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WHEREAS, the applicant, Prestige Development Group, LLC, proposes to sell beer and wine for off-site consumption (“Project”) within a 4,400 square foot convenience store (“Project”) within a proposed 7,948 square foot multi-tenant commercial building on 4.27 acres of land, located at the southeast corner of Renaissance Parkway and Alder Avenue (APNs: 0240-211-14) within the Freeway Commercial (FC) zone of the Renaissance Specific Plan. (“Site”); and

WHEREAS, in conjunction herewith, the applicant has submitted Precise Plan of Design No. 2019-0048 to allow the development of a 7,948 square foot multi-tenant building with a convenience store and two (2) quick service restaurants, one with drive-through access, a 5,324 square foot automobile fuel canopy with 8 islands and 16 fuel dispensers, a 2,542 square foot drive-through restaurant and 1,152 square foot truck fuel canopy with 3 islands and 6 fuel dispensers on the Site (“PPD No. 2019-0048”); and

-1-

1 WHEREAS, in conjunction herewith, the applicant has submitted Conditional Development  
2 Permit No. 2020-0014 to allow the development of a 2,542 square foot pad restaurant building with  
3 drive-through service on the Site (“CDP No. 2020-0014”); and

4 WHEREAS, in conjunction herewith, the applicant has submitted Conditional Development  
5 Permit No. 2020-0015 to allow the development of a 1,798 square foot quick service restaurant with  
6 drive-through service within a proposed 7,948 square foot multi-tenant building on the Site (“CDP  
7 No. 2020-0015”); and

8 WHEREAS, in conjunction herewith, the applicant has submitted Conditional Development  
9 Permit No. 2020-0016 to allow the development of an automobile fuel station consisting of a 5,324  
10 square foot canopy on the Site (“CDP No. 2020-0016”); and

11 WHEREAS, in conjunction herewith, the applicant has submitted Conditional Development  
12 Permit No. 2020-0017 to allow the development of a truck fuel station consisting of a 1,152 square  
13 foot canopy on the Site (“CDP No. 2020-0017”); and

14 WHEREAS, Section 18.110.050 of the Rialto Municipal Code provides separation  
15 criteria between establishments that engage in the sale of alcohol for off-site consumption, and  
16 sensitive uses, such as churches, schools, etc., which separation is measured by the airline from  
17 the closest edge of any sensitive use structure to the closest edge of the premises or parking lot or  
18 area of the establishment for off-sale of alcoholic beverages, using whichever distance is shorter;  
19 and

20 WHEREAS, the Site, in which beer and wine will be available for sale for off-site  
21 consumption, exceeds the minimum separation criteria as required by Section 18.110.050 of the  
22 Rialto Municipal Code; and

23 WHEREAS, the applicant will be seeking to obtain a Type 20 license from the California  
24 Department of Alcoholic Beverage Control (ABC) for the sale of beer and wine for off-site  
25 consumption at the Site; and

26 WHEREAS, according to ABC, the Site is located within Census Tract 23.06, and ABC  
27 will allow a maximum of two (2) licenses for the sale of alcoholic beverages for off-site  
28

consumption by right within this particular census tract, based upon its current population of approximately 4,169 persons; and

WHEREAS, according to ABC, there are currently one (1) active license for the sale of alcoholic beverages within Census Tract 23.06 – (i) Type 20 license for W7-Eleven located at 1130 W. Renaissance Parkway; and

WHEREAS, the applicant will request that the ABC issue a second license within Census Tract 23.06, which will not exceed the maximum number of licenses allowed by right for sale of alcoholic beverages for off-site consumption within Census Tract 23.06; and

WHEREAS, staff has incorporated the required findings for a PCN letter in the case that ABC requires a PCN letter from the City; and

WHEREAS, in addition to a Conditional Development Permit, ABC might require a Public Convenience and Necessity (PCN) letter prior to issuance of the Type 20 license; and

WHEREAS, the City of Rialto will comply with Section 18.110.090 of the Rialto Municipal Code, which establishes the criteria for making the required findings prior to a determination of PCN; and

WHEREAS, on September 30, 2020, the Planning Commission of the City of Rialto conducted a duly noticed public hearing, as required by law, Mitigated Negative Declaration, PPD No. 2019-0048, CDP No. 2019-0022, CDP No. 2020-0013, CDP No. 2020-0014, CDP No. 2020-0015, 2020-0016 and CDP No. 2020-0017, took testimony, at which time it received input from staff, the city attorney, and the applicant; heard public testimony; discussed the proposed Mitigated Negative Declaration, PPD No. 2019-0048, CDP No. 2019-0022, CDP No. 2020-0013, CDP No. 2020-0014, CDP No. 2020-0015, 2020-0016 and CDP No. 2020-0017; and closed the public hearing; and

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

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

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

1        SECTION 2. Based on substantial evidence presented to the Planning Commission during  
2 the public hearing conducted with regard to CDP No. 2020-0013, including written staff reports,  
3 verbal testimony, site plans, other documents, and the conditions of approval stated herein, the  
4 Planning Commission hereby determines that CDP No. 2020-0013 satisfies the requirements of  
5 Section 18.66.020 of the Rialto Municipal Code pertaining to the findings which must be made  
6 precedent to granting a conditional development permit. The findings are as follows:

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

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

10        The Project will provide a benefit to the community and customers within the vicinity by  
11        providing sales of beer and wine, in addition to typical convenience goods. Beer and  
12        wine sales are commonly conducted within convenience markets, including others in the  
13        nearby area. Additionally, crime prevention measures contained within the conditions of  
14        approval herein will ensure that the establishment contributes to the well-being of the  
              community and that it does not become a nuisance or hazard to the public.

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

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

18        The project site is bound by Renaissance Parkway to the north and Alder Avenue to the  
19        west. North of the project site is vacant lot and to the west, a utility site and a vacant lot.  
20        The Target Food Distribution Center is located south and east of the project site. The  
21        conditions of approval contained herein require the applicant to implement and  
22        permanently maintain all the safety measures documented within the Crime Prevention  
23        Plan prepared for the Project. Proper maintenance of these safety measures will  
              minimize crime and nuisance activities associated with the Project to the fullest extent  
              possible. There are no sensitive uses immediately adjacent to or nearby the project site.  
              As such, the project will not negatively affect the surrounding area.

24        Furthermore, the proposed use also meets the location criteria described in Section  
25        18.110.050 by being 4,976 feet from schools (minimum of 1,000 feet required), 5,332  
26        feet from churches and parks (minimum of 500 feet required), and 2,750 feet from  
              residential areas (minimum of 100 feet required).

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

1  
2 *This finding is supported by the following facts:*

3 The Site contains 4.27 acres, is fairly level, and fronting two streets, which are able to  
4 accommodate the proposed use. The development will have three (3) points of access –  
5 three (3) driveways connected directly Renaissance Parkway and Alder Avenue. The north  
6 driveway has a width of (40) feet that will allow right in and right out access to Renaissance  
7 Parkway. The westerly driveway in the center of the parcel has a width of fifty (50) feet that  
8 will allow right in right out access to Alder Avenue. The second westerly driveway south of  
9 the parcel has a width of twenty-six (26) feet that will only allow right out access to Alder  
10 Avenue.

- 11  
12 4. The site has adequate access to those utilities and other services required for the  
13 proposed use; and

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

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

- 18 5. The proposed use will be arranged, designed, constructed, and maintained so as it  
19 will not be injurious to property or improvements in the vicinity or otherwise be  
20 inharmonious with the General Plan and its objectives, the Gateway Specific Plan, or  
21 any zoning ordinances; and

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

23 The use is consistent with the Freeway Commercial (FC) zone of the Renaissance  
24 Specific Plan. The Project will feature high-quality building exteriors designed in  
25 compliance with the City's Design Guidelines. Landscaping has been abundantly  
26 incorporated into the site. The landscape coverage for the Project is 21 percent, which  
27 greatly exceeds the minimum required amount of 10 percent. Landscape planters  
28 containing trees spaced every thirty (30) linear feet will be installed along the entire  
perimeter of the Site to provide a buffer between the adjacent properties and streets.  
Furthermore, the Project includes the installation of 82 vehicle parking spaces, which  
exceeds the minimum parking requirement of 80 parking spaces required by Table 3-6  
(Parking Standards) of the Renaissance Specific Plan.

Additionally, the conditions of approval contained herein require the applicant to  
conform with the development standards for the sale of beer and wine set forth in Chapter  
18.110 relating to frontage requirements, visibility, sign requirements, employees,  
education of the public, and litter control and maintenance. If all conditions of approval  
contained herein are satisfied, the Project will not negatively impact any land uses within  
the vicinity.

- 1           6. Any potential adverse effects upon the surrounding properties will be minimized to  
2           every extent practical and any remaining adverse effects shall be outweighed by the  
3           benefits conferred upon the community or neighborhood as a whole.

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

5           Generally speaking, alcohol consumption can lead to an increase in the need for police  
6           services. However, as conditioned the Project's effects will be minimized through the  
7           implementation of the applicant's Crime Prevention Plan, safety measures endorsed by  
8           the Rialto Police Department, education of the public and employees, and litter control  
9           and maintenance. Additionally, the project will be responsible for the payment of  
10          Development Impact Fees towards certain public services, including police. Therefore,  
11          the adverse effects are outweighed by the benefits conferred upon the community and  
12          neighborhood as a whole.

13          SECTION 3. Per Section 18.110.090 of the Rialto Municipal Code pertaining to the  
14          findings which must be made precedent for the determinations of public convenience or Necessity.  
15          The findings are as follows:

- 16           1. The proposed use is not located within an area designated by the city for targeted  
17           neighborhood enhancement services or programs, or located within an area in which the  
18           chief of police has determined, based upon quantifiable information, that the proposed  
19           use: (a) would be detrimental to the public health, safety, or welfare of persons located in  
20           the area; or (b) would significantly increase the severity of existing law enforcement or  
21           public nuisance problems in the area; and

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

23           The applicant prepared and submitted a Crime Prevention Plan, attached as "Exhibit A",  
24           for the project, in accordance with Section 18.106.050 of the Rialto Municipal Code.  
25           Sergeant Joshua Lindsay with the Rialto Police Department reviewed and endorsed the  
26           prevention measures within the Crime Prevention Plan. Safety measures contained  
27           within the Crime Prevention Plan include the installation of security lighting at a  
28           minimum of 1.5 foot-candles around the entire building, the installation an alarm system,  
29           as well as surveillance cameras. The Rialto Police Department concludes that, if properly  
30           implemented and sustained, these safety measures will minimize crime and nuisance  
31           activities that may otherwise be associated with the establishment.

- 32           2. The proposed use would not lead to the grouping of more than four off-sale of alcoholic  
33           beverage uses within a one thousand-foot radius from the exterior of the building  
34           containing the proposed use; and;

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

1 The request will not lead to the grouping of more than four (4) establishments that sell  
2 alcoholic beverages for off-site consumption within a 1,000-foot radius of the proposed  
3 project. There are currently no active ABC licenses within 1,000 feet of the proposed  
4 project.

- 5 3. The proposed use complies with the site Location criteria under Section 18.110.050; and;

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

7 The proposed location of the convenience market, in which beer and wine will be  
8 available for sale, exceeds the minimum separation criteria required by Section  
9 18.110.050 of the Rialto Municipal Code. The proposed use meets the location criteria  
10 described in Section 18.110.050 by being 4,976 feet from schools (minimum of 1,000  
11 feet required), 5,332 feet from churches and parks (minimum of 500 feet required), and  
12 2,750 feet from residential areas (minimum of 100 feet required).

- 13 4. At least one of the following additional findings:

- 14 a. The proposed outlet for the off-sale of alcoholic beverages would enhance or  
15 facilitate the vitality of an existing commercial area without presenting a  
16 significant adverse impact on public health or safety;

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

18 The proposed use will be vital to the success of the convenience store. The stability of the  
19 business requires a complete range of typical convenience-type merchandise, as other  
20 convenience markets in the near vicinity already provide this service to their customers.

21 The project also includes the construction of street improvements along the entire project  
22 frontage of Renaissance Parkway and Alder Avenue. The street improvements will  
23 include a new sidewalk, curb, gutter, street widening, as well as an extension of a raised  
24 median along the entire project frontage of Alder Avenue. Additionally, the applicant  
25 will pay development impact fees related to traffic. All street improvements, "fair-share"  
26 payments, and development impact fee payments must be paid and/or completed prior to  
27 final inspection and occupancy.

28 The proposed Type 20 license will not contribute to the over-concentration of off sale of  
alcoholic beverages within Census Tract 23.06.

SECTION 4. Prestige Development Group, LLC, is hereby granted CDP No. 2020-0013 to  
allow sell beer and wine for off-site consumption within a 4,400 square foot convenience store  
within a proposed 7,948 square foot multi-tenant commercial building on 4.27 acres of land, located

1 at the southeast corner of Renaissance Parkway and Alder Avenue (APNs: 0240-211-14) within the  
2 Freeway Commercial (FC) zone of the Renaissance Specific Plan.

3 SECTION 5. Based on the findings and recommended mitigation within the Initial Study,  
4 staff determined that the project will not have an adverse impact on the environment, provided that  
5 mitigation measures are implemented, and a Mitigated Negative Declaration was prepared. The  
6 local newspaper published a copy of the Notice of Intent to adopt the Mitigated Negative  
7 Declaration for the project, and the City mailed the notice to all property owners within 300 feet of  
8 the project site for a public comment period held from July 18, 2020 to August 6, 2020. The  
9 Mitigated Negative Declaration was prepared in accordance with the California Environmental  
10 Quality Act (CEQA). The Planning Commission directs the Planning Division to file the necessary  
11 documentation with the Clerk of the Board of Supervisors for San Bernardino County

12 SECTION 6. CDP No. 2020-0013 is granted to Prestige Development Group, LLC, in  
13 accordance with the plans and application on file with the Planning Division, subject to the  
14 following conditions:  
15

- 16 1. The applicant is granted CDP No. 2019-0022 allowing the sale of beer and wine for off-  
17 site consumption within a 4,400 square foot convenience store within a proposed 7,948  
18 square foot multi-tenant commercial building on 4.27 acres of land, located at the  
19 southeast corner of Renaissance Parkway and Alder Avenue (APN: 0240-211-14)  
20 within the Freeway Commercial (FC) zone of the Renaissance Specific Plan., as shown  
21 on the plans resubmitted to the Planning Division on May 27, 2020, and as approved by  
22 the Planning Commission. If the Conditions of Approval specified herein are not  
23 satisfied or otherwise completed, the project shall be subject to revocation.
- 24 2. City inspectors shall have access to the site to reasonably inspect the site during  
25 normal working hours to assure compliance with these conditions and other codes.
- 26 3. The applicant shall indemnify, protect, defend, and hold harmless, the City of Rialto,  
27 and/or any of its officials, officers, employees, agents, departments, agencies, and  
28 instrumentalities thereof (collectively, the "City Parties"), from any and all claims,  
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



1 its officials, officers, employees, agents, departments, agencies, and instrumentalities  
2 thereof (including actions approved by the voters of the City), for or concerning the  
3 Project (collectively, the "Entitlements"), whether such Actions are brought under the  
4 California Environmental Quality Act, the Planning and Zoning Law, the Subdivision  
5 Map Act, Code of Civil Procedure Chapter 1085 or 1094.5, the California Public  
6 Records Act, or any other state, federal, or local statute, law, ordinance, rule,  
7 regulation, or any decision of a court of competent jurisdiction. This condition to  
8 indemnify, protect, defend, and hold the City harmless shall include, but not limited  
9 to (i) damages, fees and/or costs awarded against the City, if any, and (ii) cost of suit,  
10 attorneys' fees and other costs, liabilities and expenses incurred in connection with  
11 such proceeding whether incurred by applicant, Property owner, or the City and/or  
12 other parties initiating or bringing such proceeding (collectively, subparts (i) and (ii)  
are the "Damages"). Notwithstanding anything to the contrary contained herein, the  
Applicant shall not be liable to the City Parties under this indemnity to the extent the  
Damages incurred by any of the City Parties in such Action(s) are a result of the City  
Parties' fraud, intentional misconduct or gross negligence in connection with issuing  
the Entitlements. The applicant shall execute an agreement to indemnify, protect,  
defend, and hold the City harmless as stated herein within five (5) days of approval of  
CDP No. 2020-0013.

- 13 4. In accordance with the provisions of Government Code Section 66020(d)(1), the  
14 imposition of fees, dedications, reservations, or exactions for this Project, if any, are  
15 subject to protest by the applicant at the time of approval or conditional approval of  
16 the Project or within 90 days after the date of the imposition of the fees, dedications,  
reservations, or exactions imposed on the Project.
- 17 5. The approval is for the sale of beer and wine only. If the ABC Department declares the  
18 census tract that the Site is located within to be overconcentrated, the City will  
19 comply with Section 18.110.090 of the Rialto Municipal Code, which establishes the  
criteria for making the required findings prior to a determination of PCN.
- 20 6. The sale of beer by the individual bottle or can is prohibited.
- 21 7. The Crime Prevention Plan endorsed by the Rialto Police Department, attached to this  
22 Resolution as "Exhibit 'A'" shall be adhered to at all times
- 23 8. Additional crime prevention measures, as endorsed by the City of Rialto Police  
24 Department, shall be incorporated into the design and operation of the business as  
25 follows:
  - 26 a. The management shall be responsible for educating the public regarding drunken  
27 driving laws and the related penalties for breaking those laws. This included  
28 minimum age laws, open container laws and laws related to driving under the  
influence of alcohol. Shall be accomplished by posting prominent signs or  
decals, providing brochures at the point of purchase and providing adequate  
training for employees.

- 1
- 2 b. Surveillance cameras shall be installed and shall be available to Rialto Police
- 3 Department upon request.
- 4
- 5 c. Any coolers containing alcoholic beverages shall automatically lock at 2:00 a.m.
- 6 and unlock at 6:00 a.m. daily.
- 7
- 8 d. Consumption of any alcoholic beverages on site is prohibited.
- 9
- 10 e. No advertisement of beer and wine on the exterior of the building, including
- 11 window decals, posters, signs, etc.
- 12
- 13 f. A minimum of one-and-one half (1.5) foot-candle of light shall be provided, as
- 14 measured at the ground level of the entire site, from the period of one-half hour
- 15 before sunset until one-half hour after sunrise. Lighting fixtures shall be so
- 16 situated and shielded as not to direct or reflect lighting glare on adjacent
- 17 properties or public rights-of-way.
- 18
- 19 g. A locking device shall be installed on the cash register. An adequate floor safe
- 20 shall be installed behind the counter. Only a minimum amount of cash shall be
- 21 kept in the cash register at all times.
- 22
- 23 h. Burglary and robbery alarm systems shall be installed as required and approved
- 24 by the Rialto Police Department. A telephone with speaker push button alarm
- 25 shall be installed. The telephone must have a separate button that automatically
- 26 dials into 911 and will transmit on-going conversations and activity.
- 27 Alternatively, a panic-button, which automatically contacts the Rialto Police
- 28 Department upon activation, may be installed at each register. A 24-hour
- security camera system shall be installed on the premises with camera locations
- approved by the Rialto Police Department. All surveillance and security
- equipment shall be continuously maintained and in operation during business
- hours. Surveillance footage shall be provided to the Rialto Police Department
- 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.
- i. The height of the cash register counter shall be no more than forty-two (42)
- inches above the floor level and shall be illuminated during the hours of darkness
- so as to be clearly visible through the window areas.
- j. Employees on duty who sell alcoholic beverages must be at least 21 years of age
- and shall comply with the ABC rules and regulations.

- 1 k. The business licensee for the convenience market shall maintain a litter control  
2 program around the exterior of the convenience market in order to minimize the  
3 resultant impacts of litter on properties adjacent to the store. An exterior trash  
4 receptacle for employee and customer use shall be placed near the entrance of  
5 the store.
- 6 l. A building maintenance program shall be established for the purposes of  
7 maintaining the building structure and landscaping on-site in good physical  
8 appearance.
- 9 m. All tobacco products will be displayed and sold from behind the cash register  
10 counter area.
- 11 9. All signage shall comply with Section 18.102 (Regulation of Signs) of the Rialto  
12 Municipal Code.
- 13 10. The applicant shall obtain all necessary approvals and operating permits from all  
14 Federal, State, and local agencies and provide proof thereof to the City prior to the  
15 issuance of a Certificate of Occupancy.
- 16 11. The privileges granted by the Planning Commission pursuant to approval of this  
17 Conditional Development Permit are valid for one (1) year from the effective date of  
18 approval. If the applicant fails to commence the project within one year of said  
19 effective date, this conditional development permit shall be null, and void and any  
20 privileges granted hereunder shall terminate automatically. If the applicant or his or  
21 her successor in interest commences the project within one year of the effective date  
22 of approval, the privileges granted hereunder will continue inured to the property as  
23 long as the property is used for the purpose for which the conditional development  
24 permit was granted, and such use remains compatible with adjacent property uses.
- 25 12. Approval of CDP No. 2020-0013 will not become effective until the applicant has  
26 signed a statement acknowledging awareness and acceptance of the required conditions  
27 of approval contained herein.
- 28 13. In the event, that any operation on the Site is found to be objectionable or incompatible  
with the character of the City and its environs due to excessive noise, excessive traffic,  
loitering, criminal activity or other undesirable characteristics including, but not strictly  
limited to, uses which are or 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, the applicant shall address the issues within forty-eight (48)  
hours of being notified by the City
14. If the applicant fails to comply with any of the conditions of approval placed upon  
PPD No. 2019-0048, CDP No. 2019-0022, CDP No. 2020-0013, CDP No. 2020-  
0014, CDP No. 2020-0015, 2020-0016 and CDP No. 2020-0017, the Planning  
Commission may initiate proceedings to revoke the conditional development permit

1 in accordance with the provisions of Sections 18.66.070 through 18.66.090, inclusive,  
2 of the Rialto Municipal Code. Conditional Development Permit No. 2020-0013 may  
3 be revoked, suspended or modified in 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  
7 b. Any of the express conditions or terms of such permit are violated;  
8  
9 c. The use for which such approval was granted becomes or is found to be  
10 objectionable or incompatible with the character of the City and its environs due  
11 to excessive noise, excessive traffic, loitering, criminal activity or other  
undesirable characteristics including, but not strictly limited to uses which are or  
12 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.

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

15 PASSED, APPROVED AND ADOPTED this 30th day of September, 2020.

16  
17  
18 \_\_\_\_\_  
JOHN PEUKERT, CHAIR  
19 CITY OF RIALTO PLANNING COMMISSION  
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1  
2 STATE OF CALIFORNIA )  
3 COUNTY OF SAN BERNARDINO ) ss  
4 CITY OF RIALTO )  
5

6 I, Adrianna Martinez, Administrative Assistant of the City of Rialto, do hereby certify that  
7 the foregoing Resolution No. \_\_\_\_ was duly passed and adopted at a regular meeting of the  
8 Planning Commission of the City of Rialto held on the \_\_\_\_th day of \_\_\_\_, 2020.

9 Upon motion of Planning Commissioner\_\_\_\_\_, seconded by Planning Commissioner  
10 \_\_\_\_, the foregoing Resolution No. \_\_\_\_ was duly passed and adopted.

11 Vote on the motion:

12 AYES:

13 NOES:

14 ABSENT:

15 IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City  
16 of Rialto this \_\_\_\_th day of \_\_\_\_, 2020.  
17  
18  
19  
20

21 \_\_\_\_\_  
22 ADRIANNA MARTINEZ, ADMINISTRATIVE ASSISTANT  
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 potentially 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.



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### 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.