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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*
28 *facilities*
- *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:

- 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.*

“21st 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 – 21st Century Warehouse Design” means an indoor storage facility that meets all of the criteria of a 21st 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.*

- *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.
6. Medium industrial (M-IND) zone of the Agua Mansa Specific Plan.
7. Heavy industrial (H-IND) zone of the Agua Mansa Specific Plan.
8. Urban services (U-S) zone of the Central Area Specific Plan.
9. Industrial Park (I-P) zone of the Gateway Specific Plan.
10. Freeway incubator (FI) zone of the Renaissance Specific Plan.
11. Employment (EMP) zone of the Renaissance Specific Plan.
12. Business Center (BC) zone of the Renaissance Specific Plan.

B. New or modified storage warehouses *and logistics facilities* larger than fifty thousand square feet in size and new fulfillment centers of any size, and the parcels of land in which they are located on, shall not be located adjacent to or across a street or intersection from any *sensitive receptor* ~~residentially used or zoned land or any existing public school, private school, public park, or public open space intended for public park and recreational use~~, except if the following findings can be made by the planning commission prior to approving a conditional development permit:

1. All vehicle traffic shall be routed away from, and not pass, residentially used and zoned land, schools, parks, and open space intended for public park and recreational use intended for public park and recreational use intended for park use. If routing vehicles past these sensitive uses is unavoidable because no other routes exist or no other reasonable routes exist, the planning commission may allow an exception whereby it is determined that the routing and amount of traffic will not create a significant impact in the level of service or safety of the roadway and will not be disruptive to the sensitive uses that will be affected;
2. Sufficient buffering with buildings and landscaping shall be provided on-site to screen residentially used and zoned land, schools, parks, and 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,

- 1 4. The location of truck courts and other areas of operational activity on
2 the site shall be located away from and not be visible or disruptive to
3 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.

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

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

7 ***a. Arterial roads.***

8 ***b. Collector roads.***

9 ***c. Major thoroughfares.***

10 ***d. Local roads that predominantly serve commercial uses.***

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

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

22 ***a. There is no feasible alternative site that exists within the***
23 ***designated roadways.***

24 ***b. A traffic analysis has been completed and submitted to the***
25 ***city.***

26 ***c. The proposed site of the indoor storage facility is an existing***
27 ***industrial zone.***

28 ***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.

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

31 18.112.050 – Development Standards.

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

1 B. General Standards.

- 2 1. All indoor storage facilities shall comply with all applicable provisions of
3 Chapter 18.61 of the Rialto Municipal Code.
- 4 2. An operations and truck route plan shall be submitted for review and approval
5 as part of the conditional development permit application. The plan shall
6 describe the operational characteristics of the proposed use, including but not
7 limited to, hours of operation, number of employees, types of items to be
8 stored within the building, and the proposed truck routing to and from the
9 facility to designated truck routes that avoids passing *sensitive receptors,*
10 *educational uses, park and open space intended for public park uses, and*
11 *recreational use intended for public park and recreational use areas* to the
12 greatest extent feasible. The plan shall also include physical and operational
13 measures for preventing truck queuing, stopping, and parking on public
14 streets, *such as signage and pavement markings, queuing analysis, and*
15 *enforcement, for preventing truck queuing, circling, stopping, and parking*
16 *on public streets.* Speculative projects for which no tenant is identified shall
17 assume realistic operational characteristics and truck routing upon which any
18 entitlement that is granted shall be based. *The operations and truck route plan*
19 *shall provide that the operator of the indoor storage facility is responsible*
20 *for enforcement of the operations and truck route plan. Further, a revised*
21 *operations and truck route plan shall be submitted to and approved by the*
22 *Community Development Director, or his or her designee, prior to a*
23 *business license being issued by the city for any new tenant of the indoor*
24 *storage facility. The Community Development Director, or his or her*
25 *designee, shall have discretion to determine if changes to the operations and*
26 *truck route plan are necessary, including, but not limited to, any additional*
27 *measures to alleviate truck routing and parking issues that may arise during*
28 *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.

- 1 c. *Any new indoor storage facility within 900 feet of a sensitive receptor*
2 *shall provide a buffer area between sensitive receptors to mitigate*
3 *light and noise as follows:*
- 4 i. *The buffer area shall have a minimum width of 50 feet as*
5 *measured from the property line of all adjacent sensitive*
6 *receptors;*
- 7 ii. *The buffer area shall include a solid decorative wall,*
8 *landscaped berm and wall, or landscaped berm 10 feet or*
9 *more in height, drought tolerant natural ground landscaping*
10 *with proper irrigation, and solid-screen buffering trees; and*
- 11 iii. *Trees shall be used as part of a solid-screen buffering*
12 *treatment and planted in two rows along the length of the*
13 *property line adjacent to the sensitive receptor. Trees used*
14 *for this purpose shall be evergreen, broad-leaf, drought*
15 *tolerant, composed of species with low biogenic emissions, of*
16 *a minimum 36-inch box size at planting, and spaced at no*
17 *greater than 30 feet on center. This does not include palm*
18 *tree species.*
- 19 iv. *A public street right-of-way, another development, and/or*
20 *parcels of land with a minimum width of 50 feet may*
21 *constitute the buffer area.*
- 22 d. *Meet or exceed all requirements of the most current building energy*
23 *efficiency standards, including, but not limited to, the following*
24 *requirements related to:*
- 25 i. *Photovoltaic system installation and associated battery*
26 *storage;*
- 27 ii. *Cool roofing;*
- 28 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

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

- a. *Tier 1 – 21st 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:*

- a. *Indoor storage facilities 250,000 square feet or more in size shall incorporate all Tier 1 – 21st Century Warehouse Design elements.*
 - b. *Indoor storage facilities less than 250,000 square feet in size shall incorporate all 21st 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*

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

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

14 C. Site and Architectural Design Standards.

- 15 1. All buildings and structures shall be setback from a property line along a
16 *sensitive receptor as required in Section 18.112.050B of the Rialto*
17 *Municipal Code and from a street frontage or adjacent to any residentially*
18 *zoned or used land, public and private schools, and public parks and open*
19 *space intended for public park and recreational use intended for public park*
20 *and recreational use, by a minimum of one foot for every one foot of building*
21 *height, but no less than twenty-five feet. Building height means the vertical*
22 *distance from the finished grade to the highest point of the building along the*
23 *side of the building facing a street or sensitive receptor, residentially zoned*
24 *land, public and private schools, or public parks and open space intended for*
25 *public park and recreational use intended for public park and recreational use.*
- 26 2. All buildings and structures shall incorporate horizontal wall plane articulation
27 approximately in the form of wall plane projections, recesses, and/or projected
28 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

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.

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.

- 1 5. Shrubs and groundcover vegetation shall be planted an average of three feet
2 on-center or less, or as recommended for the species. Shrubs and groundcover
3 vegetation species shall be selected and plotted to ensure a layering of
 landscaping from shorter to taller.

4 G. Security Standards.

- 5 1. All indoor storage facilities shall be secured and incorporate exterior security
6 cameras that are connected to the city's enforcement system to the satisfaction
7 of the police chief.
8 2. All indoor storage facilities shall be illuminated entirely every night, from
9 dusk until dawn, with a minimum of one foot candle across the site. Light
10 fixtures shall be arranged or shield so as not to spill light onto neighboring
11 properties.

12 H. Public Noticing.

- 13 1. In addition to the provisions of Chapter 18.66.080, public notice of public
14 hearings for proposed indoor storage facilities shall be mailed to all property
15 owners within a one thousand-foot radius of the project site.

16 **SECTION 6.** Pursuant to Section 15378(b)(5) of the California Environmental Quality Act
17 (CEQA), this Ordinance is an organizational or administrative activity of the City that will not result
18 in direct or indirect physical changes in the environment, and therefore not a project. Additionally,
19 pursuant to CEQA Guidelines Section 15061(b)(3), this Ordinance is exempt from CEQA review
20 because there is no possibility that the Ordinance may have a significant effect on the environment.

21 Furthermore, as the Ordinance is an administrative procedure related to uses, facilities, and
22 regulations identified in the Rialto Municipal Code and General Plan, and given that the proposed
23 Ordinance is not related to a specific project, the Ordinance (i) by virtue of the location of affected
24 improvements, will not impact a sensitive environmental resource of hazardous or critical concern;
25 (ii) will not have a cumulative impact on the environment through successive projects of the same
26 type, in the same place, over time; (iii) does not have any unusual circumstances that will have a
27 significant effect on the environment; (iv) does not impact a scenic highway; (v) is not located on a
28 hazardous waste site; and (vi) will not adversely impact a historical resource. Accordingly, none of
 the exceptions to categorical exemptions set forth in the CEQA Guidelines, Section 15300.2, apply
 to this Ordinance.

SECTION 7. If any provision of this Ordinance is held invalid, such invalidity shall not affect the remaining provisions of this Ordinance, which shall remain in effect absent the provision held to be invalid, and to this end, the provisions of this Ordinance are declared to be severable.

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 _____ day of _____, 2025.

JOE BACA, MAYOR

1 **ATTEST:**

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5 _____
6 BARBARA MCGEE, CITY CLERK

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7 **APPROVED AS TO FORM:**

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11 ERIC S. VAIL, CITY ATTORNEY

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1 STATE OF CALIFORNIA)
2 COUNTY OF SAN BERNARDINO) ss
3 CITY OF RIALTO)
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5 I, BARBARA MCGEE, City Clerk of the City of Rialto, do hereby certify that the foregoing
6 Ordinance No. _____ was duly passed and adopted at a regular meeting of the City Council of
7 the City of Rialto held on the _____ day of _____, 2025.

8 Upon motion of Councilmember _____, seconded by Councilmember
9 _____, the foregoing Ordinance No. _____ was duly passed and adopted.

10 Vote on the motion:

11 AYES:

12 NOES:

13 ABSENT:

14 IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City of
15 Rialto this _____ day of _____, 2025.

16
17
18 _____
19 BARBARA MCGEE, CITY CLERK
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