

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

- 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



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.

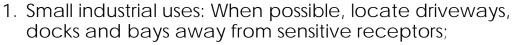


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UPDATED GUIDELINES (GNG 2020)

Noise





- 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
 - . Enforce compliance with the Riverside Municipal Code.

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