

Property Maintenance Program in accordance with Section 18.112.050B(3) of the Rialto

Municipal Code: The property owner will hire a Property Management Company specializing in the maintenance and upkeep of retail properties. The property manager will regularly walk the property to inspect the building structures, landscaping, and paved surfaces. A landscape maintenance company will be hired to maintain the landscaping on site and ensure it is properly cared for. If other items are in need of maintenance such as paved surfaces, building structures, etc. the property management company will work with the ownership to make repairs that ensure good physical appearance and condition. Landscape maintenance will be on a monthly basis. Paved surface maintenance and building structure maintenance will be checked regularly, at a minimum major items such as the roofing, pavement, etc. will be checked on a yearly basis. The property manager and owner will also ensure that graffiti is removed promptly. In addition, any abandoned vehicles will be removed from the property. Trash and debris will be kept in the appropriate disposal bins. Peeling paint, rotted wood, broken windows, etc. will also be repaired promptly. Further, the property manager will ensure all tenants follow these guidelines to support the owner's goal to maintain the property in good condition.

Crime Prevention Plan for the proposed Convenience Market per Chapter 18.106 of the Rialto
Municipal Code:

a. Measures to increase employee and customer safety – Regular training will be required of employees. Employees will be trained how to detect and spot a potential threat, and how to confront an individual if a threat does occur. Training will also include knowing how to alert other members of staff and management of potential criminal activity via a “code” or announcement, knowing when they should and shouldn't approach suspected criminals, and when to alert police and security guards. The tenant will implement a policy that details how staff are expected (and not expected) to act when it comes to dealing with crime. In regards to customer safety, a number of measures will be taken. For example, no alcohol will be sold to minors. Security guards will be hired if necessary to deter crime and maintain a safe environment for customers. Additional security cameras, such as mirrors and security cameras, will also aide in the safety of both employees and customers.

b. Enhanced security measures, including security lighting, approved alarm systems, and other crime prevention measures to be incorporated into the design and operation of the convenience-type market. As a part of the required security measures, video security cameras shall be installed within the building. – Ownership will hire a security expert to determine a security plan which includes the installation of security cameras, alarm systems, and/or lighting.

c. Measures to control loitering – Ownership will post “no trespassing” signs as well as signage notifying individuals that the property is under video surveillance. Fencing will be maintained to ensure that entry/exit points are monitored properly. Efficient lighting will also be installed and maintained at the property.

d. 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 will be implemented as well.

In addition to the above measures, all applicable city standards and regulations will be implemented, including but not limited to the following 18.110.060 - Development standards:

A. Drive-Throughs Prohibited. No sale of alcoholic beverages shall be made from a drive-in lane or drive-through window.

B. Frontage Requirements. A site for any such business shall have direct frontage along a major or secondary highway or city street or thoroughfare as designated on the city's master plan of streets and highways. If the site is a corner lot having frontage on two or more streets one of which is a major or secondary highway the adjacent street may be a designated collector street on said master plan. The site shall not have direct frontage onto a local residential street.

C. Visibility. The location of any such business shall be such that it is fully visible from a public street with an unobstructed view from the public street for purposes of public safety.

D. Sign Requirements. The premises on which such business is located shall be posted to indicate that it is unlawful for any person to drink or consume alcoholic beverages in any public place or posted premises in accordance with [Section 9.34.020](#).

E. Employees. Employees on duty who sell alcoholic beverages, must be at least twenty-one years of age.

F. Education of the Public. The management at each location engaged in the off-sale of alcoholic beverages pursuant to this chapter shall be responsible for educating the public regarding drunk driving laws and the related penalties for breaking those laws. This includes minimum age laws, open container laws and laws related to driving while under the influence of alcohol. This can be accomplished by posting prominent signs or decals, providing brochures at the point of purchase and providing adequate training for employees.

G. Litter Control and Maintenance.

The business licensee for the establishment shall be responsible to provide all of the following:

1. A litter control program shall be established for the purpose of reducing litter both on the business site and minimizing the resulting impacts of litter on properties adjacent to the site.

2. A building maintenance program shall be established for the purpose of maintaining the building structures and landscaping, if any, on site in good physical appearance.

Furthermore, all applicable rules and regulations set forth by the California Department of Alcoholic Beverage Control will be abided by, including but not limited to the following:

B & P Code 25612.5.

Retail Operating Standards.

A prominent, permanent sign or signs stating "NO LOITERING IS ALLOWED ON OR IN FRONT OF THESE PREMISES" shall be posted in a place that is clearly visible to patrons of the licensee. The size, format, form, placement, and languages of the sign or signs shall be determined by the department. This paragraph shall apply to a licensee only upon written notice to the licensee from the department. The department shall issue this written notice only upon a request, from the local law enforcement agency in whose jurisdiction the premises are located, that is supported by substantial evidence that there is loitering adjacent to the premises.

A prominent, permanent sign or signs stating "NO OPEN ALCOHOLIC BEVERAGE CONTAINERS ARE ALLOWED ON THESE PREMISES" shall be posted in a place that is clearly visible to patrons of the licensee. The size, format, form, placement, and languages of the sign or signs shall be determined by the department. This paragraph shall apply to a licensee only upon written notice to the licensee from the department. The department shall issue this written notice only upon a request, from the local law enforcement agency in whose jurisdiction the premises are located, that is supported by substantial evidence that there is dunking in public adjacent to the premises.

No alcoholic beverages shall be consumed on the premises of an off-sale retail establishment, and no alcoholic beverages shall be consumed outside the edifice of an on-sale retail establishment.

The exterior of the premises, including adjacent public sidewalks and all parking lots under the control of the licensee, shall be illuminated during all hours of darkness during which the premise is open for business in a manner so that persons standing in those areas at night are identifiable by law enforcement personnel. However, the required illumination shall be placed so as to minimize interference with the quiet enjoyment of nearby residents of their property.

Litter shall be removed daily from the premises, including adjacent public sidewalks and all parking lots under the control of the licensee. These areas shall be swept or cleaned, either mechanically or manually, on a weekly basis to control debris.

Graffiti shall be removed from the premises and all parking lots under the control of the licensee within 72 hours of application. If the graffiti occurs on a Friday or weekend day, or on a holiday, the licensee shall remove the graffiti within 72 hours following the beginning of the next weekday.

No more than 33 percent of the square footage of the windows and clear doors of an off-sale premises shall bear advertising or signs of any sort, and all advertising and signage shall be placed and maintained in a manner that ensures that law enforcement personnel have a clear and unobstructed view of the interior of the premises, including the area in which the cash registers are maintained, from the exterior public sidewalk or entrance to the premises. However, this latter requirement shall not apply to premises where there are no windows, or where existing windows are located at a height that precludes a view of the interior of the premises to a person standing outside the premises.

Upon request of the local law enforcement agency in whose jurisdiction the licensed premises are located or at the discretion of the department, each public telephone located on off-sale premises (or located in an adjacent area under the control of the off-sale license) shall be equipped with devices or mechanisms that prevent persons from calling into that public telephone.

Every licensed retailer who sells or rents video recordings of harmful matter, as defined by Section 313 of the Penal Code, shall create an area within his or her business establishment for the placement of video recordings of harmful matter and for any material that advertises the sale or rental of these video recordings. This area shall be labeled "adults only." The licensed retailer makes reasonable efforts to arrange the video recordings in this area in such a way that minors may not readily access the video recordings or view the video box covers. The failure to create and label the "adults only" area is an infraction punishable by a fine of not more than one hundred dollars (\$100). The failure to place a video recording or advertisement, regardless of its content, in this area shall not constitute an infraction.

A copy of the applicable operating standards shall be available during normal business hours for viewing by the general public.

Concurrent Sales of Gasoline and Alcohol

B & P Code 23790.5.

Concurrent Sales

d) Notwithstanding any other provision of law, establishments engaged in the concurrent sale of motor vehicle fuel with beer and wine for off-premises consumption shall abide by the following conditions:

- » 1) No beer or wine shall be displayed within five feet of the cash register or the front door unless it is in a permanently affixed cooler as of January 1, 1988.
- » 2) No advertisement of alcoholic beverages shall be displayed at motor fuel islands.
- » 3) No sale of alcoholic beverages shall be made from a drive-in window.
- » 4) No display or sale of beer or wine shall be made from an ice tub.
- » 5) No beer or wine advertising shall be located on motor fuel islands and no self-illuminated advertising for beer or wine shall be located on buildings or windows.
- » 6) Employees on duty between the hours of 10 p.m. and 2 a.m. who sell beer or wine shall be at least 21 years of age to sell beer and wine.

The standards contained in this subdivision are minimum state standards which do not limit local regulation otherwise permitted under this section.

B & P Code 24046.

Posting License

Upon receipt of any license, the licensee shall post it in a conspicuous place upon the licensed premises.

The following sign requirements may apply to you as a retail licensee.

Customer Warning

Applies to:

Type 20 and 21 licensees

Sign Requirement:

You must post a sign in your store that warns customers about certain laws and penalties relating to the sale of alcoholic beverages to, or the purchase of alcoholic beverages by, any

person under the age of 21 years. There is no minimum size requirement for the sign. The sign must be placed at an entrance or at a point of sale in your store, or in any other location in your store that is visible to your customers and employees (Illustration #16). (Section 25658.4 Business & Professions Code)

Source:

Make your own, have it made, or use Illustration #16 in [this PDF download](#).

Excess Signs on Windows and Doors

Applies to:

Type 20 and 21 licensees

Sign Requirement:

No more than 33% of the square footage of the windows and clear doors may have advertising or signs of any sort. Signage shall be placed so that law enforcement personnel have a clear and unobstructed view of the interior of the store from the outside. This includes areas where the cash register is located. (Section 25612.5(c)(7) Business & Professions Code)

Loitering and Open Containers

Applies to:

Type 20, 21, 40, 42, 48, and 61 licensees

Sign Requirement:

Upon written notice from ABC, you must post signs prohibiting loitering and open alcoholic beverage containers. ABC will issue the written notice when there is substantial evidence of loitering or drinking in public, adjacent to the premises. The signs must be prominent, permanent and clearly visible. Generally, the signs should be 24" in length and 14" in width with the print of sufficient size to make them clearly readable. The placement should be reasonable based upon the physical layout of the premises (Illustrations #12 and #13) (Section 25612.5 (c)(1)(2) Business & Professions Code)

Source:

Make your own or have them made.

Signs Furnished by Suppliers for use by Retailers

Applies to:

All licensees

Sign Requirement:

Alcoholic beverage suppliers may give signs advertising their products to retail accounts for interior display. Signs advertising wine or distilled spirits given to on-sale premises cannot exceed 630 square inches in size.

In general, permitted interior signs may have no secondary or utilitarian value. Permitted signage may not be personalized or customized for any retail account. Suppliers may not pay money or furnish anything of value to anyone for the privilege of placing signage in a retail licensed business.

Exterior signs are not authorized and may not be furnished without charge to retail licensees. (Rule 106, California Code of Regulations)

Cancer/Pregnancy Warning

Applies to:

All retail licensees, including special event licensees

Sign Requirement:

You must post warning signs regarding cancer risk and birth defects. The law is very specific as to sign size, font size, and placement. (Illustration #15). (Section 12601(b)(1)(D)(1) and 12601(b)(4)(E) California Code of Regulations)

Source:

Your local alcoholic beverage distributor or Sign Management Company [\(800\) 421-3003](tel:8004213003)

Tobacco

Applies to:

Any licensee who sells tobacco products

Sign Requirement:

You must (1) Keep a copy of Penal Code Section 308 conspicuously posted; and (2) Post a warning sign at each point of sale and on each vending machine, stating that selling tobacco products to minors is illegal and subject to penalties. Warning signs must include a toll-free number (1 -800-5-ASK-4-ID) that customers may use to report observed tobacco sales to youth under the age of 21. (Sections [22950-22960](#) Business and Professions Code)

Source: Department of Health Services, Tobacco Control Section, [\(910\) 558-1784](#).

Smoking

Applies to:

All licensees

Sign Requirement:

Post clear and prominent signs, as follows:

(1) Where smoking is prohibited throughout the building or structure, a sign stating "No smoking" shall be posted at each entrance to the building or structure.

(2) Where smoking is permitted in designated areas of the building or structure, a sign stating "Smoking is prohibited except in designated areas" shall be posted at each entrance to the building or structure. (Section 6404.5, California Labor Code)

Source:

Your local Health Department.

Offensive Signs

Applies to:

All licensees

Sign Requirement:

Signs may not be gaudy, blatant, or offensive, and must not obstruct the view of the interior of the premises from the street. (Section 25612 Business and Professions Code)
