

COMPARISON MATRIX				
Development Regulation	City of Riverside EXISTING Regulations	City of Riverside PROPOSED Regulations	AB 98 and Proposed Amendments (SB 415 and AB 735)	City's PROPOSED Amendments Meet or Exceed AB 98
Regulations Applicability	Any new or expanded Industrial development <i>regardless of size</i> adjacent to a <u>residential zone or use</u> .	Any new or expanded Industrial development <i>regardless of size</i> adjacent to a <u>sensitive receptor</u> .	New or expanded logistics use buildings 250,000 sq. ft. <u>or larger</u> adjacent to sensitive uses	Exceed
Sensitive Receptor Definition	Not addressed	A residential zone or use; K-12 public, private and charter schools; designated parks and open space; adult and child day care facilities; assisted living facilities; and hospitals	Residence, school, daycare facility, publicly owned parks, nursing homes & hospitals	Exceed
Maximum Building Height	35 feet if within 200 ft of a <u>residential zone or use</u> 45 ft all other locations	35 feet if within 200 ft of a <u>sensitive receptor</u> 45 ft all other locations	Not addressed	Exceed
Maximum Building Size	10,000 sq. ft. – 100,000 sq. ft. depending on proximity to <u>residential zone or use</u> . (within 800 ft)	10,000 sq. ft. – 400,000 sq. ft. depending on proximity to <u>sensitive receptor</u> (within 1,500 ft)	Not addressed	Exceed
Health Risk Assessment (HRA) Preparation	Requires preparation of HRA if project site 1,000 ft of a <u>residential zone or use</u> .	Requires preparation of HRA if project site 1,000 ft of a <u>sensitive receptor</u> .	Not addressed	Exceed
Project Notification Requirements	<u>Any industrial development</u> : 300 feet notification to property owners; CUP = Newspaper publication	<u>Any new warehousing & distribution development</u> : 2,640 feet notification to property owners & tenant occupants CUP = Newspaper publication Notice of Filing sign be posted at the project site	Not addressed	Exceed
Maximum Number of Allowed Buildings	Not addressed	Tiered FAR ratios: 1) distance to a sensitive receptor 2) size of the parcel 3) underlying zoning designation	Not addressed	Exceed
Landscaping Setbacks	60 ft side and rear yard setback if adjacent to <u>residential zone or use</u> ; at least 15 ft must be landscaped with 8 ft solid decorative wall	60 ft side and rear yard setback if adjacent to <u>sensitive receptor</u> ; at least 20 ft must be landscaped with 10 ft solid decorative wall	50 or 100 ft landscaped buffer within 900 feet of sensitive receptor including 10 ft sold decorative wall	Will Address with Ordinance
Building Efficiency & Construction Standards	Not addressed	Meet CA Green Building Code, cool surface treatments, use of CARB Tier 4 equipment during construction, solar ready roofs, solar panel installation for buildings > 100,000 sq. ft.	Meet CA Green Building Code, Zero-Emission forklifts by 2030, advanced smart metering, proportion of EV charger ready & EV charger installed parking spaces, high-efficiency ventilation	Will Address with Ordinance
Loading Bay Setbacks	No setback. Loading bays must be situated away from residential properties or uses and be fully screened	No change	Building < 250k sq. ft. – no setback	Will Address with Ordinance
			Building > 250k sq. ft. – 300 ft or 500ft setback from adjacent sensitive receptor	
Establishment of Truck Routing Plan	The City does not regulate. Various vehicle weight and axle restrictions apply for certain roadways throughout the City.		Prior to Certificate of Occupancy, applicant must provide approved truck routing plan per the established truck routes	Will Address with Ordinance
Building Siting Criteria	Not addressed; General Plan and Zoning control	Not addressed; General Plan and Zoning control	Requires new logistics uses to be located on specific roadways like arterial roads, collector roads, major throughfares, local roads which predominately serve commercial, agricultural, and industrial uses	Will Address with Ordinance
Update to General Plan Circulation Element	Not addressed	Not addressed	Prior to ~January 2026, the City must update its Circulation Element to establish truck routes	Will Address with 2050 General Plan Update