

Table 2

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

Aesthetics	The City has adopted local policies for Community Design, on-site landscaping of approximately 5% is required in Manufacturing zones. The proposed project would comply with any applicable local policies for aesthetics during the City's required Site Plan approval.
Agricultural Resources	There are no local policies for agricultural resources which apply to the project site.
Air Quality	For the City of El Centro, the Imperial County Air Pollution Control District (IVAPCD) sets the local air quality policy. IVAPCD recommends that significance be based on a consideration of the control measures to be implemented. IVAPCD specifies requirements for owners of emergency generators. IVAPCD recommends that significance for particulate matter for construction projects be based on a consideration of the control measures to be implemented. See Section III for a detailed discussion and presentation of these local policies.
Biological Resources	There are no applicable local policies for biological resources found in the <i>City of El Centro General Plan Open Space Element</i> .
Cultural Resources	There are no applicable local policies for cultural resources found in the <i>City of El Centro General Plan Community and Historic Resources Element</i> .
Geology and Soils	<p>The following local policies for Geology and soils are found in the Safety Element of the City of El Centro General Plan and may apply to the proposed project:</p> <ul style="list-style-type: none"> • Regulating new building construction based on limitations consistent with existing and evolving seismic and geologic knowledge. The potential for earthquakes to result in loss of life and extensive property damage greatly increases in relation to the height of buildings. • Creating land use restrictions for new construction in areas determined to have higher than acceptable risk to life and property in case of earthquake damage.
Hazards and Hazardous Materials	There are no applicable local policies for hazardous materials found in the <i>City of El Centro General Plan Safety Element</i> .
Hydrology and Water Quality	There are no applicable local policies for hydrology and water quality found in the City of El Centro planning and development documents.
Land Use Planning	<p>The following local policies for industrial land uses are found in the Land Use Element of the City of El Centro General Plan and may apply to the proposed project:</p> <ul style="list-style-type: none"> • To prevent intrusion of all incompatible uses that would reduce the efficiency of the industries and their opportunities for growth. • To protect adjacent residential areas from the intrusion of industry related noise, light, and visual clutter by proper screening, landscaping, and the use of buffers. • All storage and waste areas should be screened from view to enhance the quality of the environment. <p>The proposed project would comply with all applicable local land use policies through the City's required Site Plan approval process.</p>
Mineral Resources	There are no local policies for mineral resources which apply to the proposed project or project site.

Table 2 (Continued)

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Noise	The City of El Centro restricts construction in non-residential areas to the period between 6 am and 7 pm, Monday through Saturday. No construction equipment shall be operated so as to cause noise at a level in excess of 75 dBA for more than 8 hours during any 24-hour period when measured at or within a residential property line. (City of El Centro Municipal Code, Section 17.1, 1975). The City of El Centro also sets limits of daily- and hourly-averaged noise levels that apply to operation of the emergency standby generator. Construction and generator noise sources are discussed in Section XI of the checklist.
Population and Housing	There are no local policies for population and housing which apply to the proposed project or the project site.
Public Services	There are no local policies for public services which apply to the proposed project or project site.
Recreation	There are no local policies for recreation which apply to the proposed project or the project site.
Transportation/Traffic	The proposed project would comply with any applicable local policies for transportation during the City's required Site Plan approval process.
Utilities and Service Systems	There are no local policies for utilities and service systems which apply to the proposed project or the project site.
Sources	City of El Centro Zoning Ordinance, 1989. City of El Centro General Plan, 1990. City of El Centro Municipal Code, Section 17 (Noise Abatement and Control), 1975. Estrada, Rosie. Staff Assistant, City of El Centro Planning and Housing Department (760) 337-4545. Interviewed by Sam Stewart, Chambers Group Inc., 9/21/1999 and interviewed by Cheryl Kuta, Chambers Group Inc., 9/24/1999.