

**TABLE 4.16-1: LOCAL COMMUNITY PROJECTS WITHIN 1 MILE OF THE POWER PLANTS**

<b>Alamitos Generating Station</b>	
6500 Pacific Coast Hwy	New supermarket and retail shops at the northwest corner of PCH and Studebaker. Review in process.
120 Studebaker Road	New hardware store (Orchards) and two restaurants at the southeast corner of PCH and Studebaker. Review in process.
<b>Ellwood Generating Station</b>	
Sandpiper	Condominiums, 160 units
UCSB Housing	Single Family Residential, 281 dwelling units Student Housing, 120 units
Naples	Single Family Residential, 354 dwelling units
Santa Barbara Shores	Single Family Residential, 33 dwelling units Townhomes, 128 units
Santa Barbara Shores Park Master Plan	Park/Recreation, 118 units
Phelps Road	Single Family Residential, 25 dwelling units Condominiums, 48 units
Camino Real Specific Plan (Phase II)	Residential (Condos or Apartments), 200 units
Winchester Common	Mixed Residential, 146 units
Hyatt Hotel	Hotel, 400 rooms
Storke Ranch	Mixed Residential, 275 units
Arco Dos Pueblos Links Golf Course	Golf Course, 27 holes
Dos Pueblos Golf Course	Golf Course, 18 holes
Deveraux School Residential	Condominiums, 20 units
Glen Annie Homes	Condominiums, 63 units
Storke Road Postal Facility	Postal, 207,000 square feet
Mountain View	Single Family Residential, 78 dwelling units Residential Duplex, 34 units
<b>El Segundo Generating Station</b>	
Sierra St.	Freight forwarding company
Sepulveda Blvd.	Chevron/McDonalds drive-thru restaurant
Vista Del Mar	Digester Gas Pipeline to Scattergood from Hyperion
3016-20 Highland 3017-21 Crest Dr., Manhattan Beach	4 unit Condominium Development; Use Permit/Tentative Parcel Map (UP/TPM) Extension
221 28th St., Manhattan Beach	Single Family Coastal Development Permit (CDP), not appealable to California Coastal Commission
117 21 St., Manhattan Beach	Commercial Planned Development (CPD), appealable to California Coastal Commission

**TABLE 4.16-1: LOCAL COMMUNITY PROJECTS WITHIN 1 MILE OF THE POWER PLANTS (Continued)**

<b>El Segundo Generating Station (cont.)</b>	
2805 Highland Ave. Manhattan Beach	2-unit condo CPD/TPM
555-557 21st St. Manhattan Beach	Environmental Assessment (EA) [Gaslamp Overlay]
404 20th St., Manhattan Beach	Single Family Residential; CDP, not appealable to California Coastal Commission
216 24th Street, Manhattan Beach	Single Family Residential; CDP
3410 Laurel Avenue Manhattan Beach	Lot Split
124 19th Street, Manhattan Beach	Single Family Residential; CDP
2601 Crest Manhattan Beach	Room & Deck
558 31st Street Manhattan Beach	Single Family Residential
124 19th Street Manhattan Beach	Single Family Residential
212 43rd Street Manhattan Beach	Addition Duplex
657 33rd Street Manhattan Beach	2nd Story Addition
2607 Palm Ave. Manhattan Beach	Single Family Residential
1731 N. Sepulveda Manhattan Beach	Office Building
3301 Poinsettia Manhattan Beach	Single Family Residential
514 Marine Ave Manhattan Beach	2nd Story Garage Addition
570 30th Street Manhattan Beach	Single Family Residential
3100 Flournoy Manhattan Beach	Remodel
575 33rd St. Manhattan Beach	2nd Story Addition
448 24th Street Manhattan Beach	Remodel 2nd & 3rd Floor
1240 Rosecrans Manhattan Beach	Interior Improvements
448 24th Street Manhattan Beach	Remodel 2nd Floor

**TABLE 4.16-1: LOCAL COMMUNITY PROJECTS WITHIN 1 MILE OF THE  
POWER PLANTS (Continued)**

<b>El Segundo Generating Station (cont.)</b>	
1801 Sepulveda Blvd. Manhattan Beach	Remodel
221 28th Street Manhattan Beach	2-Unit Condo
<b>Etiwanda Generating Station</b>	
Price Costco, Inc. S/s Foothill Blvd. between I-15 & Etiwanda, Rancho Cucamonga	Retail building, 5,000 sq.ft. or restaurant, 2,800 sq.ft. on one acre
Price Costco, Inc. 12649 Foothill Blvd., Rancho Cucamonga	Price Club Addition, 24,000 sq.ft.
Wattson Co. S/s Foothill Blvd., E/o I-15 fwy. Rancho Cucamonga	Hollywood video; 6,550 sq.ft. on pad 1
Hughes Investments SWC Day Creek & Foothill Blvd., Rancho Cucamonga	Commercial Retail Center; 13 buildings; 322,975 sq.ft. total on 31.2 acres
Lewis Develop. Co. NWC Foothill & Rochester	Commercial Center, 495,736 sq.ft. on 47 acres
Wattson Co. S/s of Foothill Blvd., E/o I-15 fwy., Rancho Cucamonga	Oil Max; 1,900 sq.ft.
Arco NWC Foothill & Rochester, Rancho Cucamonga	Service station & mini-mart; 2,800 sq.ft. on 1.4 acres
J. Bermant Dev. Co. SEC Arrow Route & Rochester, Rancho Cucamonga	Twelve industrial buildings; 600,505 sq.ft. total on 29.4 acres
Schlosser Forge SWC Arrow & Rochester, Rancho Cucamonga	Addition of a Manufacturing building; 23,200 sq.ft.
Jack Masi SWC Foothill & Rochester, Rancho Cucamonga	One restaurant & three buildings; within the Masi Plaza
Ameron S/s Arrow, W/o Etiwanda, Rancho Cucamonga	Industrial building; 18,600 sq.ft. on 20+ acres
Himes-Peters Arch. NWC 6th and Rochester, Rancho Cucamonga	Industrial building expansion; 120,535 sq.ft. on 5.5 acres
Ralph Karubian S/s Jersey, W/o Millken, Rancho Cucamonga	Four warehouse buildings; 236,000 sq.ft. on 10 acres

**TABLE 4.16-1: LOCAL COMMUNITY PROJECTS WITHIN 1 MILE OF THE  
POWER PLANTS (Continued)**

<b>Etiwanda Generating Station (cont.)</b>	
Bradshaw International SEC Buffalo and San Marino, Rancho Cucamonga	Industrial building; 208,000 sq.ft. on 9.55 acres
Hertiage Bag N/s 4th, E/o Santa Anita, Rancho Cucamonga	Warehouse; 150,020 sq.ft. on 16.5 acres
Wallner Tooling N/o Foothill, E/o Center, Rancho Cucamonga	Manufacturing building; 82,252 sq.ft. on 7.55 acres
Jack Masi SWC Foothill & Rochester, Rancho Cucamonga	Industrial Master Plan; a mix of industrial, multi-tenant, office, & restaurant uses; 280,857 sq.ft. on 27 acres
Jack Masi SWC Foothill & Rochester, Rancho Cucamonga	Ice & Roller Rink, 29,800 sq.ft.; 1,250 seat theater within Masi Plaza
Ampac S/o Arrow Highway, E/o I-15 fwy., Rancho Cucamonga	Precast concrete pipe manufacturer, four buildings totaling 37,347 sq.ft.
Auto Nation NEC 4th & Buffalo Avenue, Rancho Cucamonga	Automotive Sales; 58,166 sq.ft. on 20 acres
Arco NEC 4th & Milliken, Rancho Cucamonga	Gas station & mini-market; 2,796 sq.ft. on 1.26 acres
Rancho Cucamonga Redevelopment Agency SWC ext. of Milliken & Jersey, Rancho Cucamonga	Addition of a Maintenance Facility Training Tower & Pump Test Enclosure, 27,592 sq.ft. on 7.08 acres
CBMWD SWC 6th St. & Etiwanda Ave., Rancho Cucamonga	Wastewater Treatment Plant, 6 buildings; 55,321 sq.ft. on 32.5 acres; development close to completion
So. Calif. Edison S/o Arrow 11711 Arrow Route, Rancho Cucamonga	Substation; W/s Rochester
Pacific Bell 7179 East Ave., Rancho Cucamonga	40 foot utility pole within a 360 sq.ft. leased site
JTC Architects 8306 Etiwanda, Rancho Cucamonga	GTE Facility; 672 sq.ft. Addition
CBMWD SWC 6th & Etiwanda; 9218 Etiwanda, Rancho Cucamonga	Two buildings within treatment plant

**TABLE 4.16-1: LOCAL COMMUNITY PROJECTS WITHIN 1 MILE OF THE  
POWER PLANTS (Continued)**

<b>Etiwanda Generating Station (cont.)</b>	
H.R. Engineering N/s Highland, E/o Day Creek, Rancho Cucamonga	Tentative Tract Map
Diversified Pacific Homes S/s Lemon, W/o Hermosa, Rancho Cucamonga	Tentative Tract Map
<b>Mandalay Generating Station</b>	
Mandalay	northeast corner of Harbor Blvd. and Fifth Street, 84.5 acre master planned residential community
<b>Ormond Beach Generating Station</b>	
Ormond Beach Specific Plan	The project could include the following uses: a golf course, recreation vehicle park, golf academy, visitor serving commercial recreation, aquaculture, business park, light industrial, open space park, residential, commercial, schools, park areas, visitor serving uses and a lake area.
<b>Redondo Beach Generating Station</b>	
609 North Lucia Avenue Redondo Beach	Construction of two residential condominium units
1717 Rockefeller Lane Redondo Beach	Construction of a chemical building for chloramine injection into the water delivery system
318 South Broadway, Redondo Beach	Construction of two residential condominium units
830 14th St., Hermosa Beach	Remodel
945 8th Pl., Hermosa Beach	Deck
570 3rd St., Hermosa Beach	Addition to condo
<b>San Bernardino Generating Station</b>	
Shell Oil Co. 1973 S. Tippicanoe St.	Interior & Exterior Remodel
Southeast corner of Rancho and Amigos Drives, Redlands	Structure totaling 15,252 square feet on a 39,797 square foot lot in the IC, Commercial Industrial District of the East Valley Corridor Specific Plan
1101 California Street, Redlands	Pharaoh's Lost Kingdom Theme Park
1740 E. Lugonia Avenue, Redlands	Review for a 4 foot monument sign with an area of 16 square feet for "Chief Auto Parts"
<b>Huntington Beach Generating Station</b>	
Third Block West btn Main Street and 5th Street, and Walnut Ave. and Olive Street	Approved mixed use project with 40,000 square feet of retail/commercial, and housing; construction anticipated to begin Fall 1997.
Waterfront Project PCH, btn Huntington Street and Beach Blvd.	Existing Waterfront Hilton Hotel proposed to be used for a 500- room resort hotel and conference center, residential uses, and a third hotel in the future. Project under review.

**TABLE 4.16-1: LOCAL COMMUNITY PROJECTS WITHIN 1 MILE OF THE  
POWER PLANTS (Continued)**

<b>Huntington Beach Generating Station (cont.)</b>	
Main Street/Walnut	Demolish existing Standard Market building and replace with a new 9,000 sq. ft. two-story retail building. Construction anticipated to begin September 1997.
Morgan Stanley Property PCH, btn First Street and Huntington Street	Proposed retail/commercial, and timeshare resort development. Initial conceptual plan submitted.
<b>Highgrove Generating Station</b>	
Bernardo Way, Grand Terrace	Single Family Residential, 3,000 sq. ft. addition
Pacific Diversified Homes, Inc. Grand Terrace	28 new Single Family Residential units on existing approved lots
Noal Long House Grand Terrace	Single Family Residential; 3,000 sq. ft addition
Lot split Grand Terrace	Tentative Parcel Map (TPM)
Lot split Grand Terrace.	TPM
Lot split Grand Terrace.	TPM
Superior Pool Products, Grand Terrace	12,000 sq. ft. warehouse/distribution center, Certificate of Occupancy
TNT Construction, Grand Terrace	3,600 sq. ft. industrial building with office space
COX Communication Grand Terrace.	Location for cellular telecommunication tower