

Recommended Modifications to Staff’s Proposal

The following modifications were suggested at various points throughout the public outreach process and considered for incorporation into the proposed GNG-2020 and associated amendments and recommended for the reasons stated below:

No.	Stakeholder Request	Source	Staff Recommendation	Reasons
1.	Remove requirements for preparation and approval of truck routes for individual Warehousing & Distribution Facility development projects.	Various Sources	Yes	<ul style="list-style-type: none"> Identifying truck routes/heavy vehicle restrictions are the responsibility of the City of Riverside Enforcement of truck routes would be onerous on Public Works and Police Department
2.	Exempt industrial development sites from buffer/setback requirements when separated from residential zone or use by a freeway	Chambers of Commerce GNG Task Force	Yes	<ul style="list-style-type: none"> The freeway would provide the needed buffer between residential and industrial uses
3.	Remove proposed hours of operation limits for warehousing & distribution facilities and provide instead that facilities shall comply with exterior noise level limits of Title 7 – Noise with respect to operations near sensitive uses.	Planning Commission	Yes	<ul style="list-style-type: none"> Title 7 is clear on noise levels This is duplicative – originally added to ensure applicants were aware of the requirements
4.	Honor current regulations for any project having a Complete Application prior to the effective date of the proposed amendments.	Various Sources	Yes	<ul style="list-style-type: none"> Applications “in process” should follow the regulations in place at the time the application is “substantially complete” “Substantially Complete” means project plans have been reviewed and determined that sufficient information has been provided to begin CEQA review Protects substantial investment in design and development process for applications at this stage

The following modifications were suggested at various points throughout the public outreach process and considered for incorporation into the proposed GNG-2020 and associated amendments and not recommended for the reasons stated below:

No.	Stakeholder Request	Source	Staff Recommendation	Reasons
1.	Apply the proposed buffers and setbacks for new industrial development to the PF – Public Facilities Zone, in addition to Residential zones and uses	Friends of Riverside’s Hills	No	<ul style="list-style-type: none"> Requested change would be onerous on industrial development and could impact the ability to develop new uses
2.	In the Sycamore Canyon Business Park SP, require a minimum amount of undisturbed natural open space to be retained on site (e.g., 5% of site area or 2,000 square feet, whichever is less)	Soboba Band of Luiseno Indians	No	<ul style="list-style-type: none"> Protection of tribal cultural resources where they are known or suspected to exist is adequately covered in the CEQA process
3.	Require HRA for uses within 2000 feet of residential zones/sensitive receptors.	Various Sources	No	<ul style="list-style-type: none"> The 1000-foot radius is consistent with AQMD and ARB recommendations Would put additional burden on development applications
4.	Prohibit new warehousing & distribution facilities within 1,000 feet of sensitive uses.	Various Sources	No	<ul style="list-style-type: none"> Requested change would be onerous on industrial development and could impact the ability to develop new uses Approach is incompatible with established land use patterns
5.	Expand height and mass limitations to 1,000 feet from sensitive uses.	Springbrook Heritage Alliance	No	<ul style="list-style-type: none"> Proposed tiered approach recognizes that impacts diminish with distance and provides flexibility Requested change would be onerous on industrial development and could impact the ability to develop new uses
6.	Impose additional operating restrictions on warehousing & distribution facilities Citywide and eliminate ability to modify/vary operating requirements.	Springbrook Heritage Alliance	No	<ul style="list-style-type: none"> Requested change would be onerous on industrial development and could impact the ability to develop new uses and operate existing uses Proposed approach provides flexibility based on site-specific context Requested change would constitute a one-size-fits-all approach