mining, Industrial Park, and Low and Medium Density Residential. The Town assumes that annexation could expand to the west through land exchanges and disposals by the Forest Service. Should land transfer from federal ownership, future uses would be expected to change.

The future land use within the study area is shown on Exhibit A-2 (as existing uses are not expected to change substantially).

IMPACT ASSESSMENT METHODOLOGY

The potential effects of the proposed relocation of a segment of the Superior to Silver King 115kV transmission line on existing and future land uses were assessed by considering whether the project would substantially alter the type of land use (e.g., residential, industrial) or create restrictions on future land use opportunities. The study area was reviewed for potential impacts on land uses, recognizing that only those land uses within the proposed transmission line corridor would be impacted.

IMPACT ASSESSMENT RESULTS

The existing land use of the proposed transmission line corridor includes mining with undeveloped areas. The new location proposed for the 115kV transmission line is undeveloped except for the Silver King Mine Road, other unpaved roads, and 230kV and 500kV lines, which the 115kV line would parallel the southernmost edge of the existing transmission line corridor. The nine replacement structures (primarily single-pole structures) would result in a minimal amount of disturbance to the undeveloped area, though they would not adversely affect existing roads or the utility corridor. Given the distance to the nearest developed lands, particularly residential areas that are approximately 0.7 mile away, no impacts on residential uses are anticipated.

Future uses of the project area would not be adversely impacted, as the property owner has requested the relocation to accommodate future uses, including storage of rock from mine shaft sinking and underground development activities. As a result, co-locating the 115kV transmission line along the corridor for the 230kV and 500kV transmission lines provides benefits to the property owner for future uses.

CONCLUSION

By relocating the 115kV line segment adjacent to and parallel to the existing 230kV and 500kV transmission lines, private land under the existing route could be used more efficiently for current and future mining use, and the land used for transmission lines would be consolidated along an existing utility corridor.

REFERENCES

- Arizona Land Resource Information System (ALRIS). 2007-2010.
- Pinal County. 2012a. *Pinal County Development Services Code*. <http://www.codepublishing.com/AZ/pinalcounty>. Accessed on April 30, 2012.
- Pinal County. 2012b. *Zoning Ordinance*. <http://pinalcountyz.gov/Departments/PlanningDevelopment/Documents/PZC00710.ORD.FINAL.pdf>. Accessed on April 30, 2012.
- Pinal County. 2012c. GIS Map Viewer. <http://gismaps.pinalcountyz.gov/Geocortex/Essentials/Web/Viewer.aspx?Site=PinalCounty#>. Accessed on April 30, 2012.
- Pinal County. 2009 (updated 2011). *We Create Our Future: Pinal County Comprehensive Plan*. Florence, Arizona.
- Town of Superior. 2009. *Town of Superior General Plan Update*, adopted December 18, 2003, amended February 19, 2009. Superior, Arizona.
- Town of Superior. 2000. Official Zoning Map of the Town of Superior. [http://superior-arizona.com/images/zoning map-800.jpg](http://superior-arizona.com/images/zoning%20map-800.jpg). Accessed on March 30, 2012.
- U.S. Department of Agriculture (USDA), Forest Service (FS). 1985 (amended 2006). *Tonto National Forest Plan*. Phoenix, Arizona.

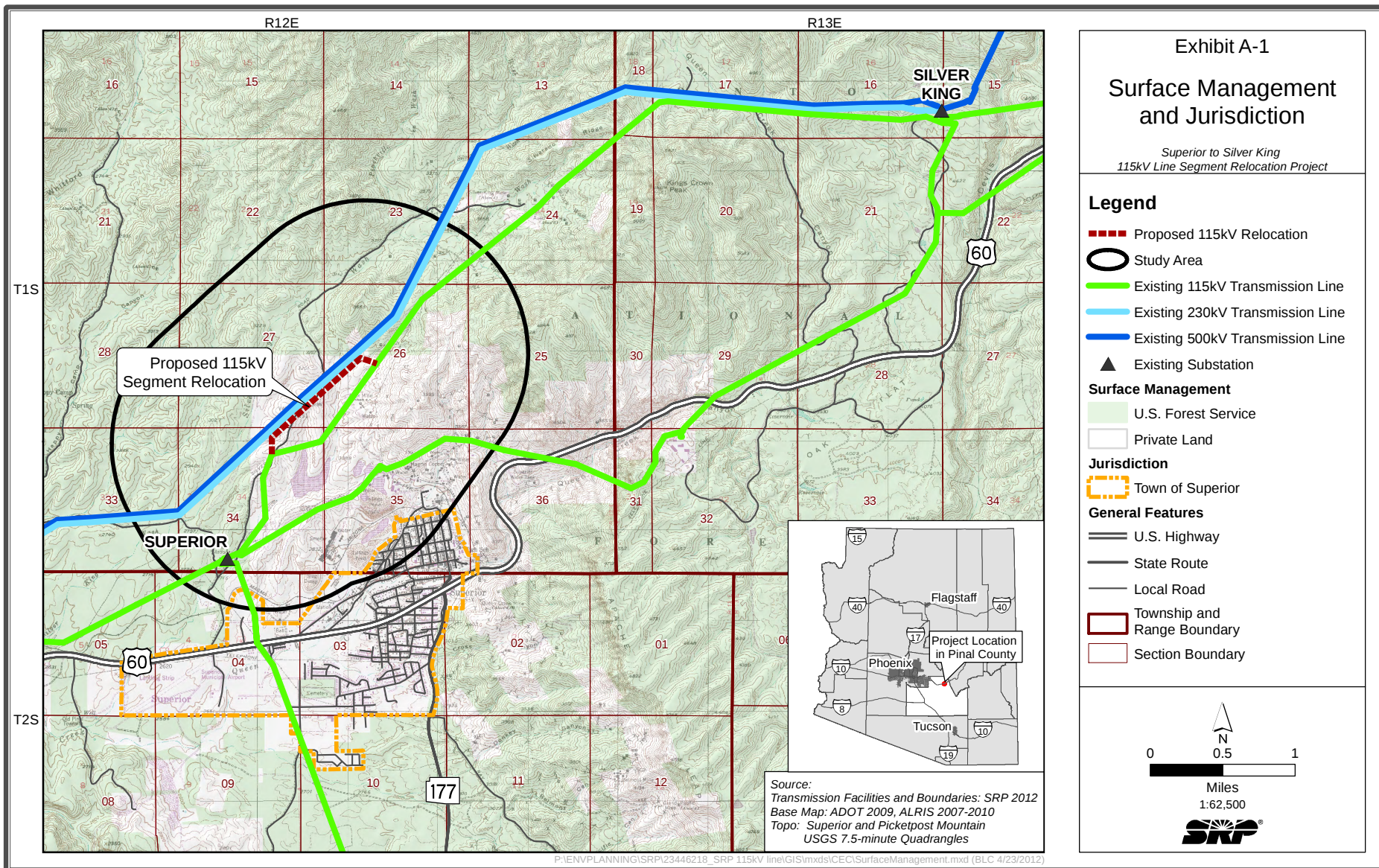


Exhibit A-2

Existing and Planned Land Use

Superior to Silver King
115kV Line Segment Relocation Project

Legend

- Proposed 115kV Relocation
- Study Area
- Existing 115kV Transmission Line
- Existing 230kV Transmission Line
- Existing 500kV Transmission Line
- Existing Substation

Jurisdiction

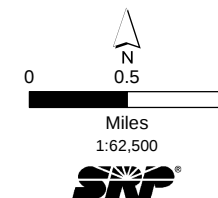
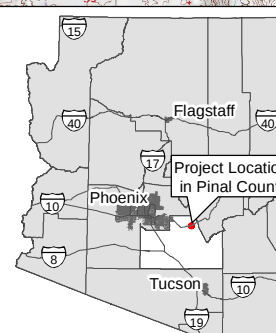
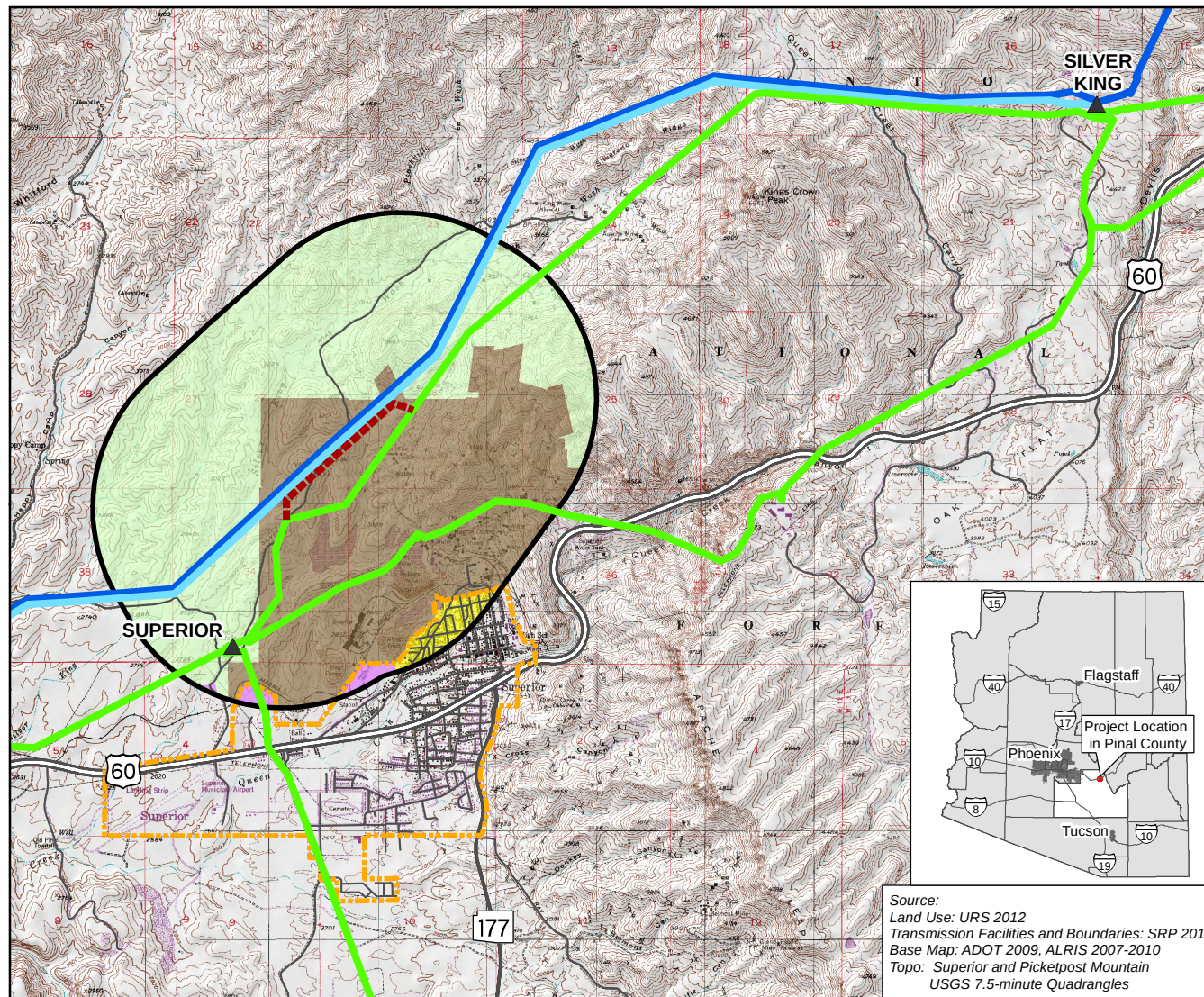
- Town of Superior

Existing and Planned Land Use

- Residential
- Industrial
- Undeveloped and Mining (Rural)
- Multiple Use (U.S. Forest Service)

General Features

- U.S. Highway
- State Route
- Local Road



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