



INDUSTRIAL DEVELOPMENT REGULATIONS UPDATE

Community & Economic Development Department

Land Use, Sustainability and Resilience Committee

December 12, 2022

1



RiversideCA.gov

1

BACKGROUND

2015-2016

- Council directs staff to reexamine existing policies and regulations for industrial development including 2008 Good Neighbor Guidelines

November 2020

- Updated GNG-2020 and related amendments to Title 19 (Zoning) for new or modified industrial development adopted by Council

January 25, 2022:

- Following Council approval of Sycamore Hills Distribution Center project, Councilwoman Plascencia requested update on current regulations and a report on industry best practices be brought to Land Use, Sustainability and Resilience Committee

2



RiversideCA.gov

2

BACKGROUND

June 13, 2022

- Staff presented an update to Committee on current industrial regulations, best practices in the region, state and regional regulatory efforts, sensitive receptor protections and community benefits
- Vacant Site Analysis conducted to identify potential locations for warehouse development and percentage of available land

Future Meeting Items

- Initiate outreach efforts with key stakeholders to determine if further changes are needed to Zoning Code
- Conduct geo-spatial analysis to evaluate the proximity of industrially zoned land to sensitive receptors
- Further explore best practices



3

RiversideCA.gov

3

REGULATORY & REGIONAL UPDATES



Assembly Bill 2840 (Eloise Gomez-Reyes, D-San Bernardino)

- Would have established 1,000-foot setback from sensitive receptors for warehouse projects and required construction careers agreement.
- June 2022 - held in the Senate Governance & Finance Committee.



SCAQMD Rule 2305 & WAIRE Program

- Regulates the vehicles travelling to and from logistics facilities as indirect sources and requires that owner/operators submit annual report showing compliance.
- Phase 1 – Warehouses > 250,000 sq.ft.
 - Initial compliance period ends 12/31/2022.

4



RiversideCA.gov

4

REGULATORY & REGIONAL UPDATES

Moratoriums

- Cities throughout the region have extended or implemented moratoriums on warehouse development
- Assessing cumulative impacts & externalities
- Some cities include Pomona, Vernon, Norco, Redlands and Colton



Municipal Ballot Initiatives

- Measure J – City of Redlands
- November 2022 Municipal General Election
- Amend Municipal Code to increase business license tax rate from \$.047 per sq. ft. to \$.105
- Estimated general fund revenue of \$530,000



City of Perris – GNG 2022

- August 2022 - Adopted Good Neighbor Guidelines as policy framework
- Silver LEED Certification for qualifying buildings
- Installation of solar panels to supply energy

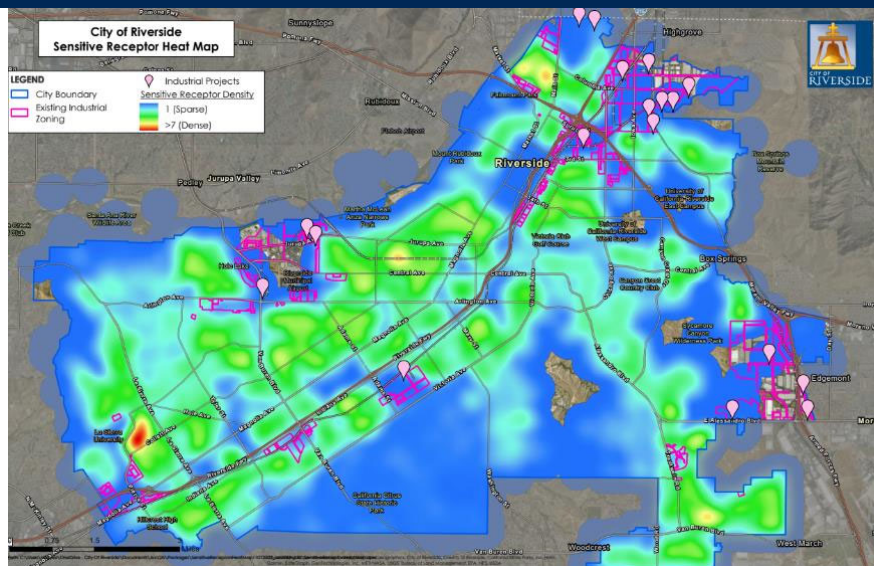


5

RiversideCA.gov

5

SENSITIVE RECEPTOR ANALYSIS



6

RiversideCA.gov

6

COMMUNITY OUTREACH

- Five community meetings – virtual and in person
 - ✓ September 13 (Virtual)
 - ✓ September 21 (City Hall)
 - ✓ September 29 (Virtual)
 - ✓ October 6 (Cesar Chavez Community Center)
 - ✓ October 26 (Virtual)
- 50 participants overall
- Residents, neighborhood organizations, developers, labor groups, environmental groups, professional business associations and community interest groups



October 6th Meeting at the Cesar Chavez Community Center



7

RiversideCA.gov

7

COMMUNITY FEEDBACK

Discussions across all five meetings highlighted differing opinions of the role warehouses should have in the City

Key themes identified:



8

RiversideCA.gov


8


FUTURE CONSIDERATION

Three options available for consideration and address key theme identified in outreach process

I. Modify Existing Policy – Sustainability, Transparency and Compatibility

Sustainability	Transparency	Compatibility
<ul style="list-style-type: none"> LEED Certification for qualifying buildings Solar generation requirements Expand scope of industrial development standards to include sensitive receptors Sustainable construction practices Preserve open space 	<ul style="list-style-type: none"> Increase project notification radius Require public signage on subject site if proposed project Require earlier public notification 	<ul style="list-style-type: none"> Require architectural variation and building massing modifications Require building massing to vary in depth, plane and form, and include recessed features


9


RiversideCA.gov


9


PROPOSED OPTIONS

Three options available for consideration and address key theme identified in outreach process

II. Community Benefits Framework – Innovation and Cooperation

Innovation	Cooperation
<ul style="list-style-type: none"> Establish Warehousing and Distribution Facilities (WDF) Overlay Zone Require Community Benefit and/or Development Agreements for qualifying projects 	<ul style="list-style-type: none"> Require community meetings between project applicant and ward residents


10


RiversideCA.gov

10

PROPOSED OPTIONS

Three options available for consideration and address key theme identified in outreach process

III. No Changes or Alternative Option Not Considered

Maintain current regulations

Pursue option not considered within report



STRATEGIC PLAN ALIGNMENT



Strategic Priority 3

Economic Opportunity

(Goal 3.1 – Facilitate partnerships and programs to develop, attract and retain innovative business sectors)

Strategic Priority 4

Environmental Stewardship

(Goal 4.4 - Implement measures and educate the community to responsibly manage goods, products and services throughout their life cycle to achieve waste reduction outcomes)



RECOMMENDATIONS

Staff recommends that the **Land Use, Sustainability and Resilience Committee:**

1. Receive and file an update on the City's current development regulations related to warehouse & distribution facilities; and
2. Provide staff with policy direction on changes for future consideration.

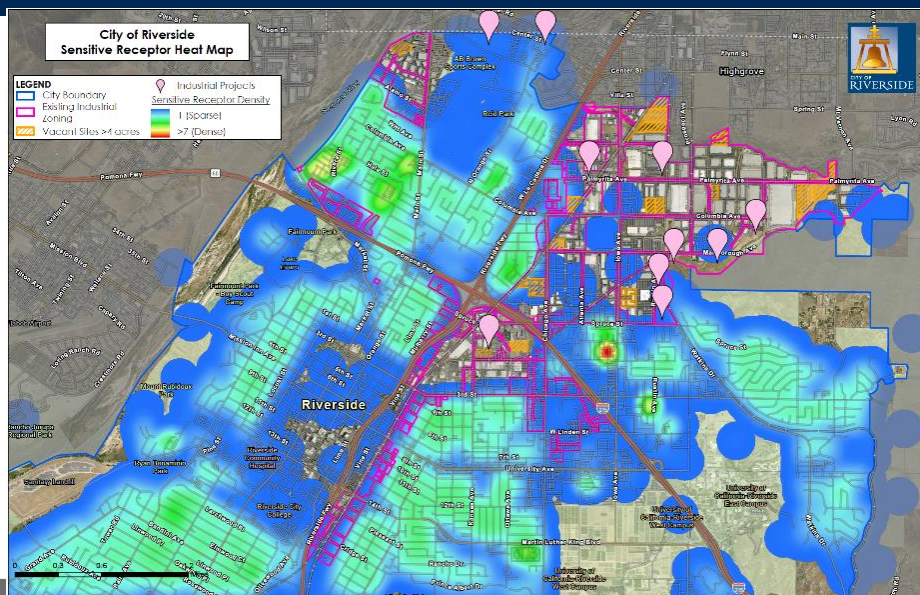


13

RiversideCA.gov

13

REFERENCE SLIDES

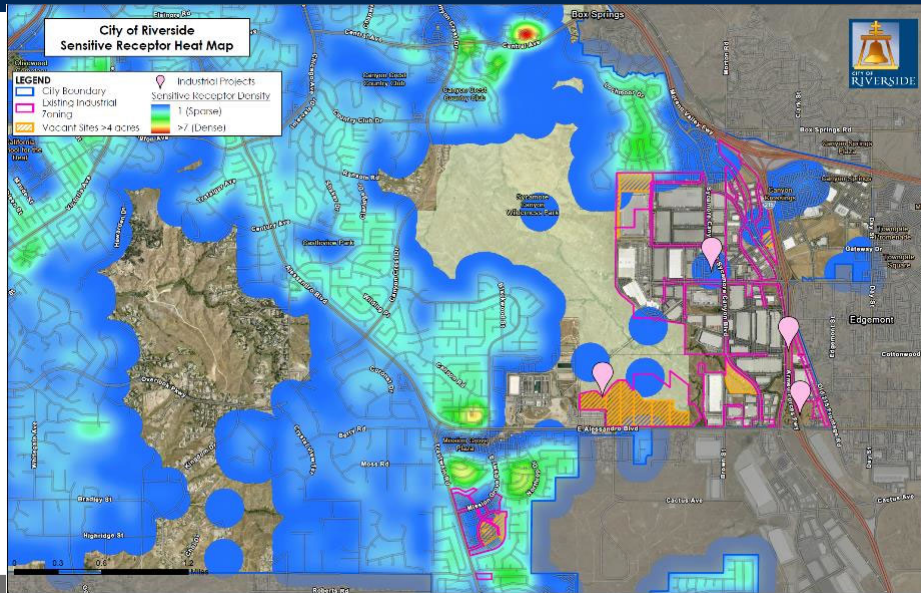


14

RiversideCA.gov

14

REFERENCE SLIDES

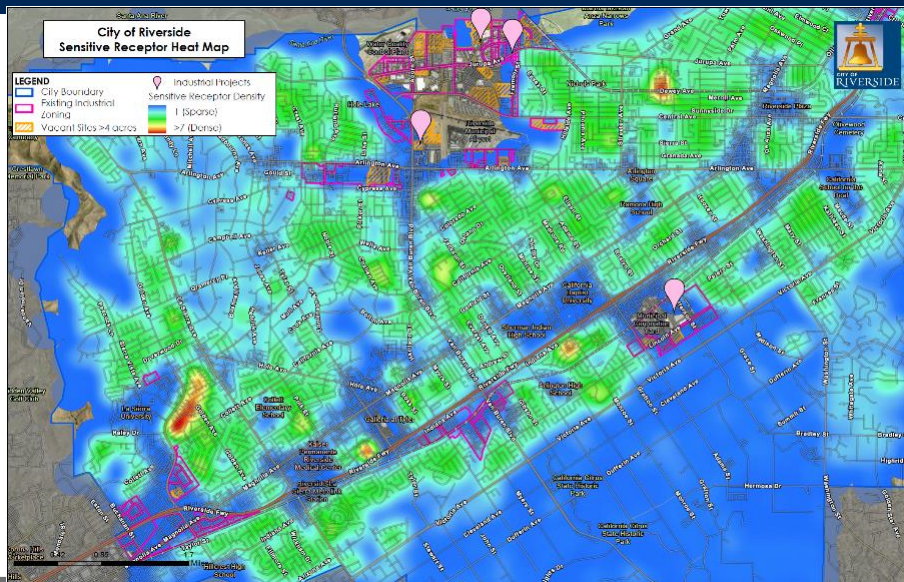


15

RiversideCA.gov

15

REFERENCE SLIDES



16

RiversideCA.gov

16