



City of Rialto

California

August 23, 2019

Beyond Foodmart, Inc.
4300 Edison Ave
Chino, CA 91710

RE: Precise Plan of Design No. PPD2018-0036 (MC2018-0035) A request to the development of a 7,250 square foot Convenience Store with a food pick-up and Gas Station on a 2.06-acre parcel of land located at the southeast corner of Riverside Avenue and Santa Ana (APN: 0258-131-36) within the Heavy Industrial (H-IND) zone of the Agua Mansa Specific Plan.

Dear Beyond Foodmart, Inc.:

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 in order to make your review process more expedient and convenient.

The City of Rialto is here to make the development of your project a priority and to assure that it is processed in a timely manner. If you need any additional assistance, please do not hesitate to contact me at (909) 820-2535.

On Wednesday, August 21, 2019, the City's Development Review Committee (DRC) approved **Precise Plan of Design No. 2018-0036**, subject to the attached requirements.

Approval of Precise Plan of Design No. 2018-0036 shall not be final until the Applicant has signed the enclosed Statement of Acceptance of Conditions of Approval. The Building and Public Works Department will not begin plan checking for building or grading permits until the signed Statement of Acceptance has been filed with the Planning Division.

DRC 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 Public Works 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 are aggrieved by any of the Conditions set forth in this approval letter, please contact the appropriate staff member as identified in the Conditions of Approval. If you still wish to discuss the justification for a particular condition and prefer to discuss this with the Development Review Committee (DRC), please contact the Planning Division at (909) 820-2535, in order to schedule a meeting with the DRC. Pursuant to City Council Resolution No. 2507, if you still do not concur with the Conditions of Approval by the (DRC), you may appeal the DRC conditions to the Planning Commission. The written appeal shall be filed to the Development Services Department and shall specifically state why you disagree with the Conditions of Approval set forth by the DRC.

Additionally, please take the time to complete the enclosed *Development Review Process Survey*. Your input will greatly assist us in providing the best possible service to residents, developers, and organizations doing business within the City of Rialto.

Should you have any questions or if we may be of any assistance, please do not hesitate to contact this office.

Sincerely,

A handwritten signature in black ink, appearing to be 'D Casey', written over a horizontal line.

Daniel Casey
Senior Planner

Enclosures: PPD No. 2018-0036 Conditions

cc: Development Review Committee (via email)
Tabel Investments (via email)