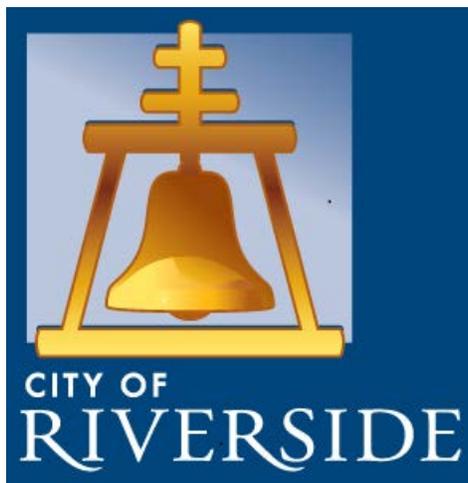


Attachment 1 – Clean Version

CITY OF RIVERSIDE GOOD NEIGHBOR GUIDELINES (GNG- 2020) SITING NEW AND/OR MODIFIED INDUSTRIAL FACILITIES



CITY OF RIVERSIDE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

3900 MAIN STREET
RIVERSIDE, CA 92522

ADOPTED XXX
RESOLUTION No. XXX

1. BACKGROUND

In 1998, the South Coast Air Quality Management District (SCAQMD) conducted its second Multiple Air Toxics Emissions Study (MATES II)¹. Considered the nation's most comprehensive study of toxic air pollution to date, the study found that:

- Diesel exhaust is responsible for about 70 percent of the total cancer risk from air pollution;
- Emissions from mobile sources - including cars and trucks as well as ships, trains and planes - account for about 90 percent of the cancer risk. Emissions from businesses and industry are responsible for the remaining 10 percent; and
- The highest cancer risk occurs in south Los Angeles County - including the port area - and along major freeways².

The California Air Resources Board (CARB) has adopted two airborne toxic control measures that will reduce diesel particulate materials (PM) emissions associated with warehouse/distribution centers.

- The first will limit nonessential (or unnecessary) idling of diesel-fueled commercial vehicles, including those entering from other states or countries³. This measure prohibits idling of a vehicle for more than five minutes at any one location.
- The second measure requires that transport refrigeration units (TRUs) operating in California become cleaner over time⁴. The measure establishes in-use performance standards for existing TRU engines that operate in California, including out-of-state TRUs.

CARB also operates a smoke inspection program for heavy-duty diesel trucks that focuses on reducing truck emissions in California communities. Areas with large numbers of distributions centers are a high priority. While CARB has these measures in place, local agencies need to acknowledge that the enforcement of these measures is through the California Highway Patrol and do not provide a swift resolve to local air quality issues.

In September 2005, the Western Riverside Council of Governments (WRCOG) and the Regional Air Quality Task Force (RAQTF) approved the *Good Neighbor Guidelines for Siting New and/or Modified Warehouse/Distribution Facilities* (WRCOG Guidelines). In October 2008, the City of Riverside adopted a modified version of the WRCOG Guidelines with strategies tailored to the unique characteristics of the City. In April 2016, the City Council identified changes to be incorporated into the Good Neighbor Guidelines (Guidelines) for the City of Riverside.

¹ MATES II Study: <http://www.aqmd.gov/matesiidf/matestoc.htm>

² MATES II Fact Sheet: <http://www.aqmd.gov/news1/2005/matesiifactsheet.html>.

³ For more information visit <http://www.arb.ca.gov/regact/idling/idling.htm>.

⁴ For more information visit <https://ww2.arb.ca.gov/our-work/programs/transport-refrigeration-unit/tru-compliance-information>.



Good Neighbor Guidelines (GNG- 2020)

The 2020 City Good Neighbor Guidelines identify ways to ensure air quality, noise and neighborhood character are considered as new industrial facilities are sited in the City. The guidelines assist developers, property owners, elected officials, community organizations, and the public in understanding ways to balance new industrial development with protecting the City's residential uses and neighborhoods. The Guidelines identify ways to minimize the impacts of diesel particulate matter (PM) from on-road trucks associated with industrial, warehouses and distribution centers; minimize the impacts of noise generated by these uses; and protect residential neighborhoods, schools, parks, playgrounds, day care centers, nursing homes, hospitals, and other public places where residents are most likely to spend time (Sensitive Receptors).

For the purpose of these Guidelines, industrial uses are defined and regulated in Title 19- Zoning of the Riverside Municipal Code.

2. PURPOSE

The goals of the City of Riverside's Good Neighbor Guidelines (Guidelines), in siting new industrial uses, include:

1. Ensure air quality and health risks are evaluated
2. Evaluate and minimize noise impacts
3. Protect the residential uses and neighborhood character of the City

The Guidelines apply to any new industrial development in the City of Riverside and are codified in Title 19 – Zoning of the Riverside Municipal Code. The Guidelines apply to all new industrial use applications received by the City and will be considered as part of the design and entitlement process. The Guidelines ensure proper consideration of and mitigation of potentially significant adverse environmental impacts that are identified under the California Environmental Quality Act (CEQA).

3. GOOD NEIGHBOR GUIDELINES

The following summarizes the Good Neighbor Guidelines for the City of Riverside as codified in Title 19 – Zoning of the Riverside Municipal Code:

A. Air Quality

- 1) Minimize exposure to diesel emissions for residential neighborhoods, schools, parks, playgrounds, day care centers, nursing homes, hospitals, and other public places (Sensitive Receptors) situated in close proximity to the industrial uses
- 2) In compliance with CEQA, conduct SCAQMD URBEMIS and EMFAC computer models to identify the significance of air quality impacts on Sensitive Receptors
 - a) Require an air quality analysis to ensure air quality protection, in accordance with the Air Quality Management District (AQMD) guidelines, for both project specific and cumulative impact analysis



Good Neighbor Guidelines (GNG- 2020)

- b) Require “Health Risk Assessments” for industrial uses within 1,000 feet of Sensitive Receptors in accordance with AQMD guidelines
 - 3) Minimize the air quality impacts of trucks on Sensitive Receptors
 - a) Design facilities to allow for the queuing of trucks on-site and away from Sensitive Receptors
 - b) Prevent the queuing of trucks on streets or elsewhere outside of facility
 - 4) Promote the installation of on-site electric hook-ups to eliminate idling of main and auxiliary engines during loading and unloading of cargo and when trucks are not in use – especially where transport refrigeration units (TRUs) are proposed to be used
- B. Noise
- 1) For small industrial uses, when possible, locate driveways, loading docks and internal circulation routes away from Sensitive Receptors
 - 2) For large industrial uses, require that driveways, loading docks and internal circulation routes are located away from Sensitive Receptors
 - 3) Require Transportation Demand Management measures for industrial uses with over one hundred employees to reduce work-related vehicle trips
 - 4) Minimize traffic through residential areas and require industrial uses establish specific truck routes
 - 5) Minimize noise from construction activities
 - 6) Ensure compliance with Title 7 – Noise of the Riverside Municipal Code as it relates to noise in residential neighborhoods
- C. Neighborhood Character
- 1) Require tiered, or graduated, land use regulations related to heights, setbacks and building massing, for all new industrial uses to minimize impacts on surrounding Sensitive Receptors to minimize visual impacts
 - 2) Ensure that Sensitive Receptors are screened from industrial uses using appropriate wall design and heights
 - 3) Require landscaping to soften the potential impacts on Sensitive Receptors from industrial uses
 - 4) Minimize impacts on Sensitive Receptors of entrance and exit points to the site
 - 5) Require on-site signage for directional guidance to trucks entering and exiting the facility to minimize potential impacts on Sensitive Receptors
 - 6) Encourage new and existing industrial uses to provide truck drivers with information on the closest restaurants, fueling stations, truck repair facilities, lodging and entertainment



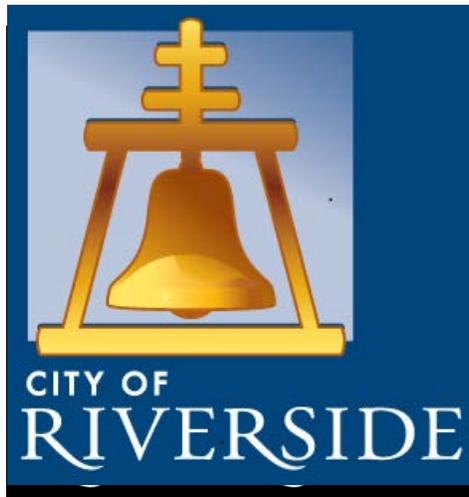
Good Neighbor Guidelines (GNG- 2020)

- 7) Enforce compliance with Riverside Municipal Code including, but not limited to:
 - a) Section 10.44.155 – “Parking of certain commercial vehicles, trailers and semi-trailers prohibited; exceptions”
 - b) Section 10.44.160 – “Parking of certain commercial vehicles prohibited in residential districts”
 - c) Section 10.44.040 Parking for certain purposes prohibited
 - d) Section 19.880 – “Transportation Demand Management Regulations”

Attachment 1 – With Tracked Changes

CITY OF RIVERSIDE GOOD NEIGHBOR GUIDELINES (GNG- 2020)

~~FOR~~-SITING NEW AND/OR MODIFIED ~~WAREHOUSE~~
~~DISTRIBUTION~~INDUSTRIAL FACILITIES



CITY OF RIVERSIDE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

3900 MAIN STREET
RIVERSIDE, CA 92522

ADOPTED ~~OCTOBER 14, 2008~~XXX
RESOLUTION No. ~~21734~~XXX

1. BACKGROUND

In 1998, the South Coast Air Quality Management District (SCAQMD) conducted its second Multiple Air Toxics Emissions Study (MATES II)¹. Considered the nation's most comprehensive study of toxic air pollution to date, the study found that:

- Diesel exhaust is responsible for about 70 percent of the total cancer risk from air pollution;
- Emissions from mobile sources -- including cars and trucks as well as ships, trains and planes -- account for about 90 percent of the cancer risk. Emissions from businesses and industry are responsible for the remaining 10 percent; and
- The highest cancer risk occurs in south Los Angeles County -- including the port area -- and along major freeways².

The California Air Resources Board (CARB) has adopted two airborne toxic control measures that will reduce diesel particulate materials (PM) emissions associated with warehouse/distribution centers.

- The first will limit nonessential (or unnecessary) idling of diesel-fueled commercial vehicles, including those entering from other states or countries³. This measure prohibits idling of a vehicle for more than five minutes at any one location.
- The second measure requires that transport refrigeration units (TRUs) operating in California become cleaner over time⁴. The measure establishes in-use performance standards for existing TRU engines that operate in California, including out-of-state TRUs. ~~The requirements are phased in beginning in 2004 and extend to 2019.~~

CARB also operates a smoke inspection program for heavy-duty diesel trucks that focuses on reducing truck emissions in California communities. Areas with large numbers of distributions centers are a high priority. While CARB has these measures in place, local agencies need to acknowledge that the enforcement of these measures is through the California Highway Patrol and do not provide a swift resolve to local air quality issues.

In September 2005, the Western Riverside Council of Governments (WRCOG) and the Regional Air Quality Task Force (RAQTF) approved the *Good Neighbor Guidelines for Siting New and/or Modified Warehouse/Distribution Facilities* (WRCOG Guidelines). ~~In October 2008, the City of Riverside The Good Neighbor Guidelines that follow, adopted by the City Council on October 14, 2008, are a modified-adopted a modified version of the WRCOG Guidelines of the WRCOG's RAQTF Guidelines, and include goals and with~~ strategies tailored to the unique characteristics ~~and specific needs of the City of Riverside~~ of the City. In April 2016,

¹ ~~For more information~~—MATES II Study: <http://www.aqmd.gov/matesiidf/matestoc.htm>

² MATES II Fact Sheet: <http://www.aqmd.gov/news1/2005/matesiifactsheet.html>.

³ For more information visit <http://www.arb.ca.gov/regact/idling/idling.htm>.

⁴ For more information visit <https://ww2.arb.ca.gov/our-work/programs/transport-refrigeration-unit/tru-compliance-information> <http://www.arb.ca.gov/diesel/tru.htm>.



Good Neighbor Guidelines (GNG- 2020)

the City Council identified changes to be incorporated into the Good Neighbor Guidelines (Guidelines) for the City of Riverside.

~~The 2020 City Good Neighbor Guidelines These “Good Neighbor Guidelines for Siting New and/or Modified Warehouse/Distribution Facilities,” (referred to as “Good Neighbor Guidelines”)~~ identify ways to ensure air quality, noise and neighborhood character are considered as new industrial facilities are sited in the City ~~focus on the relationship between land use, permitting, and air quality, highlighting strategies that can help minimize the impacts of diesel emissions associated with warehouse/distribution centers. These Guidelines are intended to assist~~ The guidelines assist developers, property owners, elected officials, community organizations, and ~~the general~~the public in understanding ways to balance new industrial development with protecting the City’s residential uses and neighborhoods. ~~some of the complicated choices associated with siting warehouse/distribution facilities and understanding the options available when addressing environmental issues.~~ The Guidelines identify ways to ~~will help to~~ minimize the impacts of diesel particulate matter (PM) from on-road trucks associated with industrial, warehouses and distribution centers; minimize the impacts of noise generated by these uses; and protect residential ~~on existing communities and sensitive receptors located in the City. Sensitive receptors include~~ residential neighborhoods, schools, parks, playgrounds, day care centers, nursing homes, hospitals, and other public places where residents are most likely to spend time (Sensitive Receptors).-

For the purpose of these Guidelines, industrial uses are defined and regulated in Title 19- Zoning of the Riverside Municipal Code.

~~warehouse/distribution center means a building used for the storage, receiving, shipping, or wholesaling of goods and merchandise, and any incidental or accessory activities that is greater than 400,000 square feet. This shall be cumulative to include multiple warehouse buildings exceeding a total combined building area of 400,000 square feet, including phased projects. For the purpose of these Guidelines, a warehouse and distribution center are not intended to include “big box” discount or warehouse stores that sell retail goods, merchandise or equipment, or storage and mini storage facilities that are offered for rent or lease to the general public.~~

1.2. PURPOSE

~~The purpose of the~~The goals of the City of Riverside’s Good Neighbor Guidelines (Guidelines), in siting new industrial uses, include:

1. Ensure air quality and health risks are evaluated
2. Evaluate and minimize noise impacts
3. Protect the residential uses and neighborhood character of the City

~~These guidelines~~The Guidelines apply to any new industrial development in the City of Riverside and are codified in Title 19 – Zoning of the Riverside Municipal Code. The Guidelines apply to all new ~~New~~ industrial use applications received by



Good Neighbor Guidelines (GNG- 2020)

the City and will be considered ~~will be required to incorporate these guidelines~~ as part of the design and entitlement process. The Guidelines, ~~as included in Title 19-Zoning, will be considered during permit issuance to~~ ensure proper consideration of and mitigation of potentially significant adverse environmental impacts that are identified under the California Environmental Quality Act (CEQA). ~~The Guidelines apply to all new industrial uses in the City of Riverside.~~

~~While CARB has these measures in place, local agencies need to acknowledge that the enforcement of these measures is through the California Highway Patrol and do not provide a swift resolve to local air quality issues.~~

ACRONYMS USED THROUGHOUT THIS DOCUMENT

~~CARB — California Air Resources Board~~

~~CEQA — California Environmental Quality Act~~

~~EMFAC — EMISSION FACTORS (EMFAC) Model for On-Road Vehicle Emissions~~

~~PM — Particulate Matter~~

~~RAQTF — Regional Air Quality Task Force~~

~~SCAQMD — South Coast Air Quality Management District~~

~~TRU — Transportation Refrigeration Unit~~

~~URBEMIS — Urban Emissions Software~~

~~WRCOG — Western Riverside Council of Governments~~

~~3. CITY OF RIVERSIDE~~ GOOD NEIGHBOR GUIDELINES

The following summarizes the Good Neighbor Guidelines for the City of Riverside as codified in Title 19 – Zoning of the Riverside Municipal Code:

A. Air Quality

- 1) ~~Minimize~~ ~~GOAL 1: Minimize exposure~~ exposure to diesel emissions ~~to neighbors~~ for residential neighborhoods, schools, parks, playgrounds, day care centers, nursing homes, hospitals, and other public places (Sensitive Receptors) ~~that are~~ situated in close proximity to the ~~warehouse/distribution center~~ industrial uses.
- 2) In compliance with CEQA, conduct SCAQMD URBEMIS and EMFAC computer models to identify the significance of air quality impacts on Sensitive Receptors
 - a) Require an air quality analysis to ensure air quality protection, in ~~Recommended Strategies:~~ accordance with the Air Quality Management District (AQMD) guidelines, for both project specific and cumulative impact analysis
 - b) Require "Health Risk Assessments" for industrial uses within 1,000 feet of Sensitive Receptors in accordance with AQMD guidelines
- 2)3) Minimize the air quality impacts of trucks on Sensitive Receptors



Good Neighbor Guidelines (GNG- 2020)

- a) ~~1a.~~—Design facilities to allow for the queuing of trucks on-site and away from ~~Sensitive Receptors~~~~sensitive receptors.~~
- a)b) ~~Conversely,~~ ~~p~~Prevent the queuing of trucks on streets or elsewhere outside of facility ~~in compliance with Title 10—Vehicles and Traffic—Chapter 10.44—Stopping, Standing and Parking.~~
- b) ~~An air quality study for an industrial project is required when the proposed project has the potential to exceed established thresholds as noted by URBEMIS and EMFAC computer models provided by SCAQMD. If these models indicate the project will exceed thresholds due to existing or proposed site conditions, intensity of development, location of nearest sensitive receptor, or any other exceptional circumstance warranting the need for additional review the preparation of an air quality study will be required.~~
- 3) ~~A health risk assessment is required when the truck traffic areas of an industrial project are located within 1,000 feet of sensitive receptors, in accordance with SCAQMD guidelines and/or practices.~~



Good Neighbor Guidelines (GNG- 2020)

- ~~B. 1d. Enforce compliance with Riverside Municipal Code Section 19.880 – “Transportation Demand Management Regulations”. This section of the Code requires trip reduction plans to be submitted for all businesses, including warehouses, with over one hundred employees to reduce work-related vehicle trips by six and one half percent from the number of trips related to the project.~~

~~GOAL 2: Eliminate diesel trucks from unnecessarily traversing through residential neighborhoods.~~

~~Recommended strategies:~~

~~2a. Require warehouse/distribution centers to establish a specific truck route between the warehouse/distribution center and the SR-60 and I-215 freeways for City approval as part of the Design Review process. In addition, a haul route plan for construction activities should also be provided as part of the Design Review process.~~

~~2b. Require warehouse/distribution centers to clearly specify all entrance and exit points on the site plan submitted for City review and approval.~~

~~2c. Require warehouse/distribution centers to provide on-site signage for directional guidance to trucks entering and exiting the facility~~

~~2d. Require warehouse/distribution centers to provide signage or flyers that advise truck drivers of the closest restaurants, fueling stations, truck repair facilities, lodging and entertainment.~~

~~GOAL 3: Eliminate trucks from using residential areas and repairing vehicles on the streets.~~

~~Recommended Strategies:~~

~~3a. Enforce compliance with Riverside Municipal Code Section 10.44.155 – “Parking of certain commercial vehicles, trailers and semi-trailers prohibited; exceptions”.~~

~~3b. Enforce compliance with Riverside Municipal Code Section 10.44.160 – “Parking of certain commercial vehicles prohibited in residential districts”.~~

~~3c. Enforce compliance with Section 10.44.040 Parking for certain purposes prohibited.~~

~~GOAL 4: Reduce and/or eliminate diesel idling within the warehouse/distribution center.~~

~~Recommended Strategies:~~

- ~~4) Promote the installation of on-site electric hook-ups to eliminate the idling of main and auxiliary engines during loading and unloading of~~



Good Neighbor Guidelines (GNG- 2020)

cargo and when trucks are not in use – especially where transport refrigeration units (TRUs) are proposed to be used-

- ~~i. 4b. Implement General Plan 2025 Program Final Program Environmental Impact Report, Mitigation Measure MM Air 12. This Mitigation Measure requires that all new truck terminals, warehouses and other shipping facilities requiring the use of refrigerated trucks and with more than 50 truck trips per day shall provide electrical hookups for the refrigerated units to reduce idling and its associated air quality pollutants. Additionally, future tenant improvements involving conversion of a warehouse for refrigeration storage shall include electrical hookups for refrigerated units.~~
- B. ~~4c. Require signage (posted inside and outside of the warehouse facility) to inform truck drivers of CARB regulations, idling limits, authorized truck routes, and designated truck parking locations. Post signs requesting truck drivers to turn off engines when not in use and restrict idling within facilities to less than 5 minutes. Noise~~
 - 1) For small industrial uses, when possible, locate driveways, loading docks and internal circulation routes away from Sensitive Receptors
 - 2) For large industrial uses, require that driveways, loading docks and internal circulation routes are located away from Sensitive Receptors
 - 3) Require Transportation Demand Management measures for industrial uses with over one hundred employees to reduce work-related vehicle trips
 - 4) Minimize traffic through residential areas and require industrial uses establish specific truck routes
 - 5) Minimize noise from construction activities
 - 6) Ensure compliance with Title 7 – Noise of the Riverside Municipal Code as it relates to noise in residential neighborhoods
- C. Neighborhood Character
 - 1) Require tiered, or graduated, land use regulations related to heights, setbacks and building massing, for all new industrial uses to minimize impacts on surrounding Sensitive Receptors to minimize visual impacts
 - 2) Ensure that Sensitive Receptors are screened from industrial uses using appropriate wall design and heights
 - 3) Require landscaping to soften the potential impacts on Sensitive Receptors from industrial uses
 - 4) Minimize impacts on Sensitive Receptors of entrance and exit points to the site



Good Neighbor Guidelines (GNG- 2020)

- 5) Require on-site signage for directional guidance to trucks entering and exiting the facility to minimize potential impacts on Sensitive Receptors
- 6) Encourage new and existing industrial uses to provide truck drivers with information on the closest restaurants, fueling stations, truck repair facilities, lodging and entertainment
- 7) Enforce compliance with Riverside Municipal Code including, but not limited to:
 - a) Section 10.44.155 – “Parking of certain commercial vehicles, trailers and semi-trailers prohibited; exceptions”
 - b) Section 10.44.160 – “Parking of certain commercial vehicles prohibited in residential districts”
 - a)c) Section 10.44.040 Parking for certain purposes prohibited
 - b)d) ~~Enforce compliance with Riverside Municipal Code~~ Section 19.880 – “Transportation Demand Management Regulations”.

DEFINITIONS

~~Buffer Zone: An area of land separating one parcel or land from another that acts to soften or mitigate the effects of one land use on the other.~~

~~DPM—Diesel Particulate Matter: Refers to the particles found in the exhaust of diesel fueled CI engines. DPM may agglomerate and absorb other species to form structures of complex physical and chemical properties (identified in 1998 as a toxic air contaminant).~~

~~Idling: The operation of the engine of a vehicle while the vehicle is not in motion.~~

~~Mobil Source: Sources of air pollution such as automobiles, motorcycles, trucks, off-road vehicles, boats, trains and airplanes.~~

~~PM—Particulate Matter: Refers to the particles found in the exhaust of CI engines, which may agglomerate and absorb other species to form structures of complex physical and chemical properties.~~

~~Risk: For cancer health effects, risk is expressed as an estimate of the increase chances of getting cancer due to facility emissions over 70-year lifetime. The increase in risk expressed as chances in a million (e.g., 1,400 in a million)~~

~~TRU: A Transport Refrigeration Unit refers to refrigeration systems powered by integral internal combustion engines designed to control the environment of temperature sensitive products that are transported in trucks and refrigerated trailers. TRUs may be capable of both cooling and heating.~~

~~Warehouse/Distribution Center: For the purpose of these Guidelines, a warehouse/distribution center means a building used for the storage, receiving, shipping, or wholesaling of goods and merchandise, and any incidental or accessory activities that is greater than 400,000 square feet. This shall be cumulative to include multiple warehouse buildings exceeding a total combined building area of 400,000 square feet including phased projects. For the purpose~~



Good Neighbor Guidelines (GNG- 2020)

~~of these Guidelines, a warehouse and distribution center are not intended to include "big box" discount or warehouse stores that sell retail goods, merchandise or equipment, or storage and mini-storage facilities that are offered for rent or lease to the general public.~~

~~WRCOG: — Western Riverside Council of Governments~~