LAND USE RESPONSES

Request #59 - Provide a map that illustrates general plan land use designations by jurisdiction within a mile of the proposed energy facility site and a quarter mile of the natural gas pipeline, transmission line, potable water pipeline, and the wastewater discharge line.

Response #59 - See Figure 59-1.

Request #60 - Provide a map that illustrates existing land uses including schools, health care, recreational facilities, and religious institutions within a mile of the project site and a quarter mile of the natural gas pipeline, transmission line, water pipeline, reclaimed water pipeline, wastewater line and the substation.

Response #60 - Figure 5.7-4A in Section 5.7 (Land Use) of the AFC delineates the existing land uses within 1 mile of the project site and within a quarter mile of the proposed linear and the SCE Valley Substation. Figure 60-1 represents a revision to Figure 5.7-4A, i.e., the incorporation of all identified schools, health care facilities, recreational facilities, and religious institutions are plotted on the revised figure. Table 60-1 presents the location key for the identified facilities.

Table 60-1
Map Location Key

Facility Name	Type of Facility	Map Location #
Romoland Elementary School	School	1
Romoland Headstart	Daycare	2
Romoland Set Free Church	Church	3
Romoland Assembly of God	Church	4
St. Stephens Episcopal	Church	5
Church of Today	Church	6
Sun City Bible Church	Church	7
St. Vincent Ferrer	Church	8
First Baptist Church	Church	9
E.L. "Pete" Peterson Park	Park	10
Victorious Life Christian Center*	Future Church Site	11
Ridgemoor Elementary School*	School	12
Believers Bible Church	Church	13
Sub City Convalescent Care*	Convalescent Center	14
Menifee Valley Medical Center*	Hospital	15

*These facilities lie outside of the distance criteria, but were included for completeness.

Request #61 - Provide a map that shows the existing property line clearly labeled in relation to proposed facilities and indicate where any proposed future lot lines will be when the project has been built.

I:\2330 CALPINE-MENIFEE\DWG\01-30-02\FIG59-1.DWG

MATCH LINE

PROJECT SITE

SCE SUB

MP1.0

MP2.0

MP3.0

MP4.0

MP4.9

ALTERNATIVE "A" NATURAL GAS PIPELINE

TRANSMISSION LINE

MENIFEE RD. GAS COMPRESSOR STATION

GENERAL PLAN LAND USE DESIGNATIONS

COUNTY OF RIVERSIDE

- COMMERCIAL (SENIOR DESIGN)
- RESIDENTIAL, 2-3 DU/AC
- RESIDENTIAL, 1 DU/AC
- MANUFACTURING GENERAL
- HILLSIDE, 1 DU/5AC MIN.
- UTILITY EASEMENTS/ EXISTING USES
- INDUSTRIAL
- BUSINESS PARK
- COMMERCIAL
- COMMERCIAL/ BUSINESS PARK
- RESIDENTIAL, LOW DENSITY (1/2 AC MIN.)
- RESIDENTIAL, MEDIUM DENSITY (3.5 DU/AC MIN.)
- RESIDENTIAL 2-4 DU/AC
- RESIDENTIAL 5-7 DU/AC
- RESIDENTIAL 3-5 DU/AC
- AREAS NOT DESIGNATED

CITY OF PERRIS

- LIGHT INDUSTRIAL
- COMMERCIAL COMMUNITY
- BUSINESS PARK

SOURCES:

SUN CITY/MENIFEE VALLEY COMMUNITY PLAN (1992)
MENIFEE NORTH SPECIFIC PLAN (1994)
CITY OF PERRIS GENERAL PLAN (1991)
RIVERSIDE COUNTY COMPREHENSIVE GENERAL PLAN (1995)

LEGEND

- NATURAL GAS PIPELINES
- TRANSMISSION LINE
- WASTE WATER PIPELINE

0 1000 2000 4000

APPROXIMATE GRAPHIC SCALE IN FEET

Base map from USGS 7.5 Romoland, Perris, Sunnymead, Lakeview and El Casco - Quads (Scale 1:24,000).

Inland Empire Energy Center
Inland Empire Energy Center, LLC

Figure 59-1
General Plan Land Use Designations

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MATCH LINE

MP2.0

ALTERNATIVE "B" NATURAL GAS PIPELINE

North Gas Pipeline Route Deleted from IEEC Project

MP1.0

Romoland

4 3 1,2 13

SCE SUB

PROJECT SITE

MP2.0 MP1.0

5 6 7 8

MP3.0

14 15

ALTERNATIVE "A" NATURAL GAS PIPELINE

TRANSMISSION LINE

MENIFEE RD. GAS COMPRESSOR STATION

MP4.0

Sun City

Golf Course

11 12 9 10

MP4.0

33 34 35

LEGEND

- NATURAL GAS PIPELINES
- TRANSMISSION LINE
- WASTE WATER PIPELINE
- AGRICULTURAL
- RESIDENTIAL, MEDIUM DENSITY
- PARK
- NATURAL PRESERVE
- INDUSTRIAL
- RURAL RESIDENTIAL
- COMMERCIAL

0 1000 2000 4000

APPROXIMATE GRAPHIC SCALE IN FEET

Base map from USGS 7.5 Romoland, Perris, Sunnymead, Lakeview and El Casco - Quads (Scale 1:24,000).

Inland Empire Energy Center
Inland Empire Energy Center, LLC

Figure 60-1
Existing Land Use Within The Project Area

Response #61 - Figure 61-1 more clearly shows the property line for the 45.8-acre site. Although the IEEC will only occupy a portion of the 45.8-acre parcel, the Applicant currently has no plans for making lot any line adjustments, except for those required to allow Antelope Road to be upgraded to a "secondary highway", if so designated by Riverside County. The Applicant understands that the "secondary highway" designation would require that a 10-foot wide strip on the west side of the parcel be deeded over to Riverside County.

Request #62 - Indicate the proposed use of all portions of the 45.8-acre project site both before and after construction.

Response #62 - Figure 3.3-1 in the AFC shows the entire 45.8-acre parcel and the location of the IEEC within the parcel. The parcel is zoned industrial but is currently used for agriculture. The IEEC and associated landscaping will cover approximately 35 acres of the 45.8-acre parcel. The Applicant currently has no planned uses for the remaining acreage, however a strip of land at the south end of the parcel is being reserved for a future flood control channel (see Data Response #116).

Request #63 - Confirm that APN 331-180-08 is a legal lot or indicate where the legal lot lines are.

Response #63 - APN 331-180-08 actually consists of a total of 10 lots. The legal lot lines are shown in Figure 61-1.

Request #64 - Provide a map showing the location of the proposed new potable water supply line indicating the general plan designations, zoning classifications, and existing land uses within a quarter mile of the new pipeline.

Response #64 - The new potable water supply line will be owned by EMWD and located in Antelope Road. The new line will connect to an existing line in Enthanac Road on the north end and to an existing line in McLaughlin Road on the south end, a total distance of about 0.5 mile (the 4.7-mile pipeline is non-reclaimable wastewater pipeline). General plan designations, zoning classifications, and existing land uses within a quarter mile of this pipeline are identified in AFC Figures 5.7-2A, 5.7-3A, and 5.7-4A.

Request #65 - Provide a map that shows the location of the proposed non-reclaimable wastewater pipeline, indicating the general plan designations, zoning classifications, and existing land uses within a quarter mile of the new pipeline.

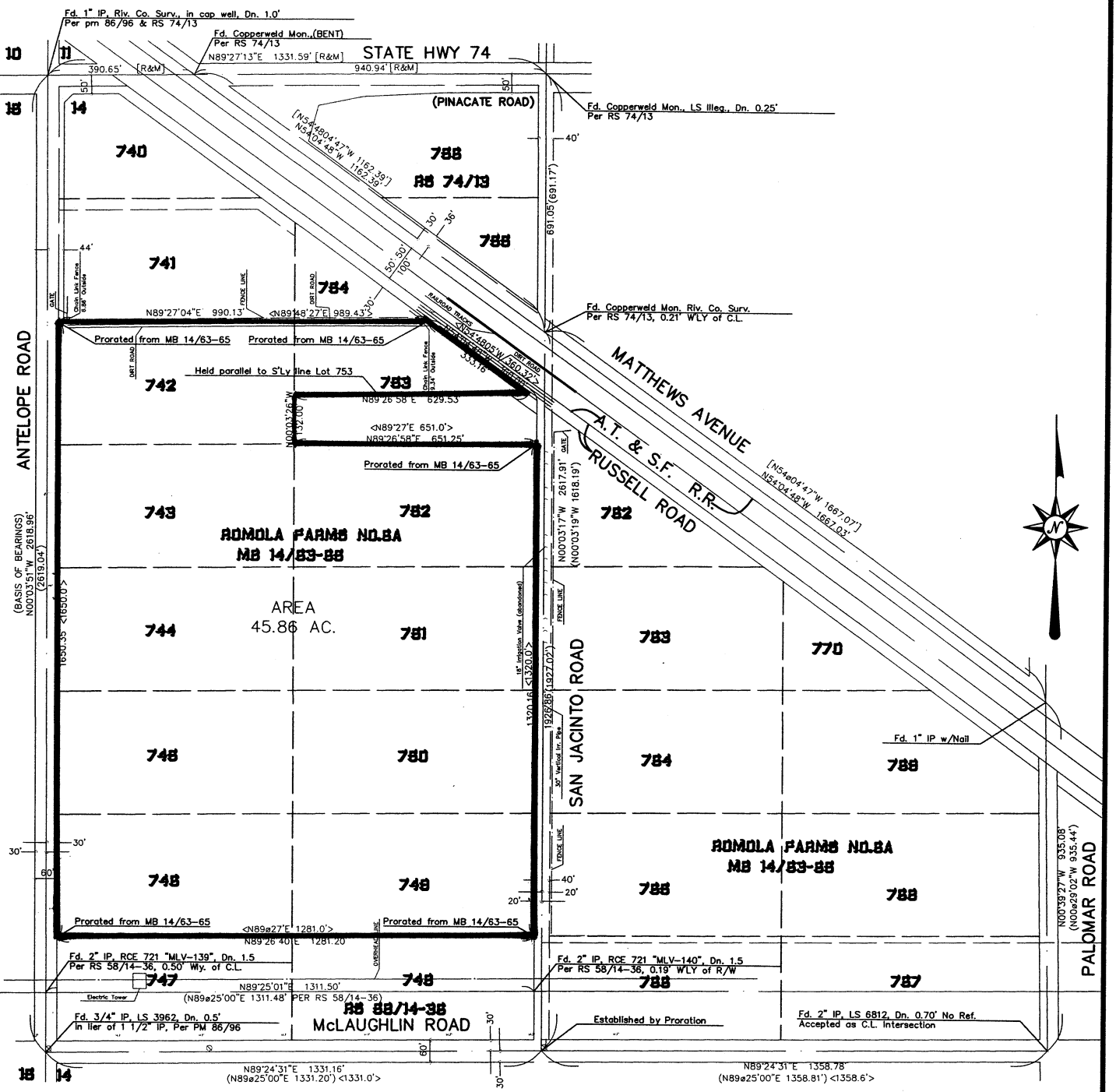
Response #65 - See new Figure 59-1, AFC Figures 5.7-2A, 5.7-3A, and 5.7-4A.

Request #66 - Please update Table 5.7-4 of the AFC to provide a list of all projects either under construction or approved for construction within a 1-mile radius of the project site.

Response #66 - Per the Applicant's notification of January 24, 2002, the projected filing date for this response is March 13, 2002.

Request #67 - Please provide a map that shows the location of all cumulative projects identified in the revised Table 5.7-4.

Response #67 - Per the Applicant's notification of January 24, 2002, the projected filing date for this response is March 13, 2002.



300 150 0 300 600

SCALE IN FEET

Inland Empire Energy Center
Inland Empire Energy Center, LLC

Figure 61-1
ALTA Survey

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Request #68 - Please identify the appropriate local agency contact that can verify the cumulative project list and locations.

Response #68 - Per the Applicant's notification of January 24, 2002, the projected filing date for this response is March 13, 2002.