

Article 2: General Development Regulations

Division 7: Off-Site Development Impact Regulations

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§142.0701 Purpose of Off-Site Development Impact Regulations

The purpose of these regulations is to provide standards for air contaminants, noise, electrical/radioactivity disturbance, glare, and lighting. The intent of these regulations is to minimize negative impacts from *development* to surrounding property.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§142.0705 When Off-Site Development Impact Regulations Apply

- (a) This division applies to all *development* that produces air contaminants, noise, electrical/radioactivity disturbance, glare, or lighting in any zone, whether or not a permit or other approval is required for the use.
- (b) In addition to these regulations, the California Department of Public Health standards and the Air Pollution Control District (APCD) regulations should be consulted for additional off-site *development* impact regulations.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§142.0710 Air Contaminant Regulations

Air contaminants including smoke, charred paper, dust, soot, grime, carbon, noxious acids, toxic fumes, gases, odors, and particulate matter, or any emissions that endanger human health, cause damage to vegetation or property, or cause soiling shall not be permitted to emanate beyond the boundaries of the *premises* upon which the use emitting the contaminants is located.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§142.0720 Noise Regulations

Loud, unnecessary, or unusual noises that violate the Noise Ordinance of the Municipal Code Chapter 5, Article 9.5, shall not be permitted to emanate beyond the boundaries of the *premises* upon which a permitted use is located.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§142.0725 Electrical/Radio-Activity Regulations

Electrical and radio-activity disturbance from any *premises* shall not unduly interfere with the normal operation of equipment or instruments on adjacent properties or in the community.

(Amended 6-12-2001 by O-18948 N.S.; effective 12-12-2001.)

§142.0730 Glare Regulations

- (a) A maximum of 50 percent of the exterior of a building may be comprised of reflective material that has a light reflectivity factor greater than 30 percent.
- (b) Reflective building materials shall not be permitted where the City Manager determines that their use would contribute to potential traffic hazards, diminished quality of riparian habitat, or reduced enjoyment of public open space.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§142.0740 Outdoor Lighting Regulations

- (a) Outdoor lighting fixtures that are used to illuminate a *premises* or an architectural feature on private property shall be directed or shaded so that light does not fall onto surrounding properties or create glare hazards within *public rights-of-way*.
- (b) Outdoor lighting on commercial and industrial properties shall be equipped with automatic timing devices.
- (c) Outdoor lighting fixtures that are existing and were legally installed before October 28, 1985, shall be exempt from Sections 142.0740(a) and 142.0740(b), unless work is proposed over any period of time to replace 50 percent or more of the existing outdoor light fixtures or to increase the number of outdoor light fixtures by 50 percent or more on the *premises*.
- (d) All outdoor lighting, including search lights, shall be turned off between 11:00 p.m. and 6:00 a.m. except:
 - (1) Outdoor lighting in conjunction with industrial uses that continue to be fully operational after 11:00 p.m. such as sales, assembly, and repair may remain lighted after 11:00 p.m., provided that all lights are shaded, equipped with automatic timing devices, and utilize only the minimum amount of light necessary to conduct such uses;
 - (2) Outdoor lighting used for security purposes or to illuminate walkways, roadways, equipment yards, and parking lots may remain lighted after 11:00 p.m. only when low-pressure sodium outdoor lighting fixtures are used;
 - (3) Outdoor lighting used to illuminate recreational activities that are not in a residential zone may continue after 11:00 p.m only when equipped with automatic timing devices and shaded to minimize light pollution; and

- (4) Illuminated on-premises *signs* for businesses that are open to the public after 11:00 p.m. may remain lighted during business operating hours only. Illuminated off-premises *advertising display signs* shall not be lighted after 11:00 p.m. *Signs* located both on- and off-premises shall be equipped with automatic timing devices.
- (e) On properties which are adjacent to or contain *sensitive biological resources*, any exterior lighting shall be limited to low-level lights and shields to minimize the amount of light entering any identified *sensitive biological resource* areas.

(Added 12-9-1997 by O-18451 N.S.; amended 10-18-1999 by O-18691 N.S.; effective 1-1-2000.)

(Amended 11-28-2005 by O-19444 N.S.; effective 2-9-2006.)