

## **RESOLUTION NO. 2021-XX**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIALTO, CALIFORNIA APPROVING CONDITIONAL DEVELOPMENT PERMIT NO. 2021-0024 ALLOWING A REDUCTION IN FLOOR AREA FROM 4,400 SQUARE FEET TO 4,138 SQUARE FEET FOR A PREVIOUSLY APPROVED CONVENIENCE MARKET PROPOSED TO BE LOCATED ON 4.27 ACRES OF LAND (APN: 0240-211-40) LOCATED AT THE SOUTHEAST CORNER OF ALDER AVENUE AND RENAISSANCE PARKWAY WITHIN THE FREEWAY COMMERCIAL (FC) ZONE OF THE RENAISSANCE SPECIFIC PLAN.

WHEREAS, on September 30, 2020, the Planning Commission adopted Planning Commission Resolutions Nos. 2020-27 through 2020-33 approving Conditional Development Permit No. 2019-0022, Conditional Development Permit Nos. 2020-0013 through 2020-0017, and Precise Plan of Design No. 2019-0048, which allowed the development and operation of a vehicle fuel station consisting of a 5,324 square foot canopy with sixteen (16) fuel dispensers, a 1,152 square foot canopy with six (6) fuel dispensers, a 4,400 square foot convenience market with the sale of beer and wine, a 1,798 square foot quick-service restaurant with drive-thru service, a 1,750 square foot quick-service restaurant, and a 2,542 square foot stand-alone restaurant building with drive-thru service (collectively “Alder Renaissance Project”) on 4.27 acres of land (APN: 0240-211-40) located at the southeast corner of Alder Avenue and Renaissance Parkway within the Freeway Commercial (FC) zone of the Renaissance Specific Plan (“Site”); and

WHEREAS, the applicant, J & T Management, Inc. proposes to reduce the floor area of the previously approved convenience market from 4,400 square feet to 4,138 square feet (“Project”); and

WHEREAS, pursuant to Section 18.66.060 of the Rialto Municipal Code, the modification of a previously approved convenience market, such as the Project, requires a Conditional Development Permit, and the applicant has agreed to apply for Conditional Development Permit No. 2021-0024 (“CDP No. 2021-0024”); and

1           WHEREAS, in conjunction with the Project, the applicant has submitted Conditional  
2 Development Permit No. 2021-0003 to facilitate the development and operation of a 1,430 square  
3 foot automated car wash on the Site (“CDP No. 2021-0003”); and

4           WHEREAS, in conjunction with the Project, the applicant has submitted Precise Plan of  
5 Design No. 2021-0004 to modify the Alder Renaissance Project, to include reducing the floor area  
6 of the previously approved convenience market from 4,400 to 4,138 square feet, eliminating the  
7 two (2) previously approved quick-service restaurants totaling 3,548 square feet in size, and  
8 incorporating a new 1,430 square foot automated car wash (“PPD No. 2021-0004”); and

9           WHEREAS, on July 14, 2021, the Planning Commission of the City of Rialto conducted a  
10 duly noticed public hearing, as required by law, on CDP No. 2021-0024, CDP No. 2021-0003, and  
11 PPD No. 2021-0004, took testimony, at which time it received input from staff, the city attorney,  
12 and the applicant; heard public testimony; discussed CDP No. 2021-0024, CDP No. 2021-0003,  
13 and PPD No. 2021-0004; and closed the public hearing; and

14           WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

15           NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Rialto  
16 as follows:

17           SECTION 1. The Planning Commission hereby specifically finds that all of the facts set forth  
18 in the recitals above of this Resolution are true and correct and incorporated herein.

19           SECTION 2. Based on substantial evidence presented to the Planning Commission during  
20 the public hearing conducted with regard to CDP No. 2021-0003, including written staff reports,  
21 verbal testimony, site plans, other documents, and the conditions of approval stated herein, the  
22 Planning Commission hereby determines that CDP No. 2021-0003 satisfies the requirements of  
23 Section 18.66.020 of the Rialto Municipal Code pertaining to the findings which must be made  
24 precedent to granting a conditional development permit. The findings are as follows:

25           1.       The proposed use is deemed essential or desirable to provide a service or facility  
26 which will contribute to the convenience or general well-being of the neighborhood  
or community; and

27           *This finding is supported by the following facts:*

1 On September 30, 2020, the Planning Commission approved Conditional Development  
2 Permit No. 2019-0022 allowing the development and operation of a 4,400 square foot  
3 convenience market on the Site. The Site is located at the southeast corner of Renaissance  
4 Parkway and Alder Avenue, which is currently not served by any other convenience  
5 market, though one (1) is under construction at the northwest corner of the Renaissance  
6 Parkway and Alder Avenue. The proposed convenience market will provide a more  
7 diverse economic base for the surrounding area and will provide necessary goods and  
8 services for residents and visitors within the City. The reduction in the floor area resulting  
9 from the Project will not affect the essentialness or desirability of the previously approved  
10 convenience market.

11 2. The proposed use will not be detrimental or injurious to health, safety, or general  
12 welfare of persons residing or working in the vicinity; and

13 *This finding is supported by the following facts:*

14 The Site is bound by Renaissance Parkway to the north and Alder Avenue to the west. To  
15 the north of the project site, across Renaissance Parkway, is approximately 2.27 acres of  
16 vacant land, and to the east and south of the project site is a 499,000 cold-storage warehouse  
17 facility currently occupied by Target. To the west, across Alder Avenue, is a Fontana  
18 Water Company water reservoir facility. The Project is consistent with the Freeway  
19 Commercial (FC) zone of the Renaissance Specific Plan. There are no sensitive uses  
20 immediately adjacent to or nearby the project site. As such, the project will not negatively  
21 affect the surrounding area. Additionally, pursuant to the Conditions of Approval herein,  
22 the applicant will be required to abide by all safety measures contained with the Project's  
23 Crime Prevention Plan that was reviewed and endorsed by the Rialto Police Department.  
24 Furthermore, the Project has been reviewed by City staff to ensure compliance with all  
25 health, safety, and design requirements to ensure the project will significantly enhance the  
26 infrastructure and aesthetics of the local community.

27 3. The site for the proposed use is adequate in size, shape, topography, accessibility and  
28 other physical characteristics to accommodate the proposed use in a manner  
compatible with existing land uses; and

29 *This finding is supported by the following facts:*

30 The Site contains 4.27 acres, is fairly level, and fronts two (2) public streets, which are able  
31 to accommodate the proposed use. The development will have three (3) points of access –  
32 two (2) driveways connected directly Alder Avenue and one (1) driveway connected directly  
33 to Renaissance Parkway.

34 4. The site has adequate access to those utilities and other services required for the  
35 proposed use; and

36 *This finding is supported by the following facts:*

1  
2 The Site has adequate access to all utilities and services required through main water, electric,  
3 sewer, and other utility lines that will be hooked up to the Site as part of the proposed Project.

4  
5 5. The proposed use will be arranged, designed, constructed, and maintained so as it will  
6 not be injurious to property or improvements in the vicinity or otherwise be  
7 inharmonious with the General Plan and its objectives, the Foothill Boulevard Specific  
8 Plan, or any zoning ordinances; and

9  
10 *This finding is supported by the following facts:*

11  
12 The use is consistent with the Freeway Commercial (FC) zone of the Renaissance Specific  
13 Plan. The Project will feature a high-quality building exterior designed in compliance with  
14 the City's Design Guidelines. The Alder Renaissance Project will have seventy-eight (78)  
15 parking spaces, and a Floor Area Ratio (FAR) of 0.08, all of which comply with the General  
16 Plan, the FC zone, and the City's Design Guidelines. Additionally, landscaping has been  
17 abundantly incorporated into the site. The landscape coverage for the Project is 22.0  
18 percent, which greatly exceeds the minimum required amount of 10.0 percent. Landscape  
19 planters containing trees spaced every thirty (30) linear feet will be installed along the  
20 entire perimeter of the Site to provide a buffer between the public right-of-way,  
21 surrounding developments, and the Project.

22  
23 6. Any potential adverse effects upon the surrounding properties will be minimized to  
24 every extent practical and any remaining adverse effects shall be outweighed by the  
25 benefits conferred upon the community or neighborhood as a whole.

26  
27 *This finding is supported by the following facts:*

28 The Conditions of Approval contained herein will minimize the Project's impacts. The  
development of a convenience market, vehicle fuel station, car wash, and a restaurant  
building with drive-thru service along a major arterial street, such as Alder Avenue, will  
provide additional employment opportunities and a convenient location for residents and  
visitors to purchase fuel and other goods. Additionally, the applicant will implement  
landscape buffering and a Crime Prevention Plan, which has been endorsed by the Rialto  
Police Department, as a means to minimize crime and nuisance activities generated by the  
Project. Therefore, any potential adverse effects are outweighed by the benefits conferred  
upon the community and neighborhood as a whole.

29  
30 SECTION 3. An Addendum to the July 2020 Mitigated Negative Declaration for the Alder  
31 Renaissance Project (Environmental Assessment Review No. 2021-0020) has been prepared for the  
32 Project in accordance with the California Environmental Quality Act (CEQA), and it has been  
33 determined that the proposed Project would result in no new significant impacts that were not  
34

1 analyzed in the July 2020 Mitigated Negative Declaration for the Alder Renaissance Project (“July  
2 2020 MND”), nor would the proposed Project cause a substantial increase in the severity of any  
3 previously identified environmental impacts. The potential impacts associated with proposed Project  
4 would either be the same or less than those described in the July 2020 MND. In addition, there are no  
5 substantial changes to the circumstances under which the proposed Project would be undertaken that  
6 would result in new or more severe environmental impacts than previously addressed in the July 2020  
7 MND, nor has any new information regarding the potential for new or more severe significant  
8 environmental impacts been identified. The Planning Commission hereby approves the Addendum  
9 to the July 2020 Mitigated Negative Declaration for the Alder Renaissance Project that was prepared  
10 for the Project.

11  
12 SECTION 4. CDP No. 2021-0024 is granted to J & T Management, Inc. in accordance with  
13 the plans and application on file with the Planning Division, subject to the following conditions:

14 1. The applicant is granted CDP No. 2021-0024 allowing the reduction in floor area from  
15 4,400 square feet to 4,138 square feet for a previously approved convenience market  
16 proposed to be located on 4.27 acres of land (APN: 0240-211-40) located at the southeast  
17 corner of Alder Avenue and Renaissance Parkway within the Freeway Commercial (FC)  
18 zone of the Renaissance Specific Plan., as shown on the plans attached as “Exhibit A”,  
19 and as approved by the Planning Commission. If the Conditions of Approval specified  
20 herein are not satisfied or otherwise completed, the project shall be subject to revocation.  
21  
22 2. City inspectors shall have access to the site to reasonably inspect the site during normal  
23 working hours to assure compliance with these conditions and other codes.  
24  
25 3. The applicant shall indemnify, protect, defend, and hold harmless, the City of Rialto,  
26 and/or any of its officials, officers, employees, agents, departments, agencies, and  
27 instrumentalities thereof (collectively, the “City Parties”), from any and all claims,  
28 demands, law suits, writs of mandamus, and other actions and proceedings (whether  
legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative  
dispute resolutions procedures (including, but not limited to arbitrations, mediations,  
and other such procedures), (collectively “Actions”), brought against the City, and/or  
any of its officials, officers, employees, agents, departments, agencies, and  
instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or  
annul, the any action of, or any permit or approval issued by, the City and/or any of its  
officials, officers, employees, agents, departments, agencies, and instrumentalities  
thereof (including actions approved by the voters of the City), for or concerning the  
Project (collectively, the “Entitlements”), whether such Actions are brought under the

1 California Environmental Quality Act, the Planning and Zoning Law, the Subdivision  
2 Map Act, Code of Civil Procedure Chapter 1085 or 1094.5, the California Public  
3 Records Act, or any other state, federal, or local statute, law, ordinance, rule, regulation,  
4 or any decision of a court of competent jurisdiction. This condition to indemnify,  
5 protect, defend, and hold the City harmless shall include, but not limited to (i) damages,  
6 fees and/or costs awarded against the City, if any, and (ii) cost of suit, attorneys' fees  
7 and other costs, liabilities and expenses incurred in connection with such proceeding  
8 whether incurred by applicant, Property owner, or the City and/or other parties  
9 initiating or bringing such proceeding (collectively, subparts (i) and (ii) are the  
10 "Damages"). Notwithstanding anything to the contrary contained herein, the Applicant  
11 shall not be liable to the City Parties under this indemnity to the extent the Damages  
12 incurred by any of the City Parties in such Action(s) are a result of the City Parties'  
13 fraud, intentional misconduct or gross negligence in connection with issuing the  
14 Entitlements. The applicant shall execute an agreement to indemnify, protect, defend,  
15 and hold the City harmless as stated herein within five (5) days of approval of CDP No.  
16 2021-0024.

17

- 18 4. In accordance with the provisions of Government Code Section 66020(d)(1), the  
19 imposition of fees, dedications, reservations, or exactions for this Project, if any, are  
20 subject to protest by the applicant at the time of approval or conditional approval of the  
21 Project or within 90 days after the date of the imposition of the fees, dedications,  
22 reservations, or exactions imposed on the Project.
- 23 5. The applicant shall complete and abide by all mitigation measures contained within the  
24 Mitigation Monitoring and Reporting Program associated with the Addendum to the July  
25 2020 Mitigated Negative Declaration prepared for the project (Environmental Assessment  
26 Review No. 2021-0020).
- 27 6. The applicant shall secure the services of a tribal cultural monitor to be present during all  
28 ground disturbance activities associated with the construction of this project. The tribal  
cultural monitor shall be approved by the Gabrieleño Band of Mission Indians-Kizh  
Nation, and documentation of coordination between the applicant and the Gabrieleño  
Band of Mission Indians-Kizh Nation on this matter shall be provided to the Planning  
Division prior to the issuance of a grading permit.
7. In order to provide enhanced building design in accordance with Section 4 (Design  
Guidelines) of the Renaissance Specific Plan, the applicant shall route any downspouts  
through the interior of the convenience market building. The internal downspouts shall  
be identified within the formal building plan check submittal prior to the issuance of  
building permits.
8. In order to provide enhanced building design in accordance with Section 4 (Design  
Guidelines) of the Renaissance Specific Plan, the applicant shall construct parapet returns,  
at least five (5) feet in depth from the main wall plane, at all height variations on all four  
(4) sides of the convenience market building. The parapet returns shall be demonstrated

1 on the roof plans within the formal building plan check submittal prior to the issuance of  
2 building permits.

3 9. All non-glass doors on the convenience market building shall be painted to match the  
4 color of the adjacent wall prior to the issuance of a Certificate of Occupancy.

5 10. All signage on the convenience market building shall comply with Section 5 (Signs) of  
6 the Renaissance Specific Plan or any subsequent Master Sign Program.

7 11. The sale of beer and wine is permitted within the convenience market in accordance with  
8 Conditional Development Permit No. 2020-0013.

9 12. Outdoor display and storage of any kind is prohibited at all times.

10 13. The Crime Prevention Plan endorsed by the Rialto Police Department, attached to this  
11 Resolution as "Exhibit B" shall be adhered to at all times.

12 14. Additional crime prevention measures, as endorsed by the City of Rialto Police  
13 Department, shall be incorporated into the design and operation of the business as follows:

14 a. The management shall be responsible for educating the public regarding drunken  
15 driving laws and the related penalties for breaking those laws. This included  
16 minimum age laws, open container laws and laws related to driving under the  
17 influence of alcohol. Shall be accomplished by posting prominent signs or decals,  
18 providing brochures at the point of purchase and providing adequate training for  
19 employees.

20 b. Surveillance cameras shall be installed and shall be available to Rialto Police  
21 Department upon request.

22 c. Any coolers containing alcoholic beverages shall automatically lock at 2:00 a.m.  
23 and unlock at 6:00 a.m. daily.

24 d. Consumption of any alcoholic beverages on site is prohibited.

25 e. No advertisement of beer and wine on the exterior of the building, including  
26 window decals, posters, signs, etc.

27 f. A minimum of one-and-one half (1.5) foot-candle of light shall be provided, as  
28 measured at the ground level of the entire site, from the period of one-half hour  
before sunset until one-half hour after sunrise. Lighting fixtures shall be so  
situated and shielded as not to direct or reflect lighting glare on adjacent properties  
or public rights-of-way.

1 g. A locking device shall be installed on the cash register. An adequate floor safe  
2 shall be installed behind the counter. Only a minimum amount of cash shall be  
kept in the cash register at all times.

3 h. Burglary and robbery alarm systems shall be installed as required and approved  
4 by the Rialto Police Department. A telephone with speaker push button alarm  
5 shall be installed. The telephone must have a separate button that automatically  
6 dials into 911 and will transmit on-going conversations and  
activity. Alternatively, a panic-button, which automatically contacts the Rialto  
7 Police Department upon activation, may be installed at each register. A 24-hour  
8 security camera system shall be installed on the premises with camera locations  
9 approved by the Rialto Police Department. All surveillance and security  
10 equipment shall be continuously maintained and in operation during business  
11 hours. Surveillance footage shall be provided to the Rialto Police Department  
12 within 12 hours after a request has been made for said footage. The software or  
media player required to view the type of video format shall be provided to the  
Rialto Police Department, if necessary. An R-P card must be filed with the Rialto  
Police Department containing twenty-four (24) hour phone numbers of persons to  
be contacted.

13 i. The height of the cash register counter shall be no more than forty-two (42) inches  
14 above the floor level, and shall be illuminated during the hours of darkness so as to  
15 be clearly visible through the window areas.

16 j. Employees on duty who sell alcoholic beverages must be at least 21 years of age  
17 and shall comply with the ABC rules and regulations.

18 k. The business licensee for the convenience market shall maintain a litter control  
19 program around the exterior of the convenience market in order to minimize the  
20 resultant impacts of litter on properties adjacent to the store. An exterior trash  
receptacle for employee and customer use shall be placed near the entrance of the  
store.

21 l. A building maintenance program shall be established for the purposes of  
22 maintaining the building structure and landscaping on-site in good physical  
23 appearance.

24 m. All tobacco products will be displayed and sold from behind the cash register  
counter area.

25 15. The sale of drug paraphernalia, gang paraphernalia, and adult-oriented magazines and  
26 materials is prohibited.

27 16. The applicant shall require adequate management to be on-site at the convenience market  
28 at all times to ensure proper execution of the Crime Prevention Plan.

1  
2 17. Measures to discourage loitering shall be incorporated in the design and operation of the  
business as follows:

3 a. Signs displaying “No Loitering” shall be posted on the building, to the satisfaction  
4 of the Rialto Police Department, at all times.

5 b. Arcades and video games are prohibited from being on the premises.

6 18. The business licensee for the convenience market shall maintain a litter control program  
7 around the exterior of the convenience market in order to minimize the resultant impacts  
8 of litter on properties adjacent to the store. An exterior trash receptacle for employee and  
customer use shall be placed near the entrance of the store.

9 19. The applicant shall obtain all necessary approvals and operating permits from all Federal,  
10 State, and local agencies and provide proof thereof to the City prior to the issuance of a  
11 Certificate of Occupancy.

12 20. The privileges granted by the Planning Commission pursuant to approval of this  
13 Conditional Development Permit are valid for one (1) year from the effective date of  
14 approval. If the applicant fails to commence the project within one year of said  
15 effective date, this conditional development permit shall be null and void and any  
16 privileges granted hereunder shall terminate automatically. If the applicant or his or  
17 her successor in interest commence the project within one year of the effective date of  
18 approval, the privileges granted hereunder will continue inured to the property as long  
19 as the property is used for the purpose for which the conditional development permit  
20 was granted, and such use remains compatible with adjacent property uses.

21 21. Approval of CDP No. 2021-0024 will not become effective until the applicant has signed  
22 a statement acknowledging awareness and acceptance of the required conditions of  
23 approval contained herein.

24 22. In the event, that the convenience market operation on the Site is found to be objectionable  
25 or incompatible with the character of the City and its environs due to excessive noise,  
26 excessive traffic, loitering, criminal activity or other undesirable characteristics including,  
27 but not strictly limited to, uses which are or have become offensive to neighboring  
28 property or the goals and objectives of the Freeway Commercial (FC) zone of the  
Renaissance Specific Plan and the City’s General Plan, the applicant shall address the  
issues within forty-eight (48) hours of being notified by the City.

23 23. If the applicant fails to comply with any of the conditions of approval placed upon CDP  
24 No. 2021-0024, CDP No. 2020-0013, CDP No. 2020-0014, CDP No. 2020-0015, CDP  
25 No. 2020-0016, CDP No. 2020-0017, CDP No. 2021-0003, PPD No. 2019-0048 or  
26 PPD No. 2021-0004, the Planning Commission may initiate proceedings to revoke the  
27 conditional development permit in accordance with the provisions of Sections  
28

1 18.66.070 through 18.66.090, inclusive, of the Rialto Municipal Code. Conditional  
2 Development Permit No. 2019-0022 may be revoked, suspended or modified in  
3 accordance with Section 18.66.070 of the Zoning Ordinance at the discretion of the  
Planning Commission if:

- 4 a. The use for which such approval was granted has ceased to exist, been  
5 subsequently modified, or has been suspended for six (6) months or more;
- 6 b. Any of the express conditions or terms of such permit are violated;
- 7 c. The use for which such approval was granted becomes or is found to be  
8 objectionable or incompatible with the character of the City and its environs due  
9 to excessive noise, excessive traffic, loitering, criminal activity or other  
10 undesirable characteristics including, but not strictly limited to uses which are or  
11 have become offensive to neighboring property or the goals and objectives of the  
Freeway Commercial (FC) zone of the Renaissance Specific Plan, and the City's  
General Plan.

12 **SECTION 6.** The Chairman of the Planning Commission shall sign the passage and  
13 adoption of this resolution and thereupon the same shall take effect and be in force.

14 PASSED, APPROVED AND ADOPTED this 14th day of July, 2021.

18 FRANK GONZALEZ, CHAIR  
19 CITY OF RIALTO PLANNING COMMISSION

1 STATE OF CALIFORNIA )  
2 COUNTY OF SAN BERNARDINO ) ss  
3 CITY OF RIALTO )  
4

5 I, Adrianna Martinez, Administrative Assistant of the City of Rialto, do hereby certify that  
6 the foregoing Resolution No.        was duly passed and adopted at a regular meeting of the Planning  
7 Commission of the City of Rialto held on the       th day of       , 2021.

8 Upon motion of Planning Commissioner       , seconded by Planning Commissioner  
9       , the foregoing Resolution 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       th day of       , 2021.

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20 ADRIANNA MARTINEZ, ADMINISTRATIVE ASSISTANT  
21  
22  
23  
24  
25  
26  
27  
28

## “Exhibit A”



KARAKI | WESTERN STATES

4887 E. LA PALMA AVE. STE 707 ANAHEIM CA 92807  
T: 714-695-9300 F: 714-693-1002 WWW.WESTERNSEC.COM

**PROJECT:** Alder & Renaissance Commercial Development  
**PROJECT ADDRESS:** Southeast corner of Renaissance Parkway & North Alder Ave., RIALTO CA 92376

## **City of Rialto – Crime Prevention Plan**

## 1. Measures to Increase Employee and Customer Safety

- i. The employee and owner of Gas Station, Convenience Store, Quick-Service Restaurants and Drive-Thru Restaurant will participate a program that trains & informs all employee about security procedures, proper store maintenance, violence avoidance and recommended behaviors for robbery and any other potently violence.
- ii. The cash registers will be located in the front of the store which provides visual surveillance for outdoor, and exterior windows in front of sales area shall not be covered by signage and merchandises so that police and others are able to see the inside of store.
- iii. The convenience store will participate to train the employee annually how to control the sales of age restricted products such as alcohol & cigarettes.
- iv. Any violations & accusations of violations shall be treated at the store. Full investigations are carried out with possibility of termination of employee or franchisee.

2. *Enhanced Security Measures, including security lighting, approved alarm systems and other crime prevention measures to be incorporated into the design & operation of the convenience store. As a part of the required security measures, video security cameras shall be installed within the building.*

- i. The store will equip security camera & alarm systems that include 24-hour monitoring, closed-circuit video camera with audio capability and high-resolution color monitor installed in clear view of customers. The security cameras are located at the main entrance, cash register, storefront & outdoor fuel canopy.
- ii. The alarm system will has both fixed and remote-activator devices.
- iii. There will be a Time-Access Safe locks in the store, and all employee must be instructed that more than \$50 (\$30 at night) shall not be contained in cash register.
- iv. The store will provide a sign showing at entry door or storefront window to notify that no more than \$30 shall be in cash register after sunset, and none of employees are able to unlock the safe lock.
- v. The store & gas station will provide sufficient lighting in interior & exterior per the city regulation.



## KARAKI | WESTERN STATES

4887 E. LA PALMA AVE. STE 707 ANAHEIM CA 92807  
T: 714-695-9300 F: 714-693-1002 WWW.WESTERNSEC.COM

### 3. Measures to Control Loitering

#### i. The convenience store will be planning to control loitering by following:

- Train employee how to ask loiterers to leave the premise (i.e. day-labors, panhandlers, loitering teens, etc.).
- Keep clear visibility at the site in order to monitor any outdoor activities.
- Post 'No Loitering' signs.
- Engage with local police.
- Support to municipality which assist panhandlers & day-labors.

#### 4. Any other crime-related measures, required by the police department, which are intended to mitigate the costs of city-provided services for the proposed convenience-type market.

##### i. The store is prohibited to sell drug & gang paraphernalia and adult-oriented magazines & materials.

##### ii. Provide signage showing "No Loitering". Placed where the city of Rialto Police Department approves.

##### iii. No arcades and video games are prohibited in the premise.

##### iv. Crime prevention measures, as endorsed by the city of Rialto Police Department, shall be incorporated into the design & operation of the business as follows:

- Lighting of vehicle access areas. All alleyways, driveways, and uncovered parking areas shall be illuminated with a minimum of 1.5-foot candles (at surface level) of light during the hours of darkness. Lighting shall be designed / constructed in such a manner as to automatically turn on at dusk and turn off at dawn.
- Lighting of pedestrian access areas. All walkways, passageways, common lawn area, and locations where pedestrians are likely to gather, shall be illuminated the same as above.
- Light fixtures and lighting hardware. All lighting fixtures and luminaries, including supports, poles and brackets, shall be designed / constructed in such a manner as to resist vandalism and/or destruction by hand.
- Knox boxes. The main entry doors to the building and at least one rear door, shall have, immediately adjacent to them, a Knox box to facilitate the entry of safety personnel. Knox boxes shall be installed in such a manner as to resist vandalism, removal, or destruction by hand, and be recessed into the building.
- The address for the location shall be illuminated during hours of darkness.
- Exterior security cameras connected to Fusus program to allow for remote monitoring, by Rialto Police Department, of the exterior of the businesses on the property. The exterior cameras need to cover the entire perimeter of each building and fueling area.
- The address of each building will be included on the roof.