

## **Part 4. Industrial Activity Types**

### **17.10.540 General description of Industrial Activities.**

Industrial Activities include the on-site production of goods by methods other than agricultural and extractive in nature; the provision of warehousing and storage, freight handling, shipping, and trucking services; and the storage, transportation, and processing of recyclable or waste materials, and hazardous materials. They also include certain activities accessory to the above, as specified in Section 17.10.040. (Prior planning code § 2400)

### **17.10.550 Custom Manufacturing Activities.**

Custom Manufacturing Activities include the on-site production of finished parts or products by hand involving the use of hand tools and small-scale equipment. They also include certain activities accessory thereto, as specified in Section 17.10.040. This classification includes, but is not limited to, the manufacturing, compounding, processing, assembling, packaging, treatment, or fabrication of handicraft, art objects, and jewelry; cameras and photographic equipment (but excluding film); custom sign-making; custom clothing, custom furniture building and refinishing, catering/commissary operations, pattern-making and sewing garments from pre-cut pieces; professional, scientific, measuring and controlling instruments; musical instruments; medical, dental, optical, and orthopedic instruments and appliances, and similar uses (Prior planning code § 2410).

### **17.10.560 Light Manufacturing Activities.**

Light Manufacturing Activities include the manufacturing, compounding, processing, assembling, packaging, or treatment of finished parts or products, primarily from previously prepared materials, and typically within enclosed buildings. They also include certain activities accessory thereto, as specified in Section 17.10.040. This classification includes, but is not limited to: small to medium scale food processing but excluding processing of meat, fish, yeast and beer but excepting microbreweries; textile product mills; production apparel manufacturing; computer and electronic product manufacturing; electrical equipment, appliance, and component manufacturing; furniture and related product manufacturing; pharmaceutical production; lower impact manufacturing of wood, paper, plastics, rubber, and/or metal products; and similar uses. (Prior planning code § 2411)

### **17.10.570 General Manufacturing Activities.**

General Manufacturing Activities include the manufacturing, compounding, processing, assembling, packaging or treatment of products from extracted, raw, recycled, or secondary materials, or bulk storage and handling of such products and materials, or large-scale production. They typically include larger-scale operations and may have some or all activities conducted outdoors. They also include certain activities accessory thereto, as specified in Section 17.10.040. This classification includes, but is not limited to, production sewing from pre-cut pieces, textile mills; wood product manufacturing; paper finishing; chemical manufacturing (except for the chemical products listed under Heavy Manufacturing); plastics and rubber products manufacturing; automotive, ship, aircraft, and heavy equipment manufacturing; and medium to large metal component fabrication and product manufacturing. (Prior planning code § 2414)

### **17.10.580 Heavy/High Impact Manufacturing Activities.**

Heavy/High Impact Manufacturing Activities include high-impact or hazardous manufacturing processes. This classification includes but is not limited to explosives manufacturing; petroleum and coal products manufacturing and refining; animal slaughtering; leather tanning; cement and asphalt manufacturing; lime and gypsum products manufacturing; primary metal smelting; nonferrous metals production, processing, smelting, and refining; fertilizer and other agricultural chemical manufacturing; paint, coating and adhesive manufacturing; synthetic dye and pigment manufacturing; urethane and other open-cell foam product manufacturing; battery manufacturing and storage; any manufacturing use with large-scale facilities for outdoor oil and gas storage; and any biotechnology research, development, or production activities involving materials defined by the National Institute of Health as Risk Group 3 or 4 or Restricted Agents (commonly known as “bio-safety levels 3 or 4). (Prior planning code § 2415)

### **17.10.590 Research and Development.**

Research and Development Industrial Activities include scientific research, and the design, development, engineering, and testing of high technology electronic, industrial or scientific products in advance of product manufacturing. The production of products, plans, or designs is within this category when the primary purpose of such production is research, development, or evaluation, rather than sale. Manufacturing uses, wholesale and storage uses, repair and retail sales are not in this category except as an accessory use as specified in Section 17.10.040. This classification includes, but is not limited to, biotechnology firms, electronic research firms, or pharmaceutical research laboratories. This classification does not include the on-site production of products for sale, and biotechnology laboratories approved for National Institute of Health experiments using Risk Group 3 or 4 or Restricted Agents (commonly known as “bio-safety levels 3 or 4) (Section 17.10.580 Heavy/High Impact Manufacturing Activities).

### **17.10.600 Construction Operations.**

Construction Operations Activities include enclosed and unenclosed facilities and accessory yards for construction and incidental storage activities performed by construction contractors on lots other than construction sites.

### **17.10.610 Warehousing, Storage, and Distribution Activities.**

Warehousing, Storage, and Distribution Activities include the provision of primarily indoor warehousing and storage, and associated distribution activities. They also include certain activities accessory to the above, as specified in Section 17.10.040. (Prior planning code § 2387) These activities may also include accessory outdoor storage areas where outdoor storage, not including parking and loading areas, does not occupy more than 30% of the total site area.

- A. Warehousing, Storage, and Distribution.** The warehousing and storage, primarily within enclosed buildings, of commercial goods, and the associated distribution activities that occur on-site prior to delivery of goods to wholesale and retail outlets or direct shipment to customers. This classification includes ancillary truck parking and dispatching. This classification does not include on-site sale of goods and merchandise unless this activity is accessory to the above, as specified in Section 17.10.040.

**B. Warehousing, Storage, and Distribution with Accessory Stores.** The warehousing and storage, primarily within enclosed buildings, of commercial goods, and the associated distribution activities that occur on-site prior to delivery of goods to wholesale and retail outlets or direct shipment to customers, along with accessory stores for on-site retail or wholesale sale of goods, where such stores do not exceed either 20% of total floor area or 5,000 square feet.

*(Comment: May eliminate B and allow CIX to have a note expanding retail without limit)*

#### **17.10.620 Outdoor Storage.**

Outdoor Storage Activities includes principal outdoor storage of items for more than 24 hours where such storage activities occupy more than 30% of site area

- A. General Outdoor Storage.** The principal storage of goods and materials, equipment or vehicles; as well as the storage of operating equipment for warehouses, such as forklifts, pallets, and racks.
- B. Salvage/Junk Yards.** Storage and dismantling of vehicles and equipment for sale of parts, including tire re-treading and recapping.
- C. Container Storage.** Container Storage includes the storage, repair, and “pre-tripping” of shipping containers, including refrigerated shipping containers, on open lots. Includes minor repair and cleaning of containers.
- D. Oil and Gas Storage.** Oil and Gas Storage includes tank farms and outdoor facilities for the storage of oil and gas.

#### **17.10.630 Regional Freight Transportation.**

Regional Freight Transportation Activities include the provision of freight handling and shipping services by water and rail. They include the inter- and intra-regional transportation of goods. They also include certain activities accessory to the above, as specified in Section 17.10.040. (Prior planning code § 2387)

- A. Seaport.** The accommodation of freight service and operations by ship. This classification includes piers, wharves & docks, marine terminals, container and break-bulk storage areas (where container storage is an accessory, rather than principal activity), related inter-modal facilities, and support services such as port and harbor operations and navigational services.
- B. Rail yard.** Accommodation of freight service and operations by rail.

**17.10.640 Trucking and Truck-Related.** Trucking and Truck-Related Activities include the provision of freight handling and shipping services by trucks as well as parking, maintenance, and services for trucks and other heavy vehicles and equipment. They also include certain activities accessory to the above, as specified in Section 17.10.040. (Prior planning code § 2387)

- A. Freight/Truck Terminal.** The accommodation of local or worldwide freight by truck. This classification includes facilities used primarily for transfer, breaking-down, and/or consolidation of freight, as well as parking and dispatch of trucks.
- B. Truck Yard.** Parking, dispatch, refueling, and incidental repair of trucks, buses, or other fleets of heavy vehicles, where there is no on-site freight storage or transfer. This classification includes corporation yards operated by public agencies towing operations. This classification does not include local courier and delivery services (See Section 17.10.485, Taxi and Light Fleet-Based Services); towing operations as an accessory activity to Automotive Repair and Cleaning (Section 17.10.480)
- C. Truck Weigh Stations.** The weighing of commercial trucks in truck weighing facilities.
- D. Truck and Other Heavy Vehicle Sales, Rental, and Leasing.** Sales, rental, and leasing of medium and heavy trucks, truck tractors, construction or agricultural equipment, buses, commercial boats, heavy equipment, and other commercial vehicles that have gross vehicle weight ratings greater than 10,000 pounds, including the sale, installation, and servicing of related equipment and parts. This classification includes fueling stations, repair shops, body and fender shops, wheel and brake shops, engine repair and rebuilding, welding, major painting service, tire sales and installation, and upholstery shops. This classification does not include vehicle dismantling or salvage and tire re-treading or recapping (See Salvage/Junk Yards, Section 17.10.620).
- E. Truck and Other Heavy Vehicle Service, Repair, and Refueling.** Repair, fueling, and other servicing of medium and heavy trucks, truck tractors, construction or agricultural equipment, buses, boats, heavy equipment, and similar vehicles that generally have gross vehicle weights greater than 10,000 pounds, including the sale, installation, and servicing of related equipment and parts. This classification includes fueling stations, repair shops, body and fender shops, wheel and brake shops, engine repair and rebuilding, welding, major painting service, tire sales and installation, and upholstery shops. This classification does not include vehicle dismantling or salvage (See Salvage/Junk Yards, Section 17.10.620).

#### **17.10.650 Recycling and Waste-related Activities**

**Recycling and Waste-Related Activities** include recycling collection, intermediate processing, and other activities related to the storage and processing of used and waste materials.

- A. Small Recycling Collection Centers.** An activity accepting recyclable non-hazardous materials directly from the public by donation, redemption, or purchase at facilities less than 500 square feet in area that generally do not use power-driven processing equipment. Small collection centers may include mobile recycling units, bulk reverse vending machines, kiosk type units, and/or unattended containers placed for the donation of recyclable materials.
- B. Large Collection Centers.** An activity accepting recyclable non-hazardous materials by donation, redemption, or purchase at facilities occupying an area of more than 500 square feet that are not operated incidental to a host use and that may have a permanent building. Large collection centers typically use power-driven equipment to sort and densify material for shipment to an intermediate processor or other user. Large collection centers may have a combination of outdoor processing and storage.

**C. Intermediate Recycling Processing Facility.** An activity serving as a collection point for receiving, processing, storage, and distribution of large quantities of recyclable materials delivered from recycling collection centers or other sources. Processing of most or all material typically occurs inside a building, using mechanical and/or chemical processing equipment to alter the physical form of incoming material. Processed materials may be stored in outdoor areas prior to sale to manufacturers or other end users. Intermediate processing facilities typically do not trade directly with the public. This classification does not include facilities that handle or process hazardous materials and solid waste facilities and transfer stations.

**17.10.660 Hazardous Materials Production, Storage, and Waste Management Activities.**

**A. Small Scale Transfer and Storage Hazardous Waste Management Activities.** Small Scale Transfer and Storage Hazardous Waste Management Activities include treatment facilities with waste streams small enough to be exempt from manifest requirements as described in California Health and Safety Code, Division 20, Chapter 6.5, Article 6. Wastes from any given generator must not exceed a total volume of five gallons or a total weight of fifty (50) pounds. (Ord. 12072 § 5 (part), 1998)

**B. Industrial Transfer/Storage Hazardous Waste Management Activities.** Industrial Transfer/Storage Hazardous Waste Management Activities include any treatment facility which is not a Small Scale Transfer and Storage Facility or Residual Repository. (Ord. 12072 § 5 (part), 1998)

**C. Residuals Repositories Hazardous Waste Management Activities.** Residuals Repositories Hazardous Waste Management Activities include treatment facilities for collection of residual wastes defined as residues from other treatment facilities after treatment, and other irreducible stabilized or detoxified hazardous wastes. (Ord. 12072 § 5 (part), 1998)