



## GOOD NEIGHBOR GUIDELINES FOR SITING INDUSTRIAL FACILITIES

Community & Economic Development Department

Utility Services/Land Use/Energy Development Committee  
March 9, 2020

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### BACKGROUND

1. **May 19, 2015** – City Council asks Staff to brief Land Use Committee (LUC) on current policy for industrial uses near residential;
2. **March 10, 2016** – LUC receives report on current policies and standards and directs Staff to:
  - a) Review the 2008 Good Neighbor Guidelines for potential changes;
  - b) Analyze existing development standards for industrial; and
  - c) Present findings to City Council.



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## BACKGROUND (CONT.)

- 3. October 25, 2016:** City Council receives report of Staff findings, including information on similar policies created by other agencies and recommends further refinements to existing policies and standards, including:
- a) Line of site considerations for building setbacks;
  - b) Tiered building heights;
  - c) Emissions standards and traffic management; and
  - d) Noise assessments and reduction.



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## UPDATED GUIDELINES (GNG 2020)



1. Reorganized to focus on three key areas:
  - a) Air Quality (4 Policies)
  - b) Noise (6 Policies)
  - c) Neighborhood Character (7 Policies)



2. Provide specific policies for each area - are implemented through the Zoning Code



3. Emphasis on consistency with existing policy:
  - a) California Air Resources Board
  - b) South Coast Air Quality Management District
  - c) Western Riverside Council of Governments



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## UPDATED GUIDELINES (GNG 2020)

### Air Quality



1. Minimize exposure to diesel emissions;
2. Require modeling to identify significant air quality impacts;
3. Minimize air quality impacts of new industrial uses;
4. Promote loading bay electric hook-ups.



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## UPDATED GUIDELINES (GNG 2020)

### Noise



1. Small industrial uses: When possible, locate driveways, docks and bays away from sensitive receptors;
2. Large industrial uses: Require driveways, docks and bays be located away from sensitive receptors;
3. Require Transportation Demand Management measures for uses with over 100 employees;
4. Minimize traffic through residential neighborhoods;
5. Minimize noise from construction activity; and
6. Ensure compliance with Title 7 – Noise.



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## UPDATED GUIDELINES (GNG 2020)

### Neighborhood Character

1. Require tiered regulations related to:
  - a) Heights
  - b) Setbacks
  - c) Building massing
2. Ensure sensitive receptors are screened;
3. Require landscaping;
4. Minimize impacts of entrance and exit points;
5. Require on-site signage for trucks;
6. Encourage distribution of information to truck drivers on local services; and
7. Enforce compliance with the Riverside Municipal Code.

