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**ORDINANCE NO. 1703**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIALTO, CALIFORNIA, AMENDING PORTIONS OF CHAPTER 18.112 (INDOOR STORAGE USES) OF THE RIALTO MUNICIPAL CODE FOR COMPLIANCE WITH CALIFORNIA STATE ASSEMBLY BILL 98 (AB 98).**

**WHEREAS**, on September 29, 2024, California Governor Gavin Newsom signed California Assembly Bill 98 (“AB 98”) into law, establishing environmental and design standards for logistics uses (e.g. warehouses, distribution centers, fulfillment centers, etc.) near sensitive receptors (e.g. residences, parks, schools, etc.) to mitigate impacts on air quality, noise, and traffic; and

**WHEREAS**, AB 98 identified the City of Rialto as a being located within a “Warehouse Concentration Region”; and

**WHEREAS**, cities within the “Warehouse Concentration Region” are required to implement certain provisions of AB 98; and

**WHEREAS**, Government Code Section 65098.5 (as enacted by AB 98) provides that the City cannot approve development of logistics uses, as referenced above, unless such logistics uses meet or exceed the standards of AB 98; however, this requirement does not restrict the existing authority of the City of Rialto to deny a logistics use facility altogether; and

**WHEREAS**, the City of Rialto desires to amend Chapter 18.112 (Indoor Storage Uses) of the Rialto Municipal Code, as necessary, to achieve compliance with AB 98; and

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RIALTO FINDS AND ORDAINS AS FOLLOWS:**

**SECTION 1.** The above recitals set forth above are all true and correct and incorporated herein.

**SECTION 2.** Section 18.112.020 of the Rialto Municipal Code is hereby amended to read in full as follows (deletions in ~~strike through~~ and additions in ***bold & italic***):

1 18.112.020 – Definitions.

2 The following words and phrases shall, for the purposes of this chapter, have  
 3 the meanings respectively ascribed to them by this section, as follows:

4 "Fulfillment center" is a type of indoor storage facility whereby a building is  
 5 primarily used to receive, process, and fulfill numerous customer orders associated  
 6 with electronic commerce ("e-commerce" retailers) or similar high capacity and high  
 frequency orders and deliveries. The use includes the indoor storage of goods,  
 products, and similar items and is typically characterized by a high intensity and a  
 high frequency of truck traffic and may include multiple shifts of employees.

7 "Indoor storage facility" means any building primarily used for the indoor  
 8 storage of goods, products, commodities, materials, supplies, and similar items for  
 the primary purpose of supply chain distribution and fulfillment, including, *but not*  
 9 *limited to, logistics facilities*, storage warehouses and fulfillment centers.

10 *"Logistics facility" is a type of indoor storage facility whereby a building is*  
 11 *primarily used for the indoor storage of cargo, goods, or products for later*  
 12 *distribution to businesses or retail customers, or both, that does not predominantly*  
 13 *serve retail customers for onsite purchases, and heavy-duty trucks are primarily*  
 14 *involved in the movement of the cargo, goods, or products.*

15 "Storage warehouse" is a type of indoor storage facility whereby a building is  
 16 primarily used for the indoor storage of goods, products, commodities, materials,  
 17 supplies, and similar items and used for the bulk sale or bulk distribution of those  
 goods to their direct customers or retail stores. Retail sales from the premises may  
 occur in conjunction to the primary warehouse facility use.

18 *"Expansion of an existing indoor storage facility use" means the expansion*  
 19 *of an existing indoor storage facility use by 20 percent or more of the existing*  
 20 *square footage. Office space is not included as part of the existing square footage*  
 21 *or in the square footage of the 20 percent expansion threshold.*

22 *"Sensitive receptor" means one or more of the following:*

- 23 • *A residence*
- 24 • *Residentially zoned land*
- 25 • *A school*
- 26 • *A daycare facility*
- 27 • *Publicly owned parks, playgrounds, and recreational areas or*  
*facilities*
- 28 • *Nursing homes, long-term care facilities, hospices, convalescent*  
*facilities, or similar live-in housing*
- *Hospitals*

*"Heavy-duty truck" means a class 7 or class 8 truck, such as:*

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- 1) ***“Class 7 truck” means a truck with a gross vehicle weight rating of 26,001 to 33,000 pounds.***
- 2) ***“Class 8 truck” means a truck with a gross vehicle weight rating of greater than 33,000 pounds.***

***“21<sup>st</sup> Century Warehouse Design” means an indoor storage facility that meets all of the following:***

- 1) ***Complies with or exceeds all requirements of the most current building energy efficiency standards, including, but not limited to, the following requirements related to: (A) Photovoltaic system installation and associated battery storage; (B) Cool roofing; (C) Medium- and heavy-duty vehicle charging readiness; (D) Light-duty electric vehicle charging readiness and installed charging stations.***
- 2) ***Has skylights in at least 1 percent of the roof area, or equivalent LED efficient lighting.***
- 3) ***Provides conduits and electrical hookups at all loading bays serving cold storage. Idling or use of auxiliary truck engine power to power climate control equipment shall be prohibited if the truck is capable of plugging in at the loading bay.***
- 4) ***Ensures that any heating, ventilation, and air-conditioning is high-efficiency.***
- 5) (A) ***Ensures that all classes of forklifts used on site, pursuant to State Air Resources Board’s Zero-Emission Forklifts regulation, as drafted, shall be zero-emission by January 1, 2030, to the extent operationally feasible, commercially off-the shelf available, and adequate power is available on site. (B) (i) If not, the cleanest technology commercially available shall be used; (ii) Cost shall not be a factor in determining operational feasibility pursuant to this subparagraph.***
- 6) (A) ***Ensures that equipment used on site utilizing small off-road engines, rated at or below 19 kilowatts, shall be zero-emission, to the extent operationally feasible, commercially off-the shelf available, and adequate power is available on site. (B) (i) If not, the cleanest technology commercially available shall be used; (ii) Cost shall not be a factor in determining operational feasibility pursuant to this subparagraph. (C) Should any equipment used on site utilizing small off-road engines, rated at or below 19 kilowatts, be contracted out, the indoor storage facility use shall preferentially contract for services utilizing zero-emission small off-road engines.***

***“Tier 1 – 21<sup>st</sup> Century Warehouse Design” means an indoor storage facility that meets all of the criteria of a 21<sup>st</sup> Century Warehouse Design plus the following:***

- ***Photovoltaic system installation and associated battery storage. For the purposes of the photovoltaic system installation, all indoor storage facility square footage is considered conditioned space.***
- ***Has a microgrid-ready switchgear system capable of supporting distributed energy resources.***

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- *Is advanced smart metering ready*
- *Has a minimum of 50 percent of all passenger vehicle parking spaces preinstalled with conduit and all necessary physical infrastructure to support future charging of electric vehicles.*
- *Has a minimum of 10 percent of all passenger vehicle parking spaces installed with electric vehicle charging stations.*
- *Ensures that all classes of forklifts used on site, pursuant to State Air Resources Board’s Zero-Emission Forklifts regulation, as drafted, shall be zero-emission by January 1, 2028, to the extent operationally feasible, commercially off-the shelf available, and adequate power is available on site.*

**SECTION 3.** Section 18.112.030 of the Rialto Municipal Code is hereby amended to read in full as follows (deletions in strikethrough and additions in ***bold & italic***):

18.112.020 – Applicability.

The requirements of this chapter shall apply to the establishment or modification of all indoor storage facilities in zoning districts in which the specific use is permitted. This chapter shall not apply to existing indoor storage uses or ~~entitlement pending applications~~ ***for the establishment or modification of all indoor storage facility types that were filed with the Planning Division on or before September 29, 2024*** ~~as of the effective date of the ordinance codified in this chapter.~~ ***Entitlement applications for the establishment or modification of all indoor storage facility types that were filed with the Planning Division on or before September 29, 2024 shall comply with the provisions of Ordinance No. 1653.*** The continuation of existing indoor storage facilities shall be subject to the regulations and guidelines of [Chapter 18.60](#) of the Rialto Municipal Code.

**SECTION 4.** Section 18.112.040 of the Rialto Municipal Code is hereby amended to read in full as follows (deletions in ~~strikethrough~~ and additions in ***bold & italic***):

18.112.040 – Locational provisions.

- A. Subject to the limitations of this chapter and planning commission approval of a conditional development permit, indoor storage facilities may be established within the following zones:
1. Light manufacturing (M-1) zone.
  2. General manufacturing (M-2) zone.
  3. Airport-related planned industrial development (I-AR) zone of the Rialto Airport Specific Plan.
  4. Planned industrial development (I-PID) zone of the Rialto Airport Specific Plan.
  5. General manufacturing (I-GM) zone of the Rialto Airport Specific Plan.

- 1                   6.       Medium industrial (M-IND) zone of the Agua Mansa Specific Plan.
- 2                   7.       Heavy industrial (H-IND) zone of the Agua Mansa Specific Plan.
- 3                   8.       Urban services (U-S) zone of the Central Area Specific Plan.
- 4                   9.       Industrial Park (I-P) zone of the Gateway Specific Plan.
- 5                   10.      Freeway incubator (FI) zone of the Renaissance Specific Plan.
- 6                   11.      Employment (EMP) zone of the Renaissance Specific Plan.
- 7                   12.      Business Center (BC) zone of the Renaissance Specific Plan.
  
- 8        B.       New or modified storage warehouses *and logistics facilities* larger than fifty  
9                   thousand square feet in size and new fulfillment centers of any size, and the  
10                  parcels of land in which they are located on, shall not be located adjacent to  
11                  or across a street or intersection from any *sensitive receptor* ~~residentially used~~  
12                  or zoned land or any existing public school, private school, public park, or  
13                  public open space intended for public park and recreational use, except if the  
14                  following findings can be made by the planning commission prior to  
15                  approving a conditional development permit:
  - 16                   1.       All vehicle traffic shall be routed away from, and not pass,  
17                   residentially used and zoned land, schools, parks, and open space  
18                   intended for public park and recreational use intended for public park  
19                   and recreational use intended for park use. If routing vehicles past  
20                   these sensitive uses is unavoidable because no other routes exist or no  
21                   other reasonable routes exist, the planning commission may allow an  
22                   exception whereby it is determined that the routing and amount of  
23                   traffic will not create a significant impact in the level of service or  
24                   safety of the roadway and will not be disruptive to the sensitive uses  
25                   that will be affected;
  - 26                   2.       Sufficient buffering with buildings and landscaping shall be provided  
27                   on-site to screen residentially used and zoned land, schools, parks, and  
28                   open space intended for public park and recreational use from truck  
                  access, parking, and vehicle, equipment, and similar other operations  
                  to the satisfaction of the planning commission. At a minimum, the  
                  setback and buffering provisions of Section 18.61.050(B) of the Rialto  
                  Municipal Code shall apply and shall be supplemented to protect  
                  adjacent uses and mitigate any negative effects;
  3.       The placement and size of the building or buildings on the site shall  
                  not be imposing or overwhelming to any residentially used and zoned  
                  land, schools, parks, and open space intended for public park and  
                  recreational use that is adjacent to the proposed development. Methods  
                  to reduce the bulk, mass, and height of buildings shall be used  
                  including, but not limited to, reducing building heights, breaking large  
                  buildings into multiple buildings, lowering the grade or eliminating  
                  grade differentials relative to adjacent properties, and similar  
                  techniques; and,
  4.       The location of truck courts and other areas of operational activity on  
                  the site shall be located away from and not be visible or disruptive to

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any residentially used and zoned land, schools, parks, and open space intended for public park and recreational use that is adjacent to the proposed development.

**C. Siting of Indoor Storage Facilities.**

**1. Any new indoor storage facilities shall be sited on roadways that meet the following classifications:**

- a. Arterial roads.**
- b. Collector roads.**
- c. Major thoroughfares.**
- d. Local roads that predominantly serve commercial uses.**

**2. For purposes of this Section 18.112.040(C), local roads shall be considered to predominantly serve commercial uses if more than 50 percent of the properties fronting the road within 1000 feet are designed for commercial or industrial use according to the local zoning ordinance.**

**3. A waiver may be granted where siting on the designated roadways pursuant to this Section 18.112.040(C) is impractical due to unique geographic, economic, or infrastructure-related reasons. The waiver shall be approved by the planning commission provided that the project applicant for a indoor storage facility can demonstrate all of the following:**

- a. There is no feasible alternative site that exists within the designated roadways.**
- b. A traffic analysis has been completed and submitted to the city.**
- c. The proposed site of the indoor storage facility is an existing industrial zone.**
- d. The proposed site of the indoor storage facility will incorporate mitigations to minimize traffic and environmental impacts on residential areas to the greatest extent feasible.**

**SECTION 5.** Section 18.112.050 of the Rialto Municipal Code is hereby amended to read in full as follows (deletions in ~~strike through~~ and additions in **bold & italic**):

18.112.050 – Development Standards.

- A. The development standards contained within this section shall apply to all indoor storage facilities, including, *but not limited to*, storage warehouses, *logistics facilities*, and fulfillment centers, unless specified otherwise herein.**
- B. General Standards.**

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1. All indoor storage facilities shall comply with all applicable provisions of Chapter 18.61 of the Rialto Municipal Code.
  
2. An operations and truck route plan shall be submitted for review and approval as part of the conditional development permit application. The plan shall describe the operational characteristics of the proposed use, including but not limited to, hours of operation, number of employees, types of items to be stored within the building, and the proposed truck routing to and from the facility to designated truck routes that avoids passing *sensitive receptors, educational uses, park and open space intended for public park uses, and recreational use intended for public park and recreational use areas* to the greatest extent feasible. The plan shall also include physical and operational measures for preventing truck queuing, stopping, and parking on public streets, *such as signage and pavement markings, queuing analysis, and enforcement, for preventing truck queuing, circling, stopping, and parking on public streets*. Speculative projects for which no tenant is identified shall assume realistic operational characteristics and truck routing upon which any entitlement that is granted shall be based. *The operations and truck route plan shall provide that the operator of the indoor storage facility is responsible for enforcement of the operations and truck route plan. Further, a revised operations and truck route plan shall be submitted to and approved by the Community Development Director, or his or her designee, prior to a business license being issued by the city for any new tenant of the indoor storage facility. The Community Development Director, or his or her designee, shall have discretion to determine if changes to the operations and truck route plan are necessary, including, but not limited to, any additional measures to alleviate truck routing and parking issues that may arise during the life of the indoor storage facility.*
  
3. A property maintenance program shall be submitted for review and approval as part of the conditional development permit application. The program shall provide for the regular maintenance of building structures, landscaping, and paved surfaces in good physical condition and appearance. The methods and maximum intervals for maintenance of each component shall be specified in the program.
  
4. *All new or expanded indoor storage facilities less than 250,000 square feet in size where the loading bay is within 900 feet of a sensitive receptor that is utilizing a site zoned for industrial use shall comply with and incorporate all of the following:*
  - a. *Orient the truck loading bays on the opposite side of the indoor storage facility away from sensitive receptors to the extent feasible.*
  
  - b. *Locate the truck entry, exit, and internal circulation away from sensitive receptors. Heavy-duty truck drive-aisles shall be prohibited from being used on the sides of the building that are directly adjacent to a sensitive receptor property line.*

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- c. Any new indoor storage facility within 900 feet of a sensitive receptor shall provide a buffer area between sensitive receptors to mitigate light and noise as follows:*

  - i. The buffer area shall have a minimum width of 50 feet as measured from the property line of all adjacent sensitive receptors;*
  - ii. The buffer area shall include a solid decorative wall, landscaped berm and wall, or landscaped berm 10 feet or more in height, drought tolerant natural ground landscaping with proper irrigation, and solid-screen buffering trees; and*
  - iii. Trees shall be used as part of a solid-screen buffering treatment and planted in two rows along the length of the property line adjacent to the sensitive receptor. Trees used for this purpose shall be evergreen, broad-leaf, drought tolerant, composed of species with low biogenic emissions, of a minimum 36-inch box size at planting, and spaced at no greater than 30 feet on center. This does not include palm tree species.*
  - iv. A public street right-of-way, another development, and/or parcels of land with a minimum width of 50 feet may constitute the buffer area.*
  
- d. Meet or exceed all requirements of the most current building energy efficiency standards, including, but not limited to, the following requirements related to:*

  - i. Photovoltaic system installation and associated battery storage;*
  - ii. Cool roofing;*
  - iii. Medium- and heavy-duty vehicle charging readiness; and*
  - iv. Light-duty electric vehicle charging readiness and installed charging stations.*
  
- e. Provide conduits at loading bays equal to one truck per every loading bay serving cold storage. Idling or use of auxiliary truck engine power to power climate control equipment shall be prohibited if the truck is capable of plugging in at the loading bay.*
  
- f. Ensure that any heating, ventilation, and air-conditioning is high-efficiency.*
  
- g. Provide separate entrances for heavy-duty trucks accessible via a truck route, arterial road, major thoroughfare, or a local road that predominantly serves commercial oriented uses.*
  
- 5. All new or expanded indoor storage facilities 250,000 square feet or more in size where the loading bay is within 900 feet of a sensitive receptor that is*

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*utilizing a site zoned for industrial use shall comply with and incorporate all of the following:*

- a. Tier 1 – 21<sup>st</sup> Century Warehouse Design elements*
- b. Orient the truck loading bays on the opposite side of the indoor storage facility away from sensitive receptors to the extent feasible*
- c. Locate the truck loading bays a minimum of 300 feet from the property line of the nearest sensitive receptor to the nearest truck loading bay opening using a direct straight-line method*
- d. Provide separate entrances for heavy-duty trucks accessible via a truck route, arterial road, major thoroughfare, or a local road that predominantly serves commercial oriented uses.*
- e. Locate truck entry, exit, and internal circulation away from sensitive receptors*
- f. Heavy-duty diesel truck drive aisles shall be prohibited from being used on sides of the building that are directly adjacent to a sensitive receptor property line.*
- g. Any new indoor storage facility within 900 feet of a sensitive receptor shall provide a buffer area between sensitive receptors to mitigate light and noise as follows:*
  - i. The buffer area shall have a minimum width of 50 feet as measured from the property line of all adjacent sensitive receptors;*
  - ii. The buffer area shall include a solid decorative wall, landscaped berm and wall, or landscaped berm 10 feet or more in height, drought tolerant natural ground landscaping with proper irrigation, and solid-screen buffering trees*
  - iii. Trees shall be used as part of a solid-screen buffering treatment and planted in two rows along the length of the property line adjacent to the sensitive receptor. Trees used for this purpose shall be evergreen, broad-leaf, drought tolerant, composed of species with low biogenic emissions, of a minimum 36-inch box size at planting, and spaced at no greater than 30 feet on center. This does not include palm tree species.*
  - iv. A public street right-of-way, another development, and/or parcels of land with a minimum width of 50 feet may constitute the buffer area.*

*6. All new or expanded indoor storage facilities where the loading bay is within 900 feet of a sensitive receptor, and on land that is not currently zoned for indoor storage facility uses, whether developed or undeveloped, and that needs to be rezoned, shall meet all of the following:*

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- a. *Indoor storage facilities 250,000 square feet or more in size shall incorporate all Tier 1 – 21<sup>st</sup> Century Warehouse Design elements.*
- b. *Indoor storage facilities less than 250,000 square feet in size shall incorporate all 21<sup>st</sup> Century Warehouse Design elements.*
- c. *Orient the truck loading bays on the opposite side of the indoor storage facility away from sensitive receptors to the extent feasible.*
- d. *Locate the truck loading bays a minimum of 500 feet from the property line of the nearest sensitive receptor to the nearest truck loading bay opening using a direct straight-line method.*
- e. *Provide separate entrances for heavy-duty trucks accessible via a truck route, arterial road, major thoroughfare, or a local road that predominantly serves commercial oriented uses.*
- f. *Locate truck entry, exit, and internal circulation away from sensitive receptors.*
- g. *Heavy-duty diesel truck drive aisles shall be prohibited from being used on sides of the building that are directly adjacent to a sensitive receptor property line.*
- h. *Any new indoor storage facility within 900 feet of a sensitive receptor shall provide a buffer area between sensitive receptors to mitigate light and noise as follows:*
  - i. *The buffer area shall have a minimum width of 100 feet as measured from the property line of all adjacent sensitive receptors;*
  - ii. *The buffer area shall include a solid decorative wall, landscaped berm and wall, or landscaped berm 10 feet or more in height, drought tolerant natural ground landscaping with proper irrigation, and solid-screen buffering trees*
  - iii. *Trees shall be used as part of a solid-screen buffering treatment and planted in two rows along the length of the property line adjacent to the sensitive receptor. Trees used for this purpose shall be evergreen, broad-leaf, drought tolerant, composed of species with low biogenic emissions, of a minimum 36-inch box size at planting, and spaced at no greater than 30 feet on center. This does not include palm tree species.*
  - iv. *A public street right-of-way, another development, and/or parcels of land with a minimum width of 100 feet may constitute the buffer area.*

7. *All new or expanded indoor storage facilities shall provide a two-to-one replacement of any demolished housing unit that was on site and occupied within the last ten (10) years, unless the housing unit was declared*

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*substandard by the Chief Building Official, pursuant to Section 17920.3 of the Health and Safety Code, prior to purchase by the developer. For each housing unit demolished, regardless of market value of the unit, two (2) units of affordable housing for people and families of low or moderate income, as defined in Section 50093 of the Health and Safety Code, that are deed-restricted shall be built within the jurisdiction. Funds from any fee imposed for the replacement of demolished housing units shall be placed in a housing-specific set-aside account and shall be used for housing within three (3) years of collection.*

8. *All new or expanded indoor storage facilities that affect residential dwellings through purchase shall be required to provide any displaced tenant with an amount equivalent to twelve (12) months' rent at the current rate.*

C. Site and Architectural Design Standards.

1. All buildings and structures shall be setback from a property line along a *sensitive receptor as required in Section 18.112.050B of the Rialto Municipal Code and from a street frontage* ~~or adjacent to any residentially zoned or used land, public and private schools, and public parks and open space intended for public park and recreational use intended for public park and recreational use,~~ by a minimum of one foot for every one foot of building height, but no less than twenty-five feet. Building height means the vertical distance from the finished grade to the highest point of the building along the side of the building facing a street *or sensitive receptor*, ~~residentially zoned land, public and private schools, or public parks and open space intended for public park and recreational use intended for public park and recreational use.~~
2. All buildings and structures shall incorporate horizontal wall plane articulation approximately in the form of wall plane projections, recesses, and/or projected masses every one hundred linear feet on all sides. Horizontal wall plane articulation shall have a minimum depth of at least three feet, as measured from the exterior of the main wall plane, and a minimum width of twelve feet.
3. All buildings and structures shall incorporate vertical wall plane articulation in form of wall height variations of at least eighteen inches approximately every one hundred linear feet on all sides.
4. All buildings and structures shall incorporate enhanced architectural treatments on all sides. Enhanced architectural treatments include combinations of accent building materials, windows/spandrel glass, reveals, metal eyebrow accents, cornices, etc.
5. The need for stairwells on elevations facing streets shall be avoided to improve the aesthetics of the building and minimize the height of buildings.
6. Underground stormwater chambers shall be provided to avoid the need for aboveground stormwater basins. As an alternative, aboveground basins may be permitted if the depth of the basin does not require fencing and the basin

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can be planted with shrubs and groundcover so as to appear as part of the landscaped area on the site.

- 7. Site improvements to control and direct truck and van traffic in the desired direction on adjacent streets shall be provided, including but not limited to medians, "pork chop" curb returns, and similar measures.
- 8. ***Entry gates into an enclosed truck court shall be setback a minimum of seventy (70) feet from any public right-of-way and an additional seventy (70) feet for every twenty (20) loading bays beyond fifty (50) loading bays.***

D. Parking and Access Standards.

- 1. Parking shall be provided for indoor storage facilities in accordance with Chapter 18.58 of the Rialto Municipal Code or the applicable specific plan.
- 2. All passenger vehicle parking lots, drive-aisles, and truck parking areas or truck courts shall be paved with asphalt or concrete, as required by the city engineer.
- 3. All required passenger vehicle parking spaces shall be separated from any enclosed truck parking area or truck court and shall not require access through any enclosed truck parking area or truck court to reach the parking spaces.
- 4. ***Signs shall be installed at all heavy-duty truck exit driveways directing truck drivers to the nearest truck route as indicated in the truck route plan, as described in Section 65098.4, and in the state highway system.*** ~~Signage for directional guidance to trucks entering and exiting the facility shall be provided on-site.~~
- 5. Sufficient space, including, ***but not limited to***, additional overflow areas, shall be provided to accommodate all maneuvering, queuing, stacking, loading, unloading, and parking of vehicles on-site.
- 6. On-site electric hook-ups shall be provided to eliminate idling of main and auxiliary engines during loading and unloading of cargo.
- 7. ***Anti-idling signs indicating a three-minute heavy-duty truck engine idling restriction shall be posted at indoor storage facility entrances to the site and at the truck loading bays.***

E. Screening Standards.

- 1. All stored items, including, ***but not limited to***, trucks and trailers within truck parking areas and courts, shall be completely screened from public view, including, ***but not limited to***, oblique views, by a combination of buildings and/or solid screen walls of either decorative concrete masonry block or decorative concrete tilt-up walls. Decorative masonry block means tan slumpstone block, tan split-face block, or precision block with a stucco, plaster, or cultured stone finish. Decorative concrete tilt-up wall means concrete with a combination of paint and raised patterns, reveals, and/or trim lines.

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2. Screen walls shall not be located within any required front yard or street side yard landscape setback area.
3. All stored items, including, *but not limited to*, trucks and trailers within truck parking areas, shall not exceed eight feet in height unless a taller wall up to fourteen feet is provided to effectively screen along street frontages. The minimum height of screen walls shall be eight feet and the maximum height shall be fourteen feet.
4. Solid walls surrounding truck parking areas and truck courts that are below the grade of an adjacent street shall be backfilled to a grade level that matches the finished grade level of the adjacent street.
5. Solid walls surrounding truck parking areas and truck courts that either at grade or are above the grade of an adjacent street shall incorporate a berm/slope along the entire length of the wall that ensures that no more than eight feet of the wall is visible from public view. The maximum slope shall not exceed a 4:1 ratio.
6. Solid walls surrounding truck parking areas and truck courts along street frontages that are visible from public view shall incorporate landscape pockets every seventy linear feet to prevent monotony. The landscape pockets shall have a minimum depth of three feet and a minimum width of twelve feet and shall be located on the exterior side of the wall.
7. Solid walls surrounding truck parking areas and truck courts shall incorporate pilasters every seventy linear feet and at all corners and ends of the wall.
8. Anti-graffiti coating or equivalent measure to prevent graffiti shall be provided for all solid screen walls.

F. Landscape Standards.

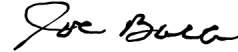
1. All indoor storage facilities shall have a minimum fifteen-foot deep landscaped setback along all street frontages planted with a combination of trees, shrubs, and groundcover. Parking of motor vehicles is not permitted within the required landscape setback area.
2. All indoor storage facilities shall have a minimum ten-foot deep landscaped setback along interior side and rear property lines planted with a combination of trees, shrubs, and groundcover, except within enclosed truck courts.
3. All indoor storage facilities shall have a minimum ten-foot deep landscape planter at the base of buildings and screening walls that are visible from and face street frontages. Planting within these planters shall consist of a combination of small to medium scale trees, shrubs, and groundcover vegetation to soften the edge of the building or screen wall.
4. Trees shall be planted every thirty linear feet within all landscape planters on-site. Two rows of trees shall be provided within all landscape setbacks adjacent to public streets. A minimum of fifty percent of the trees on-site shall consist of evergreen broadleaf tree species to ensure year-round coverage.



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**SECTION 8.** The City Clerk shall certify to the adoption of this Ordinance and cause the same to be published in the local newspaper or posted as required, and the same shall take effect fifteen (30) days after its date of adoption.

**PASSED, APPROVED AND ADOPTED** this 23<sup>rd</sup> day of September, 2025



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JOE BACA, MAYOR

**ATTEST:**



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BARBARA A. MCGEE, CITY CLERK

**APPROVED AS TO FORM:**



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ERIC S. VAIL, CITY ATTORNEY

1 STATE OF CALIFORNIA )  
2 COUNTY OF SAN BERNARDINO ) ss  
3 CITY OF RIALTO )

4 I, Barbara A. McGee, City Clerk of the City of Rialto, do hereby certify that the foregoing  
5 Ordinance No. 1703 was duly passed and adopted at a regular meeting of the City Council of the City  
6 of Rialto held on the 23<sup>rd</sup> day of September, 2025.

7 Upon motion of Mayor Pro Tem Scott, seconded by Council Member Carrizales the foregoing  
8 Ordinance No. 1703 was duly passed and adopted.

9 Vote on the motion:

10 AYES: Mayor Baca, Mayor Pro Tem Scott, Council Member Carrizales, Montoya & Perez

11 NOES: None

12 ABSENT: None

13 **IN WITNESS WHEREOF**, I have hereunto set my hand and the Official Seal of the City of  
14 Rialto this 23<sup>rd</sup> day of September, 2025.

15  
16 *Barbara A. McGee*

17 \_\_\_\_\_  
18 BARBARA A. MCGEE, City Clerk