

Table 2	
Specific Local Policies Applicable to Each Issue Area for the Emeryville ILA Site	
Aesthetics	There are no local policies for aesthetics that are applicable to the proposed project or project site. The project site is not visible from nor located in the vicinity of any scenic vistas or State or locally designated scenic highways. The proposed project would undergo local land use review for issuance of a Conditional Use Permit from the City of Emeryville. At the City's discretion, conditions of approval related to visual conditions may be imposed.
Agricultural Resources	There are no local policies for agricultural resources that apply to the proposed project or project site.
Air Quality	For the City of Emeryville, the Bay Area Air Quality Management District (BAAQMD) sets the local air quality policy. BAAQMD recommends that significance be based on a consideration of the control measures to be implemented. BAAQMD specifies requirements for owners of emergency generators. BAAQMD 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	The City of Emeryville General Plan Environmental Resources Element contains policies to protect biological resources. There are no applicable policies addressing biological resources in the City of Emeryville planning and development documents.
Cultural Resources	The City of Emeryville Environmental Resources Element contains policies for the preservation of cultural resources. It is the objective of the City to "protect Emeryville's historic and cultural resources and encourage future development to reflect that heritage." There are no applicable policies in the City of Emeryville planning and development documents.
Geology and Soils	<p>The following policy found in the City of Emeryville General Plan Geotechnical Hazards Element related to seismic activity may apply to the proposed project.</p> <ul style="list-style-type: none"> • Policy 2: Utility lines should be placed underground. <p>The proposed project would comply with all applicable local policies for geotechnical hazards, including seismic activity, and would undergo local review during the required Conditional Use Permit process.</p>
Hazards and Hazardous Materials	There are no local policies for hazards and hazardous materials that apply to the proposed project or project site.

Table 2 (Continued)

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

Hydrology and Water Quality	<p>The following policy found in the City of Emeryville General Plan Water Resources Element may apply to the proposed project.</p> <ul style="list-style-type: none">• Policy 2: Water quality in Temescal Creek should not be degraded since the plan calls for increased public access to the creek as a recreational resource. <p>The Temescal Creek, a concrete-lined drainage channel runs across the property. The proposed project would comply with all applicable local policies for hydrology and water quality, and would undergo local review during the required Conditional Use Permit process.</p>
Land Use Planning	<p>The City's General Plan land use designation for the project site is "Commercial". This land use category consists of office and general commercial activities ranging from small businesses serving local neighborhoods, to regional retail and administrative offices including hospitals, medical office buildings, and related support facilities. The zoning designation for the project site is Mixed Use (M-U). The purpose of the M-U zoning district is to implement policies contained in the Community Development component of the General Plan, particularly policies prescribed by the Mixed Use land use category. The only permitted use in this zoning district is "Essential Civic Services". All other land use types require approval of a Conditional Use Permit.</p> <p>The proposed project would be defined as a "Utility Service" use under the City of Emeryville Zoning Ordinance (9-4.4.230). Section 9-4.36.3(b) of the Zoning Ordinance permits Utility Services in the M-U zoning district subject to a Conditional Use Permit.</p> <p>The proposed project would comply with all applicable local policies for land use and planning and would undergo local review during the required Conditional Use Permit process.</p>
Mineral Resources	<p>There are no local policies for mineral resources that apply to the proposed project or project site.</p>
Noise	<p>The City of Emeryville does not restrict construction in non-residential areas, and there is no construction noise threshold. There are recommended noise levels, and, for an "Industrial-Other" land use category, there is a "Normally Acceptable" noise level of 70 Ldn (dBA), a "Conditionally Acceptable" noise level of 80 Ldn (dBA), and a "Unacceptable" noise level of 85 Ldn (dBA) (City of Emeryville General Plan, Chapter 13 Noise Element, 1995).</p>
Population and Housing	<p>There are no local policies for population and housing that apply to the proposed project or project site.</p>
Public Services	<p>There are no local policies for public services that apply to the proposed project or project site.</p>

Table 2 (Continued)

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

Recreation	There are no local policies for recreation which apply to the proposed project or project site.
Transportation/ Traffic	<p>The following policies found in the City of Emeryville General Plan Circulation Element may apply to the proposed project:</p> <ul style="list-style-type: none">• Policy 2: The City has established and will administer a program imposing developer fees to mitigate the impacts of development projects on the circulation system.• Policy 3: The City will require development projects, where appropriate, to assist in the financing of parking, street, pedestrian, and bicycle way improvements.• Policy 5: Arterial streets designated on the Circulation Plan should be designed to carry traffic between arterial streets and local streets. <p>The proposed project would comply with all applicable policies for transportation and traffic and will undergo City review for compliance during the Conditional Use Permit process.</p>
Utilities and Service Systems	There are no local policies for utilities and service systems which apply to the proposed project or project site.
Sources	<p><i>The City of Emeryville General Plan</i>, 1993 edition</p> <p><i>The City of Emeryville Zoning Ordinance</i>, 1998 edition</p> <p>Kaufman, Maurice B. Senior Civil Engineer, Department of Public Works, City of Emeryville, (510) 596-4334, interviewed by Lisa Chen, Chambers Group Inc., 9/7/99.</p> <p>Pollard, Leslie. Planning Technician, City of Emeryville, (510) 596-4362, interviewed by Lisa Chen, Chambers Group Inc., 9/8/99, interviewed by Sam Stewart, Chambers Group Inc., 9/9/99.</p>