



## Warehouse Good Neighbor Guidelines & Industrial/Residential Interface Study

**Community & Economic  
Development Department**

City Council  
October 25, 2016

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## Background

May 19, 2015 – City Council requested presentation to the Utility Services/Land Use/Energy Development Committee (LUC):

1. Policies for industrial/warehouse buildings when adjacent residential zones.
2. Development standards for industrial zoned properties.



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## Background

March 10, 2016 – LUC directed staff to:

1. Analyze City's " *Good Neighbor Guidelines for Siting New and/or Modified Warehouse Distribution Facilities*", and determine if changes are warranted;
2. Analyze development standards against other cities to determine best practices when industrial projects are constructed adjacent to residential zones; and
3. Present findings to the City Council.



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## Good Neighbor Guidelines

Drafted by the Regional Air Quality Task Force (RAQTF)

- A. RAQTF created by Riverside County & WRCOG in 2003
- B. Multi-industry representatives
- C. 1998 SCAQMD study identified cancer risk from diesel emissions
- D. Objective was to mitigate diesel emissions from logistics facilities



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## Good Neighbor Guidelines

*" Good Neighbor Guidelines for Siting New and/or Modified Warehouse Distribution Facilities"*

- A. Western Riverside Council of Governments (2005)
- B. City of Riverside (2008)
- C. Focus on land use practice & strategies to minimize impacts of diesel emissions from warehouse-related truck traffic.



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## Good Neighbor Survey

City staff surveyed local jurisdictions:

- A. 18 cities in WRCOG region
- B. 7 cities in San Bernardino County
- C. County of Riverside
- D. County of San Bernardino



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## Good Neighbor Survey

Three jurisdictions apply Good Neighbor Guidelines:

1. City of Riverside
2. City of Moreno Valley
3. March Joint Powers Authority  
(WRCOG Guidelines)

City staff consulted with SCAQMD on current toxin analysis



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## Seven WRCOG Goals

WRCOG Good Neighbor Guidelines Goals:

1. Minimize exposure of diesel emissions to neighbors in close proximity.
2. Eliminate diesel trucks from traveling through residential neighborhoods.
3. Eliminate trucks from parking and repairing vehicles on residential streets.
4. Restrict diesel truck from idling on-site.



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## Seven WRCOG Goals

Goals not implemented by Riverside or Moreno Valley:

5. Encourage cleaner fleet vehicles.
6. Educate truck drivers.
7. Establish a public outreach program.



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## Thresholds

Thresholds for Good Neighbor Guidelines:

WRCOG

1. Any industrial building with more than three truck bays; or
2. More than 150 diesel truck trips per day

City of Riverside

400,000 sf industrial warehouse

City of Moreno Valley

650,000 sf industrial warehouse



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## Analysis

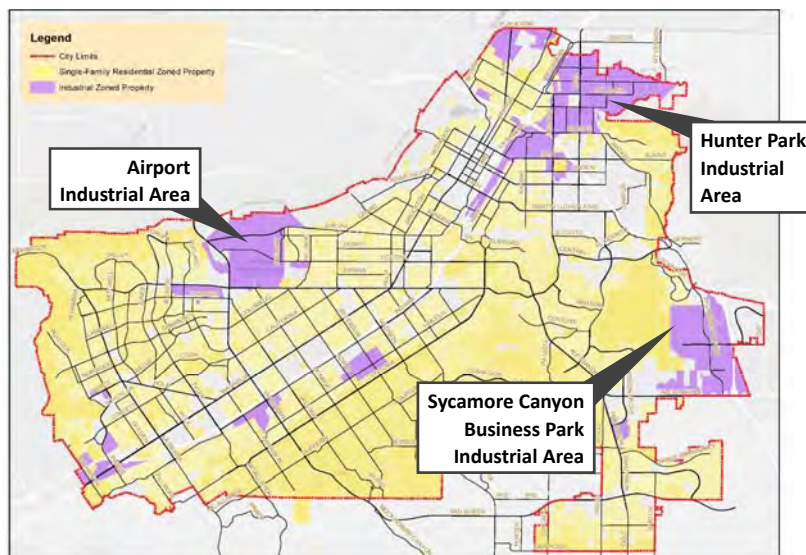
1. Limited number of industrial sites in the City that are...
  - A. Near residential use;
  - B. Underdeveloped; and
  - C. Sized to accommodate large warehouses



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## Analysis



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## Analysis

2. Health Risk Assessments currently provide analysis, disclosure, and mitigation measures.
3. Practical challenges with City implementing WRCOG's 1,000 foot buffer.
  - Existing land use patterns, and adopted zoning designations
4. SCAQMD verified recent toxin research on diesel emissions has similar health risks as research available in 2008.



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## Suggested Guidelines Changes

### Changes to Good Neighbor Guidelines:

1. Better define emission expectations when preparing required Health Risk Assessment;
2. Require Health Risk Assessment for smaller development projects;
3. Ensure the most recent SCAQMD recommended mitigation measures are incorporated; and
4. Adopt Good Neighbor Guidelines as Zoning Code standards, rather than just "guidelines".



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## Development Standards

Staff surveyed other jurisdictions to determine best practices.

Most cities minimize impacts using one or more of the following:

- A. Building setbacks
- B. Building heights
- C. Landscape buffers
- D. Screening at property lines



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## Project on Dan Kipper Drive



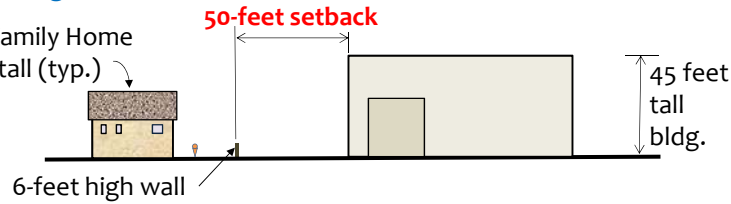
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## Building Setbacks

### Existing Zoning Code:

Single-Family Home  
30 feet tall (typ.)



Riverside: 50 feet minimum setback

- A. Most jurisdictions have same or smaller setback
- B. Moreno Valley's "Light Industrial" zone requires 250 feet setback for 50,000+ sf buildings
- C. Moreno Valley has 20 ft. setback in other zones
- D. Several cities base setback on building height

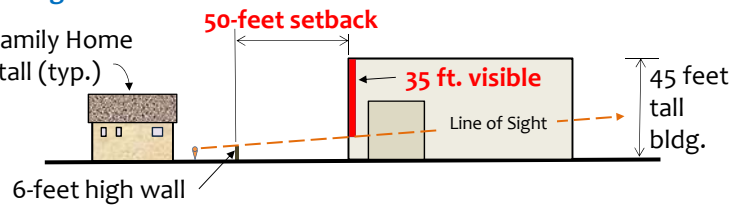


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## Building Setbacks

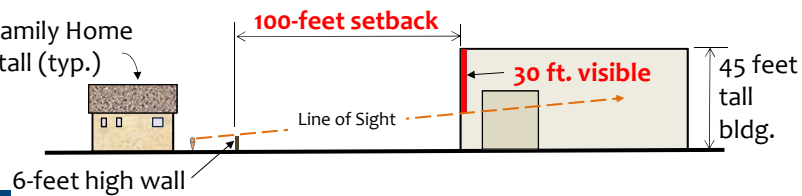
### Existing Zoning Code:

Single-Family Home  
30 feet tall (typ.)



### 100-Foot Setback:

Single-Family Home  
30 feet tall (typ.)

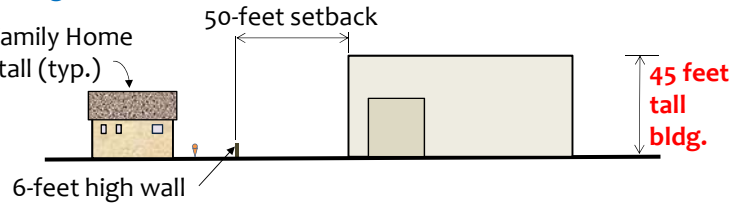


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## Building Height

### Existing Zoning Code:

Single-Family Home  
30 feet tall (typ.)



Riverside: 45 feet maximum height

- A. Most jurisdictions allow buildings over 45 feet
- B. Graduated height based on setback distances:

Moreno Valley

Corona

Eastvale

Wildomar

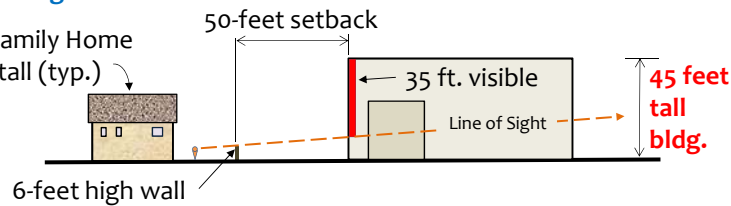


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## Graduated Height

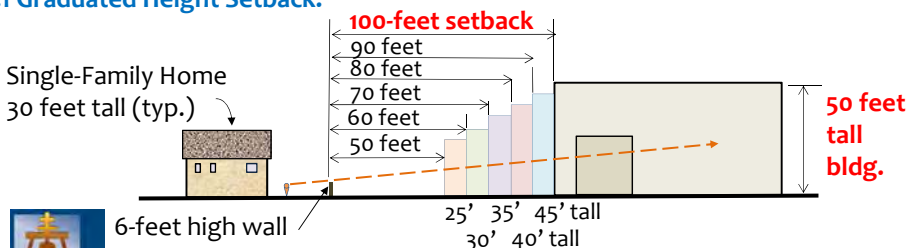
### Existing Zoning Code:

Single-Family Home  
30 feet tall (typ.)



### 2:1 Graduated Height Setback:

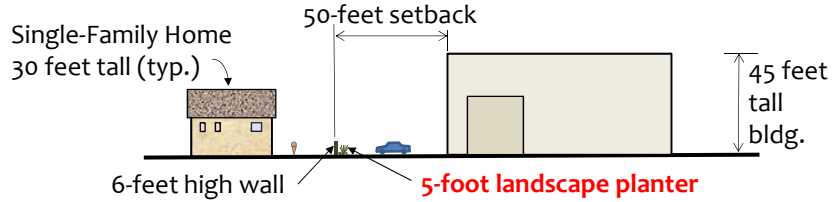
Single-Family Home  
30 feet tall (typ.)



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## Landscape Buffer

### Existing Zoning Code:



### Riverside: 5 feet minimum landscape buffer

- A. Most jurisdictions require 10 to 30 feet of landscaping to buffer residential uses.
- B. Several require specific tree sizes, spacing and type:

MJPA

Rancho Cucamonga

Fontana

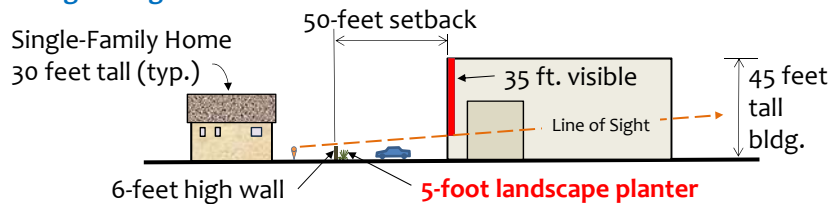
Lake Elsinore



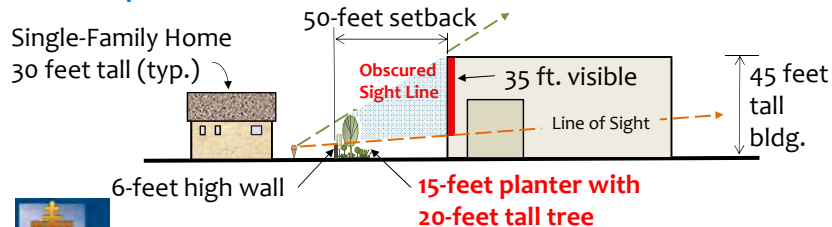
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## Landscape Screening

### Existing Zoning Code:



### 15-ft landscape with mature trees:

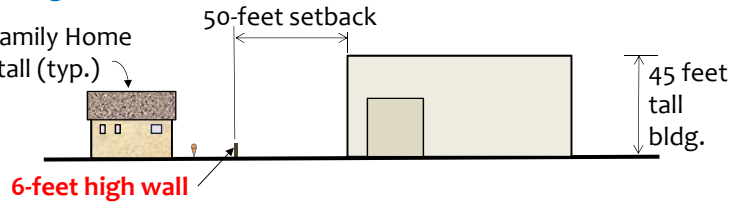


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## Block Wall Height

### Existing Zoning Code:

Single-Family Home  
30 feet tall (typ.)



Riverside: 6-feet high masonry wall

- A. Most jurisdictions require a 6-feet high block wall
- B. Some require 8-feet high block wall, or higher
- C. Wall can help screen:

Views

Odor

Noise

Emissions

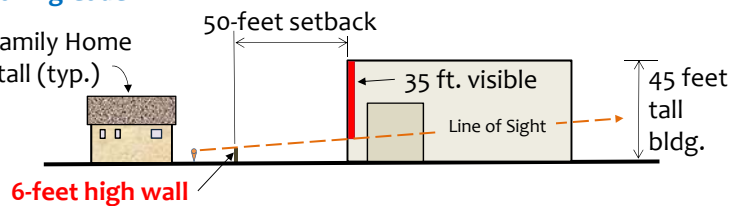


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## Block Wall Height

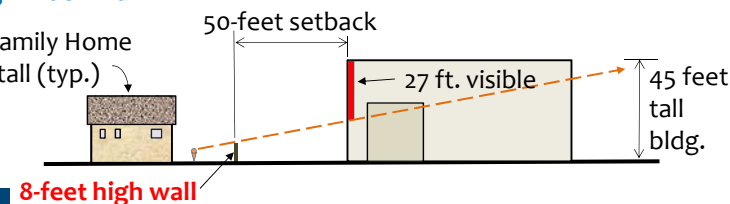
### Existing Zoning Code:

Single-Family Home  
30 feet tall (typ.)



### 8-Foot High Block Wall:

Single-Family Home  
30 feet tall (typ.)



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## Suggested Code Changes

1. Maintain existing 50 feet minimum building setback.
2. Reduce the maximum permitted height from 45 feet to 35 feet for buildings set back between 50 and 70 feet from residential;

After 70 feet base the maximum height on a ratio of 1 foot in height for every 2 feet of distance from the property line, but not to exceed a height of 50 feet; and

Allow for taller buildings by CUP approval.



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## Suggested Code Changes

3. Require minimum 15 feet landscape buffer; and

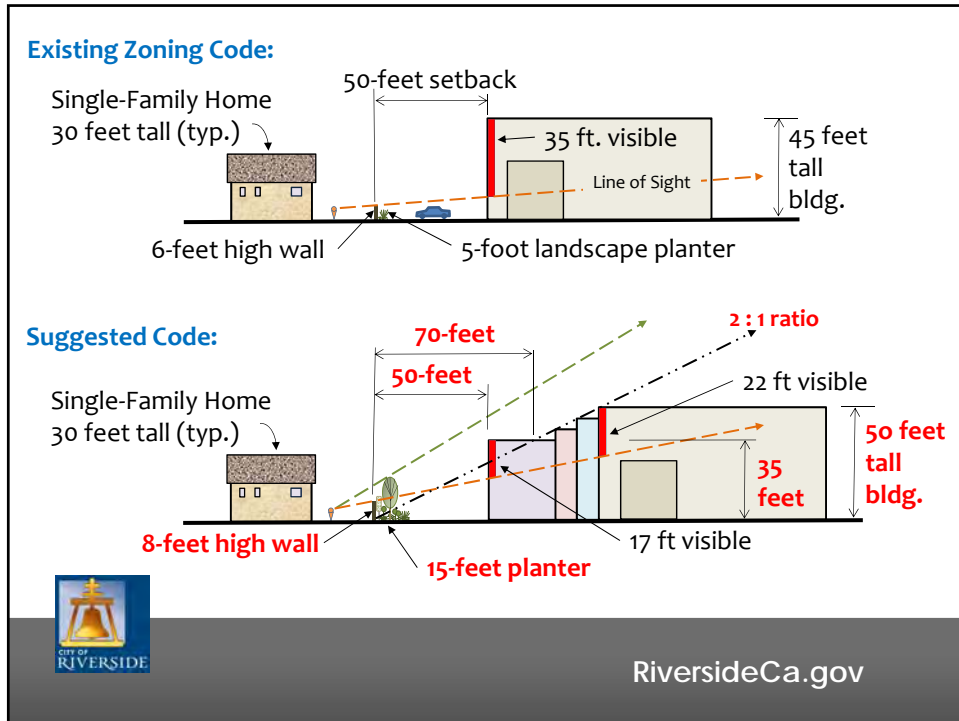
Require prescriptive standards, such as non-deciduous trees spaced a maximum of 30 feet apart.

4. Increase minimum masonry wall height to 8 feet at property lines abutting residential uses.



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## Recommendation

Staff Recommends that the City Council:

1. **Direct** staff to prepare changes to the City's existing "Good Neighbor Guidelines" as outlined in the staff report;
2. **Direct** staff to prepare an amendment to the Zoning code to incorporate applicable requirements currently contained in the Good Neighbor Guidelines to the Zoning Code; and



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## Recommendation

Continued...

3. **Direct** staff to prepare an amendment to the Zoning Code and any applicable Specific Plans reflecting the recommendations found in this staff report regarding development standards for industrial zones, including any minor variations that may be warranted based on further analysis and input received from the community.



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## EXTRA SLIDES

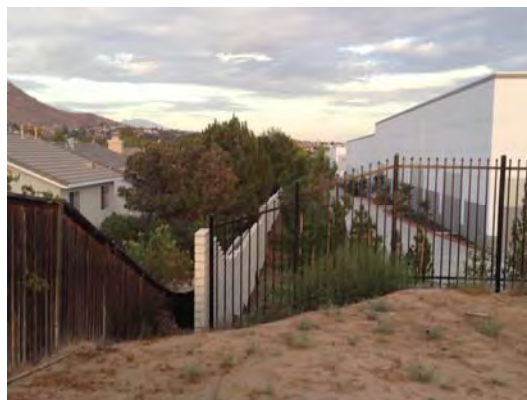
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## Project on Dan Kipper Drive



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