ent Permit No. 2024-0001 Public Hearing

I represent the owner of 2010 W Stonehurst Drive, Rialto, CA, and received notice of the public hearing for an application Conditional Development Permit no. 2024-0001 and PPD 2024-0002 regarding. APN 1133-071-08, 09, and 10 (subject property) We are neither in support nor opposition of the application, but instead have question that pertain to the impact of our property. While I will be attending the meeting, I wanted to send these questions in writing ahead of time.

- 1. Did any environmental reports related to this application reveal any soil contamination as a result of the crushed asphalt dumped on the property? In the email chain attached/below, we expressed concern there was no stormwater runoff management from the subject property nor on Stonehurst to prevent pollutants from traveling to other properties. The eastern side of the subject property was razed, graded, surfaced with crushed asphalt without any notice to us from the city or property owner.

 2. What street improvement requirements will be imposed as part of the PPD?

 3. What will happen to the Laurel Avenue easement that runs north/south along the eastern property line of the subject and the western property line of 2010 Stonehurst?

Thank you.

Andrew J. Worley Raul Estate Analyst
Buy | Sell | Lease | Manage | Finance
(626) 675-9182
Schedule a meeting with me on my Calendar

- Forwarded message From: Andrew Worley <andrew.j.worley
Date: Fri, Jun 24, 2022 at 2:20 PM Subject: Re: Stonehurst Drive, Rialto To: Mayra Vela <mvela@rialtoca.gov>, Daniel Casey <dcasev@rialtoca.gov>

Hi Mayra and Daniel,

I was at our property today at 2010 Stonehurst and see that the land we are talking about is now connected by fencing to 4gen Logistics at 2298 Stonehurst Drive. It looks like they have 2 unpermitted lots they are parking trailers on.

We know from our expensive PPD process with the city that any improvement project requires fence, grading, reporting, noticing, along with certain street improvements. Our fees alone approached \$100k to design the street improvements for Stonehurst for the city. We also know chain link fence is not allowed and paving is required. Our attempt at improvements was scrapped because of the extensive costs of the city requirements, and we want to be treated the same as all property owners. As also mentioned, their demolition debris is strewn across our frontage.

We ask for immediate city action to avoid further damages beyond those explained in our discussions. Since the illegal improvements were already made, will the property owner now be bound to put in the paving/lights/curbs/street/sewer and gutter? Or just allowed to use it as trailer parking now?

Daniel I'd like to CC you here to gain additional traction.

Thanks.

Andrew Worley 626-675-9182



Sent from my iPhone

On Jun 3, 2022, at 3:54 PM, Andrew Worley <andrew.i.worley@gmail.com> wrote:

Based on our discussion, can you please help to protect us by starting enforcement action against this Vacant Land property and others surrounding that aren't going through the proper City process? We want to protect ourselves from damages and keep a fair playing field for property owners looking to improve their land in the city.

I'm also understanding that Olson Precast Co at 2239 W Stonehurst Dr and the properties at 2149/2095 W Stonehurst Dr may not be approved/licensed permitted uses. We are very concerned because our previous development plans with the city required curb street and gutter to be put in, and that was too costly so the plans were nixed. Stonehurst floods considerably during hard rains, and we are concerned these unapproved uses would allow hazardous material runoff to end up on our property, which will devalue it and cause significant issues for us in the future.

Please keep us informed of any enforcement action the city takes to remediate these issues

Thank you.

Andrew J. Worley Real Estate Analyst Buy | Sell | Lease | Manage | Finance (626) 675-9182

On Fri, Jun 3, 2022 at 3:18 PM Mayra Vela <mvela@rialtoca.gov> wrote:

Hello,

Thank you for your inquiry, I will investigate.

From: Andrew Worley <andrew.j.worley@gmail.com>
Sent: Wednesday, June 1, 2022 7:29 AM
To: CodeEnforcement <<u>CodeEnforcement@rialtoca.gov</u>>; CodeEnforcement <<u>CodeEnforcement@rialtoca.gov</u>>
Subject: Stonchurst Drive, Rialto

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello,

I represent the landowner for 2010 Stonehurst. The property directly west from ours has recently cleared the shrubbery, appears to have dumped crushed asphalt and marked out parking stalls for truck/trailer parking. Having worked with our tenant on a PPD the last many years, and knowing the efforts required to obtain approvals, we are concerned the property owner is not following proper city process and procedure for these improvements. Further, we are aware of the city's position on additional truck/trailer parking facilities and are unaware of any approvals or permits for this work.

The street design does not adequately control the flow of rain water as there is no curb, street, nor gutter. The crushed asphalt is believed to be contaminated with pollutants, and we fear these could be washed onto our property the next time there is a big rain, providing an environmental issue when we go to sell or borrow against our property.

Knowing that hydrology reports and grading reports are required for all land improvements, can you please confirm if these were completed for the property in question, outlined in red? It further appears that the demolition of the building remnants were strewn about our property, north of the Stonehurst right of way.

| mmaget002.grg | I am attaching pictures of the site that were taken 5/31/2022 to visualize the above concerns. We had the proper processes have not been followed, we request the city to take immediate action to pro- | ave not received any notices of planned site work, and respectfully request a copy of any PPD, approvals, or permits for the site in question tect neighboring property owners. |
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| You can reach me at this email or phone number below anytime. | |
| You can reach me at this email or phone number below anytime. Thanks in advance. | |
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Andrew J. Worley Real Estate Analyst #CA DRE 01822979 Buy | Sell | Lease | Manage | Finance (626) 675-9182