



City of Rialto

California

April 9, 2024

Sean Fong
TeraWatt Infrastructure
49 Stevenson Street, Suite 600
San Francisco, CA 94105

Re: Precise Plan of Design No. 2023-0025 (Master Case No. 2023-0032): Development of an Electric Truck Charging Center with seventy-three (73) charging stations on 3.88 acres of land (APN: 0258-121-09) located at the southwest corner of Riverside Avenue and Santa Ana Avenue within the Heavy Industrial (H-IND) land use district of the Agua Mansa Specific Plan.

Dear Mr. Fong,

Thank you for the opportunity to review your proposed development. The City of Rialto appreciates and recognizes your commitment to our community. This letter includes Conditions of Approval, compiled by various divisions and departments to make your review process more expedient and convenient.

On Tuesday, April 9, 2024, the Community Development Director approved **Precise Plan of Design No. 2023-0025**, subject to the attached Conditions of Approval.

Approval of **Precise Plan of Design No. 2023-0025** shall not be final until the Applicant has signed the enclosed Statement of Acceptance of Conditions of Approval.

This approval, as outlined above, does not necessarily imply immediate issuance of building or grading permits. Where applicable, the Applicant is required to submit final engineering and building plans and specifications to the Engineering Services Department and the Building Division for plan checking. Time frames for this processing will vary depending on City workload, the complexity of the project, and timely submittals.

If you have any questions regarding the conditions of approval, please contact Daniel Casey, Principal Planner, at (909) 820-2525 ext. 2075 or at dcasey@rialtoca.gov. Pursuant to Chapter 18.65 (Precise Plan of Design) of the Rialto Municipal Code, if you still do not concur with the conditions of approval, you may appeal the conditions to the Planning Commission. The written appeal shall be filed to the Community Development Department

PPD No. 2023-0025

and shall specifically state why you disagree with the Conditions of Approval set forth by various division and departments.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Colby Cataldi', followed by a long horizontal line extending to the right.

Colby Cataldi
Community Development Director

Enclosures
PPD No. 2023-0025 Conditions