

**TABLE 4.16.1  
LOCAL COMMUNITY PROJECTS WITHIN ONE MILE OF THE POWER PLANTS**

Project Name	Description
<b>Encina Power Plant</b>	
Lego Land Educational Theme Park	120-acre site providing education and entertainment for children ages 2-13. Forecast to be open to the public in April 1999.
City Golf Course	An 18 hole golf course off Palomar Airport Road and College Boulevard. The project also includes a clubhouse and driving range. The entire project is currently under public review.
<b>South Bay Power Plant</b>	
Chula Vista Bayfront Development	<p>Several projects are being planned:</p> <ul style="list-style-type: none"> <li>• Mid-bayfront development of approximately 100 acres of land to include: 1.4 million square feet of resort, residential, commercial, recreational and public uses.</li> <li>• Retail/Entertainment. This component will include a theater, bookstore, music store, five restaurants, and smaller retail shops that will comprise approximately 163,456 square feet of net floor area.</li> <li>• Resort Hotel. The resort hotel will consist of 450 suites, meeting and banquet space, and three restaurants that will comprise approximately 285,000 square feet of net floor area.</li> <li>• Residential. Approximately 256 units of high rise residential uses are proposed in two 16-story buildings, with 127 units each. 743 multi-family units are also proposed as part of this project.</li> <li>• Research and Development. Approximately 27.6 acres of R&amp;D/office and light industrial uses are proposed.</li> <li>• Retail. The project proposes approximately 1.12 acres of convenience retail that will comprise approximately 12,196 square feet of net floor area.</li> <li>• Park. Approximately 8.5 acres of active park uses, plus a 100-foot linear open space buffer between the residential component and the Sweetwater Marsh National Wildlife Refuge.</li> </ul>

**TABLE 4.16.1 (Continued)**  
**LOCAL COMMUNITY PROJECTS WITHIN ONE MILE OF THE POWER PLANTS**

Project Name	Description
<b>Kearny Construction and Operation Center CTs</b>	
Old General Dynamics Property Redevelopment	180 acres of commercial and light industrial development at the old General Dynamics Property/ Mesa Community Planning Area
<b>Naval Training Center CT</b>	
Point Loma Village	Urban Design Study, expected to conclude December 1998.
North Bay Redevelopment Project Area	Current development projects include new single family homes, small multifamily residential developments and limited small-scale commercial projects.
<b>Division Substation CT</b>	
San Diego Airport/ Lindbergh Field	Airport Master Plan projects and redevelopment through the year 2005. Airside improvements include runway rehabilitation and terminal reconfiguration as well as landside parking improvements.
<b>El Cajon Substation CT</b>	
Regal Cinemas 18 Screen Megaplex	Theatre located within the Parkway Plaza shopping center at 103-695 Fletcher Parkway. Completion expected by November 1998.
Aztec Court Development	A six-unit single-family planned residential development. Construction is expected to begin in November 1998.
Mayberry Lane Development	A 10-unit single family planned residential development. Awaiting City Council consideration.

**TABLE 4.16.1 (Continued)**  
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Project Name	Description
<b>North Island Naval Air Station CTs</b>	
Thesauris Inc. Development	14 unit condominium and 1000 sq. feet of retail space.
Perking Development	Seven unit residential and 4500 sq. feet of retail
El Rancho Development	30 unit motel
Sun Properties Development	Four unit condominium
La Avenida Development	36 room hotel
Wharf Project and Planning Area	Two Restaurants : a 7,500 sq. feet/226 seat facility and a 10,000 sq. feet/331 seat full service facility
<b>Miramar Yard CTs</b>	
Mira Mesa Community Planning Area	There are no current or proposed projects identified by the City of San Diego Community Development Department within a one mile radius of this site.
<b>Naval Station CT</b>	
Coronado Bridge/ Mercado Commercial Site	Barrio Logan Redevelopment Area Commercial Development. Mixed small retail and office space development.
Trolley Site	Commercial development with mixed small retail and office space and landscaping improvements.
<b>24th Street Terminal Refueling Facility</b>	
Marina Development	250 slip marina in the City of National City (approved by the Corps of Engineers and the Coastal Commission)
CDC New Road	A proposed new road to be placed adjacent to the SDG&E oil pipeline between 24th Street and the Sweetwater Channel.