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6.2 LAND USE

This SPPE Application is for the construction and operation of the ECGS Unit 3 Repower Project. The Project will be owned and operated by IID (“the Applicant”) and will utilize the existing staffing at the ECGS. IID is an irrigation district established under Division 11 of the California water code, Sections 20500 et seq., that provides electrical power, non-potable water, and farm drainage services to the lower southeastern portion of the California desert, primarily in Imperial County. ECGS Unit 3 will continue to serve the growing electrical load demands of the region.

The Project consists of replacing the existing CE boiler with a GE Frame 7EA dry low NO_x CTG and HRSG to supply steam to the existing Westinghouse STG. The generator output from the Unit 3 Repower Project will be stepped-up to transmission voltage and interconnected to the existing IID El Centro Switching Station also located within the ECGS Site.

Most of the existing ECGS systems will continue to be used with only minor modifications. Systems that will continue to be used include the STG, cooling system, water treatment system, water supply system, control room, fire system, ammonia system, site access during operations, and electrical El Centro Switching Station.

The Project consists of two major project areas:

- Project Site – new Unit 3 CTG/HRSG, minor modifications to the existing Unit 3 cooling tower, replacement of the Unit 3 condenser, minor modifications to Unit 3 STG, the 92 kV electrical interconnection and modifications to the existing gas interconnection facilities.
- Temporary Construction Area – construction parking, construction trailers, and construction laydown area.

The total Project disturbance will be 12.5 acres, all of which is within the ECGS Site.

In accordance with CEC regulations, this section inventories existing land uses in the vicinity of the Project, and discusses the potential land use impacts associated with the Project. Land uses are described within one mile of the Project Site. The local, state, and federal jurisdictions potentially affected by the Project are identified, as are their respective plans, policies, laws, and regulations (including zoning), and potentially sensitive land uses. Planned development and land use trends in the area of the Project Site are identified based on currently available development plans. Reasonably foreseeable future development projects within the affected area are noted, and the potential land use impacts associated with the Project are assessed. The conformance of the Project with local plans and regulations and the compatibility of the Project with general land uses in the area are evaluated.

Land use issues for the Project Site have been identified and evaluated with on-site reconnaissance surveys, a review of current USGS 7.5-minute topographic quadrangle maps, aerial photography, a review of local land use ordinances, and review of the land use goals and policies identified in the City of El Centro General Plan, Imperial County General Plan, and associated maps, which are cited throughout this section (*City of El Centro Planning Department 2004, Imperial County Planning and Development Services 2005*).

Land uses are controlled and regulated using a complex system of plans, policies, goals, and ordinances adopted by the various jurisdictions with authority over land uses in the area of the

Project. The El Centro General Plan is the broadest in scope of the planning documents; it defines large-scale planned development patterns over a relatively long time frame. The City of El Centro Zoning Ordinance is the primary tool for achieving the objectives of the General Plan. The Zoning Ordinance provides detailed specifications for allowable development (e.g., density, lot size, height, setback, etc.). Other regulations governing development include grading and subdivision ordinances and building codes.

6.2.1 Affected Environment

The affected environment of a project is defined by CEC as the study area boundary. The affected environment includes, but is not limited to, the territory within one mile of Project Site. General Plan designations, existing land uses, are shown on Figure 6.2-1, Existing Land Use Within a One-Mile Radius of the Project. The regional setting is discussed in Section 6.2.1.1, Regional Setting. Governmental jurisdictions within the affected environment include the City of El Centro, Imperial County, and the State of California. El Centro Planning Area includes the City's incorporated area as well as land identified within its sphere of influence. The sphere of influence includes areas that are currently under the jurisdiction of Imperial County, but are anticipated to be incorporated into the city at some point in the future. Figure 6.2-2, Governmental Jurisdictional Boundaries Map, shows the jurisdictional boundaries, including the El Centro sphere of influence.

Potentially sensitive land uses within the affected environment are depicted on Figure 6.2-3, Sensitive Land Uses Within a One-Mile Radius of the Project, and discussed in further detail in the Potentially Sensitive Land Uses subsection. Potentially sensitive land uses include recreational and religious sites, agricultural areas, schools, churches, health care facilities, parks, commercial and residential areas, airports and landing strips, and radar sites. Sensitive land uses can also include cultural and historical sites as well as natural scenic areas. See Section 6.4, Cultural Resources, and Section 6.11, Visual Resources, for assessments of these environmental areas. Table 6.2-1, Existing Land Uses and Planning Designations Within the Affected Area, summarizes the land uses identified on Figure 6.2-3.

**TABLE 6.2-1
EXISTING LAND USES AND PLANNING DESIGNATIONS
WITHIN THE AFFECTED AREA**

Area	Location	Existing Land Use	Zoning
Project Site	City of El Centro	ECGS	Limited Use
			Single Family Residential
		General Commercial	Multi Family Residential
			Heavy Commercial
			Neighborhood Commercial
			Limited Use
		Tourist Commercial	Multi Family Residential
			Heavy Commercial
		Downtown Commercial	General Commercial
			Variable Residential
Single Family Residential			
Light Manufacturing			
Project Vicinity	City of El Centro	General Industrial	General Manufacturing
			Limited Use
		Planned Industrial	Manufacturing Light Industrial
			General Manufacturing
			Light Manufacturing
		Public	Limited Use
			Light Manufacturing
		Right of Way	Variable Residential
			Limited Use
			Single Family Residential
Project Vicinity	Imperial County	Single Family Residential	Variable Residential
			Multi Family
			Heavy Commercial
		Planned Industrial	Agriculture
			Manufacturing Light Industrial
			Limited Agriculture
Project Vicinity	Imperial County	Rural Residential	General Agriculture
			Manufacturing Light Industrial
		Single Family Residential	Limited Agriculture
			General Agriculture

Sources: Imperial County General Plan (2003); Imperial County Zoning Ordinances (2005), City of El Centro General Plan (2004), City of El Centro Code of Ordinances (2006).

Section 6.10, Agriculture and Soils, describes the proximity of prime or unique farmland, as designated by the Natural Resources Conservation District. It also addresses farmlands of statewide importance, as designated by the California Department of Conservation, and any potential project-related impacts on such lands. Land ownership patterns are discussed with respect to the Project Site in accordance with the CEC Guidelines. A list of landowners within the affected area is provided in Appendix G, Landowners Within 3,500 feet of Project Site.

6.2.1.1 Regional Setting

The Project Site is located in Imperial County, within the City of El Centro and the existing ECGS Site. Imperial County is located in the southeast corner of California. Imperial County extends over 4,597 square miles, bordering Riverside County to the north, San Diego County to the west, the Colorado River to the east, which forms the Arizona boundary, and on the south by 84 miles of the International Boundary with the Republic of Mexico. El Centro shares its northern border with the City of Imperial and Imperial County, while the City of Mexicali is located 10 miles to the south just beyond the border, and the City of Yuma, Arizona, is 60 miles to the east. The City of El Centro is surrounded by prime farmlands and is characterized as a regional administrative and commercial center (El Centro General Plan 2004).

Future Population Growth Trends

According to Southern California Association of Governments (SCAG), the population composition of Imperial County is expected to change dramatically over the next two decades. The total population is projected to increase roughly 60% (165,432 people in 2005 to a total of 269,874 in 2030) (SCAG 2004). There are a number of potential factors that may support an accelerated population growth in the near future. These factors include growth of the geothermal industry in the County, new prisons, an additional USA/Mexico border crossing, the possible expansion of the U.S. Naval Air Facility, and a possible regional airport (Imperial County General Plan 2003).

Minority Population

Minority Populations and Populations Living Below Poverty Level by Census Tract within 6 miles of the Project Site, shows that 14-census tracts fall within a 6-mile radius of the Project Site. Of the 14 census tracts 13 are found to have a minority percentage over 50% and are therefore identified as “minority” census tracts or communities. One of these census tracts (Census tract 108) is 47% minority and falls below the threshold of 50% for a minority census tract; therefore, it’s not identified as a minority census tract or community. Collectively, the group of census tracts is 79% minority, which is on par with Imperial County as a whole, which is 80% minority. The percentages of the populations that live below poverty are less than 50% for all 14-census tracts. Collectively, the group of census tracts is 19% below poverty. Refer to Section 6.12, Socioeconomic Resources, for a detailed discussion on potential impacts to minority populations.

Projected New Development Activities

According to the City of El Centro Planning Department, several projects are proposed for the City of El Centro, including 2,223 residential units, seven commercial projects, 1,995 acres of mixed-use development, and one industrial project. Of these projects, one industrial/multifamily, 8th Street Industrial Park, is within one mile of Project Site and is scheduled for development during 2006. In addition, four commercial projects have been approved for development and are within one mile of the Project Site including Imperial Plaza, Town Center, Wal-Mart, and Northgate (City of El Centro Planning Department 2005). There are several proposed projects for Imperial County, which include 37,766 residential units, 10 commercial projects, and six industrial projects. Two residential projects, Rancho Imperial and Victoria Ranch are proposed for Imperial County, and are within the affected environment of the Project (Imperial County Planning and Development Services 2005). Refer to Appendix H, List of Proposed Projects, for further detail on proposed development. Figure H-1, Future Projects Within 6 Miles of the Project, shows the relationship of where these future projects will be located and where the Project is located.

Zoning Trends

The City of El Centro is currently updating their zoning to bring it into compliance with the General Plan adopted in February 2004. According to the El Centro Planning Department, the update will be comprehensive, affecting the whole city (Villicana 2006). In addition, the corresponding zoning map will be updated to be consistent with the General Plan Map. The zoning for the City of El Centro will be updated in May 2006. Due to these updates, existing zoning data were used for this SPPE and may need to be updated pending approval by City Council. Most zoning changes will result in adhering to the direction of the General Plan to maintain consistency. There are no anticipated zoning changes for the Project Site (Villicana 2006).

From a land use perspective, the Project is also located within Imperial County's sphere of influence. Trends in recent zoning changes in Imperial County indicate increased urbanization of agricultural lands. Current zoning trends do not indicate changes in zoning for the Project Site (Cabanilla 2005).

6.2.1.2 Existing and Proposed Land Uses

Existing land uses and zoning designations for the Project Site are listed in Table 6.2-1, Existing Land Uses and Planning Designations Within the Affected Area, and explained in detail below. Figure 6.2-1, Existing Land Use Within a One-Mile Radius of the Project, shows existing land uses within one mile of the Project Site. The Project is located within the existing ECGS Site, which is located at 485 East Villa Avenue in El Centro, California. The ECGS Site is bounded by East Villa Avenue to the north, and Dogwood Road to the east, Holton Road to the south and a vacant 58-acre lot owned by IID to the west. The ECGS Site is surrounded by agricultural uses to the north and east, industrial uses to the south, and residential uses to the west. According to the City of El Centro General Plan, the ECGS Site is within a land use area designated for Limited Use (LU). No agricultural activities currently occur on the Project Site.

All construction activities will be within the ECGS Site boundary. As a result, no land will be permanently converted from agricultural production, nor will any prime farmlands be affected as a result of the Project.

From a land use perspective, the Project is located within Imperial County's sphere of influence. Trends in recent land use changes in Imperial County indicate increased urbanization of agricultural lands (Cabanilla 2005). There are no land use trends identified for the City of El Centro (Blankenship 2005, 2006).

Potentially Sensitive Land Uses

Potentially sensitive land uses within the affected area include residential areas, churches, agricultural areas, parks, and a recreation center. The nearest residential area is located approximately 2,600 feet west of the Project. Residential development exists within 1 mile of the Project Site in all cardinal directions. Schools within the affected area include:

- Kennedy Middle School (approximately 1.0 mile)
- Washington School (approximately 1.0 mile)
- Douglas Junior High School (approximately 0.8 mile)
- McKinley School (approximately 1.0 mile)

Churches within the affected area include:

- Harvest Time Church (approximately 0.7 mile)
- Iglesia Apostolica De La Fe En (approximately 0.8 mile)
- Church of the Living Water (approximately 0.8 mile)
- Apostolic Assembly (approximately 0.9 mile)
- True Light Mission Baptist (approximately 0.9 mile)
- Second Baptist Church (approximately 0.9 mile)
- Our Lady of Guadalupe Catholic Church (approximately 0.9 mile)
- Edwards Chapel Community Church (approximately 0.7 mile)
- Jehovah's Witness (approximately 0.9 mile)
- La Trinidad Christian Center (approximately 1.0 mile)
- Imperial Valley Ministries (approximately 1.0 mile)
- Emmanuel Asamblea De Dios (approximately 1.0 mile)
- Sikh Temple (approximately 1.0 mile)
- Apostolic Light Church (approximately 0.8 mile)

Parks within the affected area include:

- McGee Park (approximately 0.8 mile)
- Adams Park (approximately 1.0 mile)
- Unnamed park (approximately 1.0 mile)
- Swarthout Field (approximately 0.7 mile)

There is one recreational center within the affected environment, which includes El Centro Community Center (approximately 0.8 mile). These land uses are shown on Figure 6.2-1, Existing Land Use Within a One-Mile Radius of the Project. No other potentially sensitive land uses are located within the affected area.

Zoning

The City of El Centro Zoning Ordinance consists of both text and maps that divide all lands in the City of El Centro into specific zoning districts that specify allowable uses and development standards (see Table 6.2-2, Zoning Designations Within the Affected Environment, and Table 6.2-3, Zoning Districts Within the Study Area). Figure 6.2-4, Zoning Within a One-Mile Radius of the Project, depicts the actual zoning designations for the Project and Project vicinity. As shown on Figure 6.2-4, Zoning Within a One-Mile Radius of the Project, the ECGS Site, including the Project Site, is zoned LU. Facilities for the production and transmission of electrical, gas, geothermal, or other forms of energy are specifically listed as allowable uses in areas zoned LU (El Centro Code of Ordinances 2006).

**TABLE 6.2-2
ZONING DESIGNATIONS WITHIN THE AFFECTED ENVIRONMENT**

Area	Zoning District
Project Site	Limited Use
Project Vicinity – City of El Centro	General Commercial
	Heavy Commercial
	Neighborhood Commercial
	Tourist Commercial
	Limited Use
	General Manufacturing
	Light Manufacturing
	Single Family Residential
	Variable Residential
	Multi Family Residential
Project Vicinity – Imperial County	Limited Agriculture
	General Agriculture
	Manufacturing Light Industrial

Sources: The City of El Centro Planning Department (2004); Imperial County Planning and Development Services (2003).

**TABLE 6.2-3
ZONING DISTRICTS WITHIN THE STUDY AREA**

Zoning District	Description
City of El Centro	
Limited Use (LU)	This zone is intended to apply where concerns of public health and safety necessitate that use of property be limited; where public or semi-public ownership of land limits the use of the property; or where the property is used or planned for a transportation or utility corridor. Typical Application of this zone would include flood control or irrigation channels; schools, parks or other public facilities; existing or future highways, railways or other modes of transportation; or facilities for the production and transmission of electrical, gas, geothermal, or other forms of energy.
Single Family Residential (R1)	This zone is intended to provide for the development of a single-family home (or mobile home on a permanent foundation) on lots less than 6,000 square feet in area, and the protection of these zones from incompatible uses. The following uses are prohibited in all residential zones: commercial used, industrial uses, agricultural uses, advertising structures.
Variable Residential (R2)	This zone is intended to permit the development of medium density, single-family, duplex, or multiple-family dwellings with a maximum density of twelve dwelling units per net acre, on lots not less than 7,200 square feet in area. The following uses are prohibited in all residential zones: commercial uses, industrial uses, agricultural uses, advertising structures.
Multiple Family Residential (R3)	This zone is intended to permit the development of medium high density apartment and condominium dwellings with a maximum density of 25 dwelling units per net acre, on lots not less than 7,200 square feet in area. The following uses are prohibited in all residential zones: commercial uses, industrial uses, agricultural uses, advertising structures.
Tourist Commercial (CT)	This zone is intended to provide for the development of motels, resort hotels, related tourist commercial uses, limited retail and freeway-oriented businesses. Multiple-family residential may also be permitted by conditional use permit, where appropriate. The minimum lot area is 7,200 square feet with a minimum lot width and depth of 60 feet by 20 feet.
Neighborhood Commercial (CN)	This zone is intended for retail uses serving principally the convenience shopping needs of the neighborhood in which it is located. The minimum lot depth is 20 feet. No other development requirements were listed.
General Commercial (CG)	This zone is intended for general business, light service and retail uses, as well as large-scale planned shopping districts, and where appropriate, hotel and public assembly uses. There are no lot width, depth, or yard development requirements for General Commercial Zones.
Heavy Commercial (CM)	This zone is intended for general commercial uses, business and consumer services, and light manufacturing. There are no lot width, depth, or yard development requirements for Heavy Commercial Zones.
Light Manufacturing (ML)	This zone is intended to provide for the development of industrial uses that include fabrication, manufacturing, assembly or processing of materials that are in refined form and which do not in their transformation create smoke, gas, odor, dust, noise, vibration of earth, soot, or lighting to a degree that is offensive when measured at the property line of subject property. Most operations within this zone are to be conducted within enclosed buildings. There are no lot width, depth, or yard development requirements for Light Manufacturing Zones.

**TABLE 6.2-3
ZONING DISTRICTS WITHIN THE STUDY AREA**

Zoning District	Description
General Manufacturing (MG)	This zone is intended to provide for the development of manufacturing process, fabrication, and assembly of goods and materials, which do not in their operation or maintenance create offensive, obnoxious, or dangerous conditions, which are detectable beyond the boundary of the zone. Certain outdoor operations are permitted in this zone. There are no lot width, depth, or yard development requirements for General Manufacturing Zones.
Imperial County	
Limited Agriculture (A-1)	The purpose of the A-1 designation is to designate areas and allow uses that are suitable for larger residential living environments. The uses are generally limited to those typical of and compatible with quiet residential neighborhoods. The minimum lot size shall be one-half acre (net), unless required to be larger by other regulatory requirements, such as health and safety standards. The minimum lot size in the A-1 zone may be reduced if public infrastructure including sewer and potable water are available from either a district or a city. The A-1 designation is only allowed within urban designated areas.
General Agriculture (A-2)	The purpose of the A-2 (40 acre minimum) zone is to designate areas that are suitable and intended primarily for agricultural uses (limited) and agricultural related compatible uses. There shall be no more than one principal single family dwelling per legal lot in the A-2 zone. There shall be a minimum of 1 acre per dwelling unit. There shall be a minimum of 30,000 square feet for any additional dwelling unit that may be allowed. The minimum front yard setback for all buildings within the A-2 zone shall be 30 feet from the front yard property line or edge of public right-of-way. Side yard on each side of any building of not less than 5 feet. There shall be a rear yard setback of not less than 10 feet for all structures. Nonresidential structures and commercial communication towers shall not exceed 120 feet in height.
Manufacturing Light Industrial (M-1)	The purpose of the M-1 zone is to designate areas for wholesale commercial, storage, trucking, assembly type manufacturing and other similar light industrial uses. Processing or fabrication is limited to activities conducted entirely within a building, that does not emit fumes, odor, dust, smoke, or gas, beyond the confines of the building within which the activity occurs, or produces significant levels of noise or vibration beyond the perimeter of the building. The minimum lot size requirement in the M-1 zone is 10,000 square feet. The front yard minimum setback for all buildings shall be 10 feet from the property line or public right-of-way line and zero feet if approved by the planning director with the written concurrence from public works department and the fire marshal. There are no requirements for side yard and rear yard.

Source: City of El Centro Code of Ordinances (2006).

Note: The land use designations identified have been summarized, and only those designations directly affected by the Project are discussed.

Land Ownership Patterns

The CEC requires identification of land ownership within 1,000 feet of the Project Site, although the Project included land ownership within 3,500 feet to ensure that all property owners within close proximity of the Project Site are included. The Applicant owns all property west and north of ECGS Site within 1,000 feet. Names and addresses of landowners of property within 3,500 feet of the Project Site are listed in Appendix G, Landowners Within 3,500 feet of Project Site.

6.2.1.3 Land Use Plans and Policies

Applicable federal, state, and local land use plans and policies are discussed below.

Federal

No applicable federal land use plans or policies are identified.

State

No applicable state land use plans or policies are identified.

Local and Regional

City of El Centro General Plan: The City of El Centro General Plan contains goals, policies, and plans that are intended to guide land use and development decisions to achieve the community’s vision for the future (City of El Centro General Plan 2004). The City of El Centro General Plan has eight elements entitled: land use, economic development, housing, circulation, public facilities, conservation/open space, safety, and noise. Each element contains goals, policies, and implementation measures pertinent to proposed development. These policies are summarized in Table 6.2-4, Land Use Plans, Goals, and Policies Related to the Project. Zoning, subdivision approvals, and other regulations and actions must be consistent with the City of El Centro General Plan.

**TABLE 6.2-4
LAND USE PLANS, GOALS, AND POLICIES RELATED TO THE PROJECT**

Authority Category	Goals and Policies
City of El Centro General Plan: Land Use, Economic Development, Conservation/Open Space and Noise	
Land Use	Goal 1: Provide planning and strategies for physical land use to create a healthy and aesthetically pleasing environment that balances the social and economic needs of the community. Ensure that new development is consistent and compatible with the existing character of the community and meets City development standards (Policy 1.1). Prevent the intrusion of incompatible land use into existing developments, such as incompatible non-residential developments in residential areas (Policy 1.2). Prevent the intrusion of all incompatible uses that would negatively affect industrial areas and opportunities for industrial growth (Policy 1.9). Use lower intensity industrial uses as a transition between heavier industrial use and non-industrial use (Policy 1.10).

**TABLE 6.2-4
LAND USE PLANS, GOALS, AND POLICIES RELATED TO THE PROJECT**

Authority Category	Goals and Policies
Economic Development	Encourage infill development to occur within the urbanized community before expanding new development onto agriculture lands surrounding El Centro (Policy 2.5).
	Goal 3: Improve the visual appearance of the community by targeting areas in need for rehabilitation and beautification.
	Promote and encourage an overall improvement in visual appearance for all commercial and industrial areas (Policy 3.3).
	Economic Development Goal 1: Attract and retain a mixture of business and employment generating uses that are beneficial for the community and provide a strong economic base.
Conservation/Open Space	Support industry desired by the community by providing, whenever appropriate and financially feasible, necessary infrastructure, services, and assistance (Policy 1.3).
	Economic Development Goal 2: Maintain an economic base that provides for long-term fiscal viability.
	Encourage the growth, retention, and relocation to El Centro of industries that generate local tax and employment advantages (Policy 2.1).
	Conservation/Open Space Goal 1: Conserve and maintain farmland and prime soil areas surrounding El Centro so that agriculture remains a viable and dominant part of the community’s character and local economy.
	Direct future development away from prime soils areas to allow their continued use for agricultural uses (Policy 1.1).
	Continue to implement the City’s Urban Development Program to encourage compact and contiguous development within El Centro, minimizing the amount of agricultural land converted to urban uses (Policy 1.2).
	Promote infill and compact development to minimize the amount of agricultural land necessary for future growth (Policy 1.3).
Noise	Safety Goal 1: Educate the public about earthquake hazards and reduce loss of life, injuries, damage to property, and economic and social dislocations resulting from future earthquakes.
	Reduce the risk of impacts from seismic hazards by applying proper development engineering, building construction, and retrofitting requirements (Policy 1.1).
	Locate significant public facilities, such as dams, reservoirs, hospitals, emergency facilities, schools, utilities, transportation facilities, multi-story buildings, and correctional facilities in the seismically safest locations (Policy 1.3).
	Review all new proposed development to ensure that it will not aggravate poor drainage conditions and will, to the extent possible, improve poor drainage conditions (Policy 2.4).
	Noise Goal 1: Minimize the effects of noise through proper land use planning.
Use noise/land use compatibility standards as a guide for future planning and development decisions (Policy 1.1).	
Provide noise control measures and sound attenuating construction in areas of new construction or rehabilitation (Policy 1.2).	
Noise Goal 3: Minimize non-transportation related noise impacts to preserve the City’s overall environment.	
Incorporate sound-reduction design in new construction or rehabilitation projects impacted by non-transportation related noise (Policy 3.2).	

**TABLE 6.2-4
LAND USE PLANS, GOALS, AND POLICIES RELATED TO THE PROJECT**

Authority Category	Goals and Policies
	<p>Require mitigation measures to ensure that noise resulting from public and private construction projects is reduced to an acceptable level (Policy 3.3). Normally acceptable noise levels for industrial uses are defined as 50-70 db, noise levels between 70-80 L_{dn} are conditionally acceptable, and noise levels that exceed 80 db are defined as normally unacceptable (City of El Centro General Plan, Noise Element 2004).</p>
<p>Imperial County General Plan: Land Use, Noise, Agriculture, Circulation, Public Safety, and Conservation Elements</p>	
<p>Land Use</p>	<p>Goal 1: Preserve commercial agriculture as a prime economic force.</p> <p>Encourage the continued agricultural use of prime/productive agricultural lands (Objective 1.1).</p> <p>Discourage the location of incompatible development adjacent to productive agricultural lands (Objective 1.2).</p> <p>Identify compatible agriculture-related uses appropriate for location in agricultural areas (Objective 1.3).</p> <p>Goal 2: Diversify employment and economic opportunities in the County while preserving agricultural activity.</p> <p>Continue to evaluate economic development strategies, including new industrial, commercial, and tourist-oriented land uses (Objective 2.3).</p> <p>Goal 3: Achieve balanced economic and residential growth while preserving the unique natural, scenic, and agricultural resources of Imperial County.</p> <p>Maintain and improve the quality of life, the protection of property and the public health, safety, and welfare in Imperial County (Objective 3.1).</p> <p>Recognize and coordinate planning activities as applicable with the Bureau of Land Management, and the California Desert Conservation Plan (Objective 3.6).</p> <p>Utilize non-agricultural land as a resource to diversify employment opportunities and facilitate regional economic growth. Uses must be consistent with each site's resource constraints, the natural environment, and the County Conservation and Open Space Element (Objective 3.8).</p> <p>All zoning within the County of Imperial will be compatible with the General Plan (Objective 3.11).</p> <p>Goal 4: Preserve and enhance distinctive historic desert towns and newer communities.</p> <p>Maintain and require compatible land uses within the existing communities (Objective 4.3).</p> <p>Goal 6: Promote orderly industrial development with suitable and adequately distributed industrial land.</p> <p>Provide adequate space and land use classifications to meet current and projected economic needs for industrial development (Objective 6.1).</p> <p>Protect industrial zoned areas from incompatible adjacent land uses and from under-utilization by non-industrial uses (Objective 6.3).</p> <p>Goal 8: Coordinate local land use planning activities among all local jurisdictions and state and federal agencies.</p> <p>Ensure that all future proposed private and public facilities are adequate to meet expected population growth and the needed additional services around local cities (Objective 8.4).</p>

**TABLE 6.2-4
LAND USE PLANS, GOALS, AND POLICIES RELATED TO THE PROJECT**

Authority Category	Goals and Policies
Noise	<p>At a minimum, provide adequate sites for solid/liquids and hazardous waste facilities to meet the current and projected demands of the County population and consistent with the County Solid Waste and Hazardous Waste Management Plans (Objective 8.5).</p> <p>Ensure that land uses adjacent to or near existing waste disposal or storage facilities are compatible with those facilities (Objective 8.6).</p> <p>Ensure the development, improvement, timing, and location of community sewer, water, and drainage facilities will meet the needs of existing communities and new development.</p> <p>Ensure that the siting of future facilities for the transmission of electricity, gas, and telecommunications is compatible with the environment and County regulation (Objective 8.8).</p> <p>Require necessary public utility rights-of-way when appropriate (Objective 8.9).</p> <p>Goal 1: Provide acceptable noise environment for existing and future residents in Imperial County. Normally acceptable noise levels for industrial uses are defined as 50-70 db, noise levels between 70-75 db are conditionally acceptable, 75-80 db is normally unacceptable and noise levels that exceed 80 db are defined as clearly unacceptable (Imperial County General Plan, Noise Element 2003).</p> <p>Ensure that noise standards and policies are compatible with the standards and policies of other General Plan Elements and other County agencies (Objective 1.2).</p> <p>Control noise levels at the source where feasible (Objective 1.3).</p>
Agriculture	<p>Goal 1: All important Farmland, including categories of Prime Farmland, Farmland of Statewide Importance, Unique Farmland, and Farmland of Local Importance, as defined by Federal and State agencies, should reserve for agricultural uses.</p> <p>Maintain existing agriculture land uses outside of urbanizing areas and allow only those land uses in agricultural areas that are compatible with agriculture activities (Objective 1.1).</p> <p>Direct Development to less valuable farmland (i.e., Unique Farmland and Farmland of Local Importance rather than Prime Farmland or Farmland of Statewide importance) when conversion of agricultural land is justified (Objective 1.5).</p> <p>Preserve major areas of Class II and III soils, which are currently non-irrigated but which offer significant potential when water is made available (Objective 1.9).</p> <p>Control and prevent soil erosion when possible (Objective 1.11).</p> <p>Goal 2: Adopt policies that prohibit “leapfrogging” or “Checkerboard” patterns of non-agricultural development in agricultural areas and confine future urbanization to adopted sphere of influence.</p> <p>Encourage infilling of development in urban areas as an alternative to expanding urban boundaries (Objective 2.2).</p> <p>Maintain agricultural lands in parcel size configurations that help assure that viable farming units are retained (Objective 2.3).</p> <p>Discourage the development of new residential or other non-agricultural areas outside of city spheres of influence unless designated for non-agricultural use on the County General Plan, or for necessary public facilities (Objective 2.6).</p> <p>Goal 3: Limit the introduction of conflicting uses into farming areas, including residential development of existing parcels, which may create the potential for conflict with continued agricultural use of adjacent property.</p>

**TABLE 6.2-4
LAND USE PLANS, GOALS, AND POLICIES RELATED TO THE PROJECT**

Authority Category	Goals and Policies
Public Safety	<p>As a general rule, utilize transitional land uses around urban areas as buffers from agricultural uses. Such buffers may include rural residential uses, industrial uses, recreation areas, roads, canals, and open space areas (Objective 3.5).</p> <p>Where a development permit is sought adjacent to agricultural land use, protect agricultural operations by requiring appropriate buffer zones between agricultural land and new developments, and then keep these zones aesthetically pleasing and free of pests by cleaning them of all garbage and noxious vegetation. Vegetation for the purpose of dust control shall be planted and maintained in an attractive manner. The buffer shall occur on the parcel for which the development permit is sought and shall favor protection of the maximum amount of farmland (Objective 3.6).</p> <p>Goal 1: The County will provide an integrated transportation system for the safe and efficient movement of people and goods within and through Imperial County with minimum disruption to the environment.</p> <p>Ensure environmental hazards are considered when siting critical facilities (Objective 1.6).</p> <p>Require developers to provide information related to geological and seismic hazards when siting a proposed project (Objective 1.7).</p> <p>Goal 3: Protect the public from exposure to hazardous materials and waste.</p> <p>Discourage the transporting of hazardous materials/waste near or through residential areas and critical facilities (Objective 3.1).</p>
Conservation	<p>Discourage incompatible development adjacent to sites and facilities for the production, storage, disposal, and transport of hazardous materials/waste (Objective 3.3).</p> <p>Goal 1: Environmental resources shall be conserved for future generations by minimizing environmental impacts in all land use decisions.</p> <p>Recognize that the degradation of one natural resource will have a concomitant negative effect upon the total resource base, including water, vegetation, air, wildlife, soil, and minerals (Objective 1.1).</p> <p>Goal 2: The County will preserve the integrity, function, productivity, and a long-term viability of environmentally sensitive habitats, and plant and animal species.</p> <p>Protect significant fish, wildlife, plant species, and their habitats (Objective 2.2).</p> <p>Protect unique, rare and endangered plants and animals and their habitats (Objective 2.3).</p> <p>Use the environmental impact report process to identify, conserve, and enhance unique vegetation and wildlife (Objective 2.4).</p> <p>Attempt to identify, reduce, and eliminate all forms of pollution, which adversely impact vegetation and wildlife (Objective 2.6).</p> <p>Adopt noise standards, which protect sensitive noise receptors from adverse impacts (Objective 2.8).</p> <p>Goal 6: The County shall seek to achieve maximum conservation practices and maximum development of renewable alternative sources of energy.</p> <p>Define and assure adequate energy supplies for Imperial County (Objective 6.1).</p> <p>Minimize environmental impact of energy sources (Objective 6.4).</p> <p>Minimize possibility of energy shortages and resulting hardships (Objective 6.5).</p>

**TABLE 6.2-4
LAND USE PLANS, GOALS, AND POLICIES RELATED TO THE PROJECT**

Authority Category	Goals and Policies
	Goal 9: The County shall actively seek to improve and maintain the quality of air in the region. Ensure that all facilities shall comply with current federal and state requirements for attainment of air quality objectives (Objective 9.1). Cooperate with all federal and state agencies in the effort to attain air quality objectives (Objective 9.2).

Sources: City of El Centro General Plan (2004); Imperial County General Plan (2003).

Notes:

db = decibel(s)

L_{dn} = Day-Night Average Sound Level

Imperial County General Plan: The Project Site is also within Imperial County’s sphere of influence and thus the Imperial County General Plan is also relevant to the Project. Imperial County General Plan includes goals, policies, and implementation programs that represent the hopes and concerns of residents in terms of defining and preserving a “quality of life” into the future (Imperial County Planning and Development Services 2003). The Imperial County General Plan has nine elements entitled: land use, housing, circulation and scenic highways, noise, seismic and public safety, conservation and open space, agriculture, geothermal and transmission, and water. Each element contains goals, policies, and implementation measures pertinent to proposed development. These policies are summarized in Table 6.2-4, Land Use Plans, Goals, and Policies Related to the Project. Zoning, subdivision approvals, and other regulations and actions must be consistent with the Imperial County General Plan.

The Project Site and the Temporary Construction Area are located within the existing ECGS Site. The ECGS Site is located within the City of El Centro and therefore the City of El Centro has jurisdiction over the Project with respect to applicability of land use regulations, policies and guidance. The Project conforms to the City of El Centro General Plan policies regarding land use, economic development, conservation/open space, and noise. The Project will be consistent with the City’s policy to encourage infill development within the urbanized community before expanding new development onto agriculture lands surrounding El Centro. Farmland and prime soil areas will not be impacted by the Project. The Project will be located at a site already committed to energy production and will utilize ECGS existing staff; therefore, additional employees would not be required and thus would not result in or induce significant growth into the City of El Centro.

The Project is also consistent with Imperial County’s goals and policies regarding land use and conservation. The Project will be located at the ECGS Site currently committed to energy production; therefore, the Project is consistent and compatible with the existing character of the area.

The Project will utilize existing interconnection facilities; therefore, no new interconnection facilities would be required outside of the ECGS Site as a result of the Project. The Project will be designed to be consistent with applicable environmental protection standards and fire and building codes. The Project will also be consistent with applicable seismic and flood protection standards. (See Section 6.13, Water Resources, and Section 6.5, Geological Resources and Hazards, for detailed discussions.)

The City of El Centro and Imperial County General Plan land use designations within the affected environment are summarized in Table 6.2-5, General Plan Land Use Designations. The General Plan divides all land in the City of El Centro and Imperial County into specific land use designations.

**TABLE 6.2-5
GENERAL PLAN LAND USE DESIGNATIONS**

Land Use Designations	Definition
City of El Centro	
Single Family Residential	The Low Density Residential land use designation provides for the development of single-family home and accessory buildings on lots not less than 7,200 square feet for each dwelling unit. This designation would allow a maximum density of six dwelling units per net acre.
General Commercial	The General Commercial category contains three land use categories: neighborhood, office, and heavy. The Neighborhood Commercial land use designation provides for retail and service-oriented business activities serving a local community area and population. A maximum floor area ratio of 0.25:1 is allowed. The Office Commercial land use designation provides for the establishment of professional and administrative offices, medical care centers, and ancillary services with appropriate landscaping and development standards that provide relative compatibility for such uses near residential areas. A maximum floor area ratio of 0.40:1 is allowed. The Heavy Commercial land use designation provides for general commercial uses, business and consumer services, and light manufacturing. A maximum floor area ratio of 0.50:1 is allowed.
Tourist Commercial	The Tourist Commercial land use designation provides for the development of motels, resort hotels, and related commercial and tourist oriented uses. Multiple-family residential and freeway-oriented uses, such as auto parks, may also be compatible with this category; however, such uses should incorporate comprehensive site, architectural, and landscape design, and not be detrimental to other Tourist Commercial uses. A maximum floor area ratio of 1.0:1 is allowed.
Downtown Commercial	The Downtown Commercial land use designation provides for the development and operation of land uses that support the continued success of the downtown core area. Appropriate uses include retail, entertainment, restaurant, residential, and office uses. Uses such as churches, that do not attract shoppers and business-related traffic to the downtown are not allowed. A maximum floor area ratio of 1.5:1 is allowed.
General Industrial	The General Industrial category contains General Manufacturing and Light Manufacturing. The Light Manufacturing land use designation provides for the development of industrial uses that include the fabrication, manufacturing, assembly, or processing of materials that are in refined form and which do not, in their transformation, create smoke, gas, odor, dust, noise, vibration of earth, soot, or lighting to a degree that is offensive when measured at the property line of subject property. Most operations within this designation are conducted within enclosed buildings. A maximum floor area ratio of 0.40:1 is allowed. The General Manufacturing land use designation provides for the development of manufacturing process, fabrication, and assembly of goods and materials, which do not in their operation or maintenance create offensive, obnoxious, or dangerous conditions which are detectable beyond the boundary of the land use designation borders. Certain outdoor operations are permitted with this land use. A maximum floor area ratio of 0.45:1 is allowed.

**TABLE 6.2-5
GENERAL PLAN LAND USE DESIGNATIONS**

Land Use Designations	Definition
Planned Industrial	The Planned Industrial land use designation provides for the development of a wide range of industrial, manufacturing, select business and related establishments in a park-like setting, and which do not in their operation or maintenance create offensive, obnoxious, or dangerous conditions. A maximum floor area ratio of 0.45:1 is allowed.
Public	The Public Community Facilities land use designation includes parcels under public or semi-public ownership. The designation most often includes parcels owned either by the City of El Centro, Imperial Irrigation District, school districts, or El Centro Regional Medical Center. Facilities owned by the City include police and fire departments, the library, sewage facilities, parks and recreation facilities, and museums. Other land uses include flood control or irrigation channels and basins; schools, parks or other public facilities; existing or future highways, railways or other modes of transportation; cemeteries; or facilities for the production and transmission of electrical, gas, geothermal, or other forms of energy. Where new development is located adjacent to open canal and drainage facilities, new development will be required to underground the drains and canals to promote public safety with the approval of the Imperial Irrigation District. The covered right-of-ways along the drainage facilities should be developed for pedestrian and bicycle corridors where appropriate. A maximum floor area ratio of 0.40:1 is allowed.
Imperial County	
Planned Industrial	The Planned Industrial land use designation provides for the development of a wide range of industrial, manufacturing, select business and related establishments in a park-like setting, and which do not in their operation or maintenance create offensive, obnoxious, or dangerous conditions. A maximum floor area ratio of 0.45:1 is allowed.
Rural Residential	The Rural Residential land use designation provides for the preservation of existing low density detached single-family dwelling units and accessory buildings. This designation is generally most suitable in areas that consist of small agricultural operations and rural-oriented residences. Horses and other farm animals are allowed in these areas. Uses such as mobile and modular homes, accessory dwelling units, public facilities, and other uses, which are compatible with and oriented toward serving the needs of rural single-family neighborhoods may also be allowed. This designation allows a maximum of two dwelling units per net acre.
Single Family Residential	The Low Density Residential land use designation provides for the development of single-family home and accessory buildings on lots not less than 7,200 square feet for each dwelling unit. The minimum lot size may be reduced to 6,000 square feet for no more than 50% of the total lots in a proposed subdivision if the overall average lot size for the subdivision is a minimum of at least 7,200 square feet in size. The maximum density for the single-family designation shall not exceed five dwelling units per (net) acre.

Source: City of El Centro General Plan (2004).

The Project will provide several benefits for the citizens of Imperial and part of Riverside counties by:

- Provide economic, flexible intermediate and base load capacity within the IID transmission system and able to serve IID customers.
- Provide additional internal generation within the IID service area.
- Increase the overall efficiency of the IID generation resources.

6.2.2 ENVIRONMENTAL CONSEQUENCES

This section discusses the environmental consequences of the Project within one mile of the Project Site. The potential environmental consequences concern both the construction and operation of the Unit 3 Repower Project. To determine the impact significance criteria appropriate to this study, the following sources were consulted: the CEC and CEQA Guidelines.

The following significance criteria were used to determine whether the Project-related impacts would be significant:

- Conflict with the adopted environmental plans and goals of the community where a project is located.
- Displacement of a large number of people or the inducement of substantial population growth.
- Disruption or division of an established community.
- Conversion or impairment of prime agricultural land.
- Conflict with established recreational, educational, religious, or scientific uses of the area (State CEQA Guidelines, Appendix G).

6.2.2.1 *Construction-Related Impacts*

This section summarizes the potential construction-related impacts, which have been discussed in more detail in Section 6.1, Air Quality, Section 6.7, Noise, and Section 6.9, Traffic and Transportation. Construction activities would take place in such a way as to minimize interference with adjacent agricultural and residential activities along East Villa Avenue. The size of the workforce on-site is expected to average 73 construction workers, peaking to 98 workers. Construction activities could potentially impact local roadways, increasing traffic volume along access routes to existing uses along East Villa Avenue. Construction activities could also increase the amount of noise, dust, and emissions in the area; however, industry-standard construction techniques will be used to muffle noise from construction equipment, reduce emissions where possible, and muffle noise generated by construction activities.

The Temporary Construction Area would be required during the construction period to serve as base stations for employees, laydown areas for material and equipment, staff parking, and construction trailers. The Temporary Construction Area will be approximately 8.5 acres. All of the Temporary Construction Area will be located in the existing ECGS Site. The City of El Centro and Imperial County may experience short-term impacts associated with Project construction, including visual disruption, increased noise and dust, and increased traffic and

vehicle emissions due to Project equipment and vehicles due to use of surrounding roadways. Overall, the land use impacts associated with the construction activities would not be significant because they utilize the existing ECGS Site, and are temporary (approximately 20 months).

6.2.2.2 Operations-Related Impacts

This section summarizes the potential operation-related impacts, which have been discussed in more detail in Section 6.1, Air Quality, Section 6.7, Noise, and Section 6.9, Traffic and Transportation. The Project Site will encompass approximately 4 acres within the existing ECGS Site, located in the northeast portion of the City of El Centro. The Project is designed for an operating life of a minimum 30 years. The Unit 3 Repower Project will be adjacent to the existing Unit 3 boiler on the west side of the steam turbine building. The Project represents further development of the ECGS Site committed to energy-related uses rather than the introduction of industry to a non-industrial area. The operations of the Project are not expected to result in significant adverse impacts to surrounding land uses.

6.2.2.3 Compatibility with Existing and Proposed Land Uses

Facilities for the production and transmission of electrical, gas, geothermal, or other forms of energy are specifically listed as a compatible use in the LU zone. Existing land uses in the vicinity of the Project Site consist of large acreage agricultural lands and residential uses. The Project Site is not within a Williamson Act preserve or a Farmland Security Zone; therefore, no farmlands will be destroyed (Minnick 2005). The Project involves the repowering of the existing Unit 3 at a site committed to energy related uses rather than the introduction of industry to a non-industrial area and therefore would not result in a change of land use.

IID will utilize existing staff at the ECGS, thus the Project is not expected to result in an inflow of workers to the City of El Centro or Imperial County.

6.2.2.4 Consistency with Existing Land Use Plans, Policies, and Regulations

The current City of El Centro zoning designation at the ECGS Site is LU. This zone is intended to apply where the property is used or planned for a utility corridor. There are no development standards (lot, and yard requirements) set forth in the Land Use ordinance for the LU zone.

6.2.3 Cumulative Impacts

According to the City of El Centro and Imperial County planning staffs, no planned or proposed developments in the area would generate cumulative land use impacts (Cabanilla 2005, Blankenship 2005, 2006).

The majority of new environmental impacts in the region, in which the Project is located, stem from rapidly expanding residential development and associated transportation and circulation. The operation of the Project would not have a significant impact on residential growth or transportation. IID will utilize the existing staff at the ECGS. Thus, the Project would not result in either relocating new employees to the El Centro area or in new employees commuting to the Project from outside of Imperial County. The Project's impacts with regard to land use planning and public policy would be minimal, and thus, there are no significant cumulative impacts.

6.2.4 Laws, Ordinances, Regulations, and Standards

The Project will operate in accordance with all LORS applicable to land use. These LORS are discussed below and identified in Table 6.2-4, Land Use Plans, Goals and Policies Related to the Project. See Section 6.2.5, Involved Agencies and Agency Contacts, for agency contacts for the Project.

The Project will comply with the following zoning code requirements.

6.2.4.1 City of El Centro

Chapter 24 Subdivision Regulations

Section. 24-9.5. Consistency with Hazardous Waste Management Plan Required

Tentative tract maps, parcel maps and other subdivision approvals under this article shall be consistent with the portions of the County of Imperial Hazardous Waste Management Plan (approved February 28, 1990) relating to siting and siting criteria for hazardous waste facilities. Nothing herein shall limit the ability of the city to attach appropriate conditions to the issuance of any such approval in order to protect the public health, safety or welfare nor to establish more stringent planning requirements or siting criteria than those specified in the County Plan.

Section. 24-21 Grading and Erosion Control

Every map approved pursuant to this chapter shall be conditioned on compliance with the requirements for grading, drainage and erosion control, including the prevention of sedimentation or damage to off-site property.

Chapter 29, Division 6 Limited Use

Section 29-52 Purpose and Intent.

This zone is intended to apply where concerns of public health and safety necessitate that use of property be limited; where public or semi-public ownership of land limits the use of the property; or where the property is used or planned for a transportation or utility corridor. Typical Application of this zone would include flood control or irrigation channels; schools, parks or other public facilities; existing or future highways, railways or other modes of transportation; or facilities for the production and transmission of electrical, gas, geothermal, or other forms of energy.

Section 29-53 Permitted Uses.

Buildings, structures, and land uses established in the LU zone, on land which is owned in fee by a public agency of the city, county, state or federal government, public district or other political subdivision, including a public school district, shall be in accordance with a development plan approved by the governing body of such agency, or by the administrative entity of such agency empowered to approve such development plans. Any lease, license or permit granted for a use of such publicly owned land by a person other than a public agency, except in the provision of a service incidental to the principal public use of the land, shall be subject to issuance of a conditional use permit (CUP) pursuant to the provisions of section 29-198.

6.2.5 Involved Agencies and Agency Contacts

Table 6.2-6, Involved Agencies and Agency Contacts, lists the agencies involved in this Project.

**TABLE 6.2-6
INVOLVED AGENCIES AND AGENCY CONTACTS**

Agency	Contact/Title	Telephone
City of El Centro Planning Department 1275 W. Main Street El Centro, CA 92243	Oliver M. Alvarado AICP, Planning Director	(760) 337-4545
	Rosie Blankenship Assistant Planner	(760) 337-4869
Imperial County Planning and Development Services 801 Main Street El Centro, CA 92243	Jurg Heuberger AICP, Planning Director	(760) 482-4310
	Richard Cabanilla Planner IV	(760) 482-4313

6.2.6 Permits Required and Permit Schedule

Table 6.2-7, Required Permits and Permit Schedule, provides a summary and schedule for the required permits.

**TABLE 6.2-7
REQUIRED PERMITS AND PERMIT SCHEDULE**

Responsible Agency	Permit/Approval	Schedule
City of El Centro Public Works Department	Grading and Drainage permit	
City of El Centro Building Department	Building permit	

6.2.7 References

Blankenship, Rosie. 2005. *City of El Centro Planning Department*. Personal conversation.

_____. 2006. *City of El Centro Planning Department*. Personal conversation.

Cabanilla, Richard. 2005. *Imperial County Planning and Development Services*. Personal conversation.

California Energy Commission. 2000. *Practice and Procedure & Power Plant Site Certification Regulations*.

California Environmental Quality Act (CEQA). 2004. *Guidelines for the Implementation of the California Environmental Quality Act*.

City of El Centro Planning Department. 2004. *General Plan*.

_____. 2006. *Code of Ordinances*.

Cox, Stacey. 2006. *City of El Centro Planning Department*. Personal conversation.

Imperial County Planning and Development Services. 2003. *General Plan*.

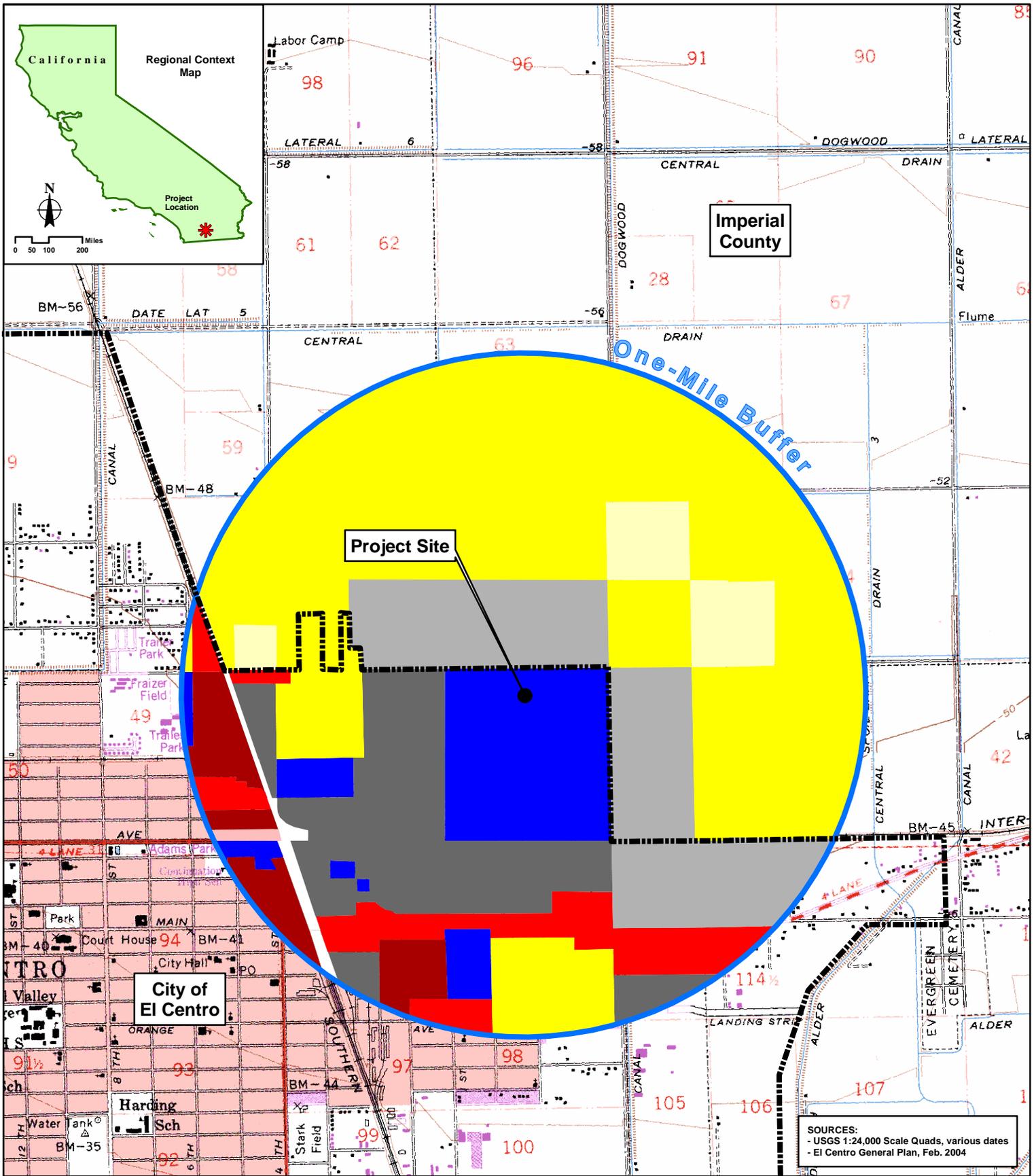
_____. 2005. *Zoning Ordinance*.

Minnick, Jim. 2005. *Imperial County Planning and Development Services*. Personal conversation.

Rodriguez, Jose. 2006. *Imperial County Assessor Office*. Assessor's parcel data.

Southern California Association of Governments (SCAG). 2004. *Southern California Population*.

Villicana, Norma. 2006. *City of El Centro Planning Department*. Personal conversation.

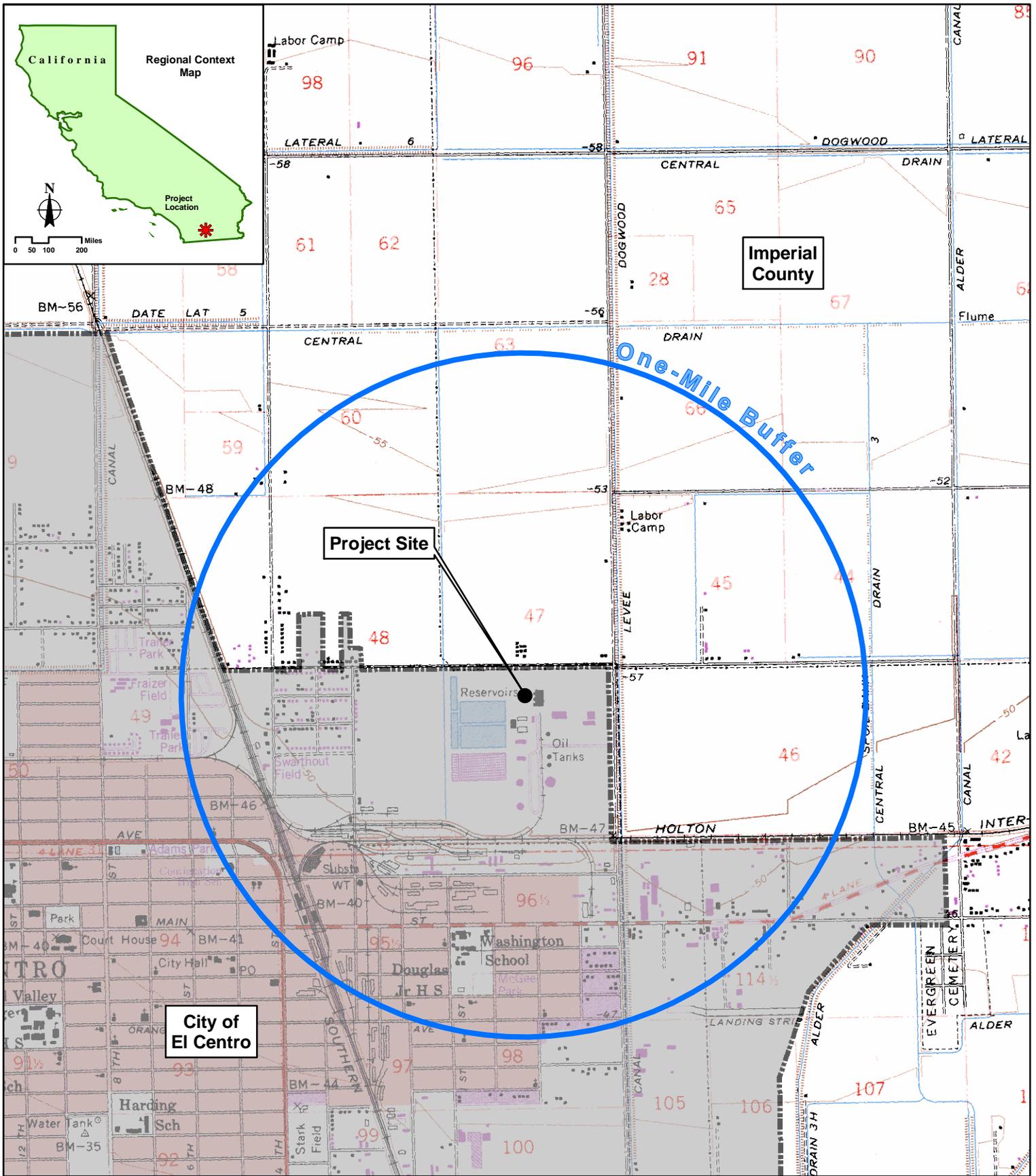


Existing Land Use Within a One-Mile Radius of the Project

El Centro Unit 3 Repower Project
Imperial Irrigation District

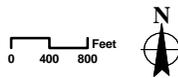


FIGURE 6.2-1



Legend

-  El Centro City Boundary
-  Imperial County Boundary

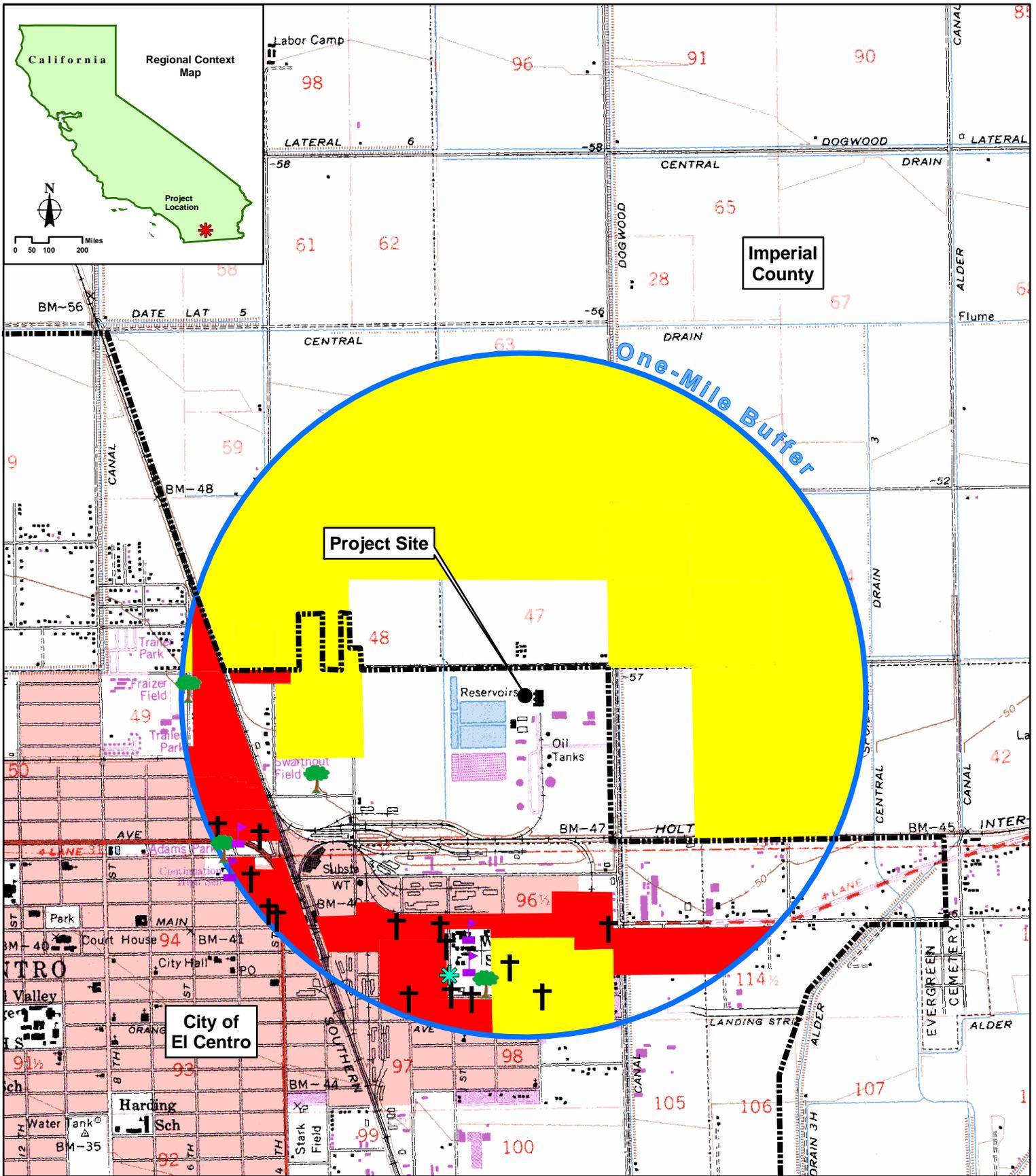


Governmental Jurisdictional Boundaries Map

El Centro Unit 3 Repower Project
Imperial Irrigation District

SOURCES:
 - USGS 1:24,000 Scale Quads, various dates
 - El Centro Official Zoning Map, April 1989, updated 1997 for municipal and county boundaries.





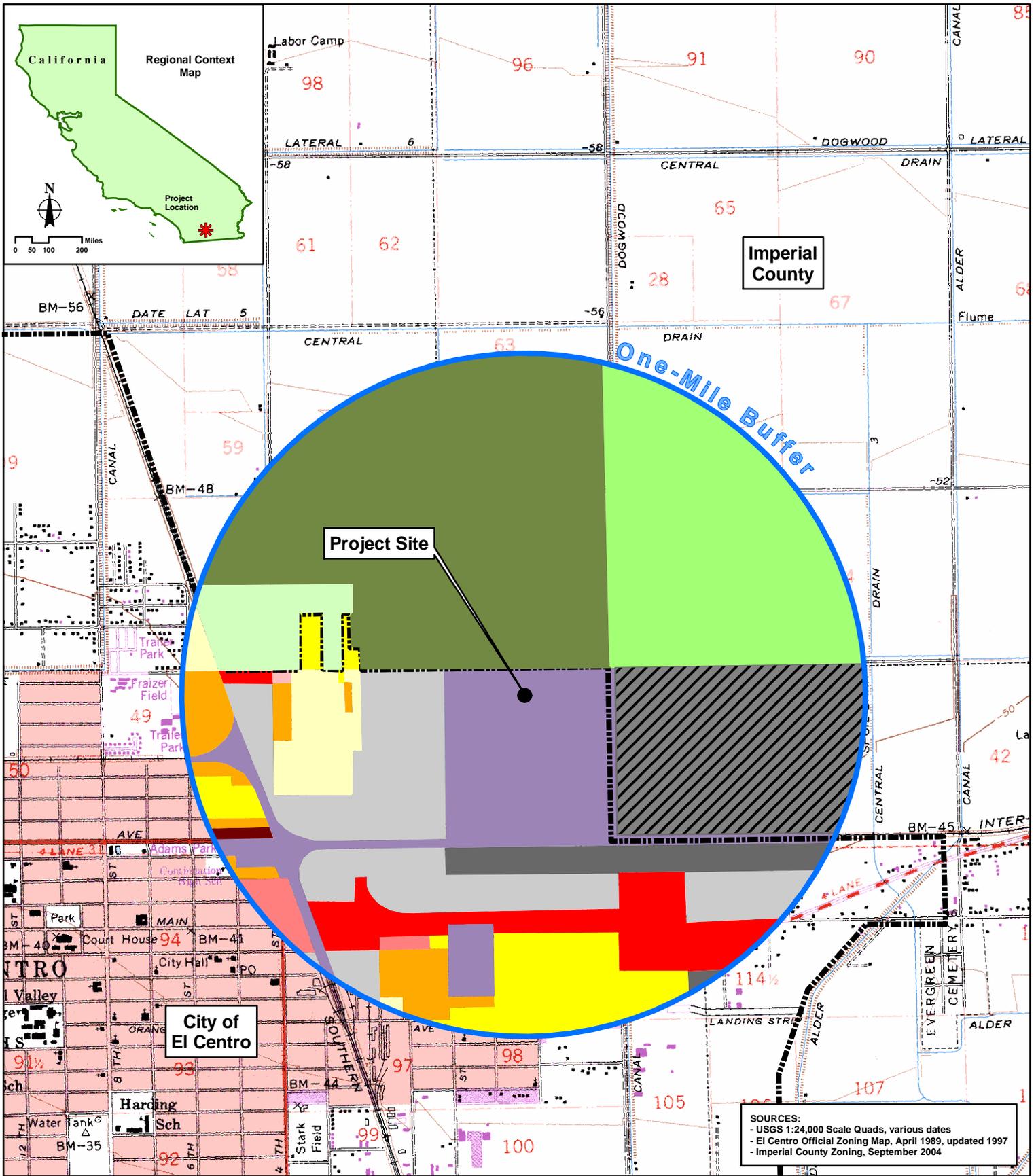
Legend	
El Centro City Boundary	Park
Commercial	School
Residential	Place of Worship
	Recreation Center

Sensitive Land Uses Within a One-Mile Radius of the Project

El Centro Unit 3 Repower Project
Imperial Irrigation District

FIGURE 6.2-3

SOURCES:
 - USGS 1:24,000 Scale Quads, various dates
 - El Centro General Plan, Feb. 2004
 - NAVTEQ, 2005 (schools, churches, parks)



Legend

El Centro Zoning	Limited Use	Imperial County Zoning	Agriculture - A1U
General Commercial	General Manufacturing	Agriculture - A2	Agriculture - A2U
Heavy Commercial	Light Manufacturing	Manufacturing Light Industrial	El Centro City Boundary
Neighborhood Commercial	Single-Family Residential		
Tourist Commercial	Variable Residential		
	Multi-Family Residential		

Zoning Within a One-Mile Radius of the Project
 El Centro Unit 3 Repower Project
 Imperial Irrigation District
FIGURE 6.2-4

