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Specific Local Policies Applicable to Each Issue Area for the Corona ILA Site

Aesthetics	The project site is proximate to a portion of the Interstate 15 that is listed in the State Master Plan as eligible for official scenic highway designation. The Riverside County General Plan recommends deletion of this portion of the Interstate 15 from the State Master Plan on the grounds that mineral resource extraction operations have heavily impacted its views. According to the Caltrans Website (www.dot.ca.gov) this portion of Interstate 15 is not currently an eligible or officially designated route on the California Scenic Highway System. There are no policies for aesthetics which apply to the proposed project or the project site.
Agricultural Resources	There are no local policies for agricultural resources that apply to the project site.
Air Quality	For the City of Riverside, the South Coast Air Quality Management District (SCAQMD) sets the local air quality policy. SCAQMD recommends that significance be based on a consideration of the control measures to be implemented. SCAQMD specifies requirements for owners of emergency generators. SCAQMD also has significance criteria and requirements for construction projects. See Section III for a detailed discussion and presentation of these local policies.
Biological Resources	There are no applicable policies for biological resources found in the <i>County of Riverside Comprehensive General Plan Wildlife Element</i> .

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Cultural Resources	<p>There are 2 objectives for cultural resources found in the <i>County of Riverside Comprehensive General Plan Historic and Prehistoric Resources Element</i> that may apply to the proposed project:</p> <ol style="list-style-type: none">1. Identify and document significant historic and prehistoric resources, and provide for the preservation of representative and worthy examples.2. Recognize the value of historic and prehistoric resources, and assess current and proposed land uses for impacts upon those resources. <p>Furthermore, these following land use standards found in the <i>County of Riverside Comprehensive General Plan Historic and Prehistoric Resources</i> may apply to the proposed project:</p> <ul style="list-style-type: none">• Development proposals shall be assessed for potential impacts upon significant historic resources. If a proposed development site includes a significant historic resource, as identified by the County historic resources survey and inventory and indicated on the General Plan Resources Maps, or as identified through a field observation and confirmed by the Historical Commission, then any significant impacts on the resource must be adequately mitigated.• Development proposals shall be assessed for potential impacts upon prehistoric resources, including archaeological and paleontologist resources.• If a development proposal would affect Native American resources, appropriate Native American groups or individuals will be consulted during project analysis.
Geology and Soils	<p>There are no applicable policies for geology and soils found in the <i>County of Riverside Comprehensive General Plan</i>.</p>

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Hazards and Hazardous Materials	<p>The <i>County of Riverside Comprehensive General Plan Environmental Hazards and Resources Element</i> contains policies for hazards and hazardous materials. The following Land Use Standards for Hazardous Materials and Wastes may apply to the proposed project.</p> <p>1.Land Use Standard – Industrial Land Use Siting Requirements: All proposals for heavy, medium, and light industrial uses are required to be sited so as to minimize the potential risks to public health and safety from the production, processing, handling, storage, treatment, transport, and disposal of hazardous materials and wastes associated with industrial produces and users and off-site transfer, treatment and disposal facilities.</p> <p>3.Land Use Standard – Industrial Land Uses – Hazardous Materials and Wastes – General Requirements: All proposals for heavy, medium, and light industrial uses that would use or produce hazardous materials or generate hazardous waste shall be designed and operated to ensure adequate protection of public health and safety from the hazardous materials and wastes characteristics of the uses.</p> <p>All facilities and areas associated with an industrial land use that are planned for the handling of hazardous materials and wastes shall be reviewed to ensure that they are designed to protect persons on and off the premises, to avoid environmental impacts, and to be compatible with nearby land uses.</p>
Hydrology and Water Quality	<p>There are no applicable policies for hydrology found in the <i>County of Riverside Comprehensive General Plan</i>.</p> <p>The following policy for water quality is found in the <i>County of Riverside Comprehensive General Plan Environmental Hazards and Resources Element</i> and may apply to the proposed project:</p> <p style="padding-left: 40px;">All development proposals will be reviewed for potential adverse effects on water quality and will be required to mitigate any significant impacts.</p>

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Land Use Planning	<p>The project site is located in unincorporated Riverside County, near the City of Corona. The Riverside County General Plan Land Use Designation for the project site is Light Industrial (L-I). The project site is located in the Manufacturing-Service Commercial (M-SC) Zoning District under the Riverside County Zoning Code. The intent of the M-SC zoning district is as follows:</p> <ol style="list-style-type: none">1. to promote and attract industrial and manufacturing activities which will provide jobs to local residents and strengthen the County's economic base;2. to provide the necessary improvements to support industrial growth;3. to ensure that new industry is compatible with uses on adjacent lands, and to protect industrial areas from encroachment by incompatible uses that may jeopardize industry (Article XI, Section 11.1). <p>The proposed project would be permitted in the M-SC zone subject to approval of an administrative Plot Plan Review [Article XI, Section 11.2.b.(1)(j)(4)]. Plot Plan Review is an administrative process, reviewed by the County Planning Department, and does not require a public hearing. Building, electrical, and other permits, as appropriate, would be required prior to construction.</p> <p>The proposed project would comply with all local planning and land use policies through compliance with the County's required Plot Plan approval.</p>
Mineral Resources	<p>There are no local policies for mineral resources that apply to the proposed project or project site.</p>
Noise	<p>Riverside County restricts construction to the hours from 7 a.m. to 6 p.m. during the months of October through May, and from 6 a.m. to 6 p.m., June through September. "Normally Acceptable" long-term operational noise from industrial/communications/utilities sources is limited to 70 dBA CNEL or L_{dn} at the boundary of the noise-producing parcel.</p>
Population and Housing	<p>There are no local policies for population and housing that apply to the proposed project or the project site.</p>

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Public Services	There are no local policies for public services that apply to the proposed project or the project site.
Recreation	There are no local policies for recreation which apply to the proposed project or the project site.
Transportation/ Traffic	<p>The following Riverside County General Plan Circulation Element policies may apply to the proposed project.</p> <ul style="list-style-type: none">• Road rights-of-way and improvements shall be primarily determined by land use and travel demand.• Through traffic movements shall be limited to general plan roads and should avoid streets through residential neighborhoods.• Access points and intersections of streets and highways shall be limited based upon the road's classification and function.• Parcel access points taken directly off general planned highways shall be discouraged.• Access may be permitted off general planned highways if no local streets are present.• Whenever access must be taken directly off of a general planned highway for abutting parcels, common access shall be provided at the property line. Parcels on opposite sides of a highway shall have access points located directly opposite each other, whenever possible, to allow for future street intersections and increased safety.• Private land developments shall be required to provide all on-site road and auxiliary facility improvements necessary to mitigate any development generated circulation impacts. A review of each proposed land development project shall be undertaken to identify project impacts to the circulation system and its auxiliary facilities.• All identified impacts to the circulation system by proposed land developments shall be mitigated by the developer in conformance to requirements established by the responsible agency.• Transportation performance standards for evaluating land use proposals for each land use category shall be based upon levels of service as defined by the Highway Capacity Manual and County Guidelines.• Adequate parking facilities shall be required for all land uses.• Adequate off-street parking and loading facilities shall be required for all new developments.<ul style="list-style-type: none">4. Appropriate facilities shall be provided to assure the safe movement of pedestrians. <p>The proposed project would comply with all applicable policies for transportation during the County's required Plot Plan Review process.</p>

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Utilities and Service Systems	There are no local policies for utilities and service systems which apply to the proposed project or project site.
Sources	Boothe, Behlila. Planner, Riverside County, (909) 955-3219, Interviewed by Jesus Olmos, Chambers Group Inc., 9/23/99. McDonald, Orvan, Building Inspector, Riverside County Department of Building and Safety, (909) 955-3200, Interviewed by Christopher Jensen, TRC, November 29, 1999. Riverside County General Plan, 1990 Riverside County Zoning Ordinance 1990