

Good Neighbor Guidelines Update – Summary of Comments and Responses

Planning Commission Workshop - September 3, 2020 Additional Questions/Concerns			
No.	Topic	Source	Question
1.	Air Quality	Public Commission	Why are the proposed GNG-2020 and Zoning and Specific Plan Updates based on ARB and WRCOG guidance that references the Multiple Air Toxics Exposure Survey (MATES)-II study?
2.	Air Quality	Public Commission	Can the guidelines be updated to incorporate data and findings from the MATES III, IV and V studies?
3.	Economy	Commission	Will the proposed regulations and updated guidelines attract businesses/employment to Riverside?
4.	Land Use	Public	Why are logistics and the goods movement industries the only focus of the GNG Updates? Why are other land uses not considered?
5.	Land Use	Public	Does the application of the regulations consider the occupancy/vacancy of adjacent sensitive receptors/land uses?
6.	Noise	Commission	Do the hours of operation limitations factor in the varying cost of energy throughout the day?
7.	Noise	Commission	Why are the hours of operation limitations proposed if they are already limited by Title 7 – Noise?
8.	Process	Public Commission	Why is Staff proposing that the amendments are exempt from CEQA Review?
9.	Process	Public	How do the proposed regulations affect industry as it relates to the recently adopted Vehicle Miles Traveled (VMT) analysis requirements?
10.	Process	Commission	What protections can be provided to projects that are in the design or development process (pipeline), but that are not yet approved, that would be affected by the proposed amendments?
11.	Process	Public Commission	Why do we need the changes to Title 19 when CEQA addresses issues through technical studies (traffic, noise, air quality, HRA)?
12.	Process	Commission	How many industrial development projects are currently in the process?
13.	Process	Commission	With air quality the most important aspect of the Title 19 changes, explain the need for the neighborhood character and noise considerations.
14.	Regulations	Commission	Explain why this is not a “one size fits all” approach?
15.	Regulations	Commission	How do the Title 19 changes define “public facilities”?
16.	Regulations	Public	How/why are industrial developments expected to fully screen any parking on their sites?
17.	Regulations	Public	Why is industrial development responsible for identifying truck routes when only the City can designate them?
18.	Regulations	Public	Why are building size thresholds based on square footage and not number of dock doors?
19.	Regulations	Commission	Are the proposed hours of operation limitations too restrictive?