



**ECONOMIC DEVELOPMENT COMMITTEE
MINUTES
Thursday, July 24, 2025**

Call to Order/Roll Call

1:00 PM

EDC MEMBERS PRESENT

Mayor Joe Baca
Mayor Pro Tem Ed Scott

CITY/AGENCY STAFF PRESENT

Tanya Williams, City Manager
Robert Khuu, Deputy City Attorney
Christina Taylor, Interim Community Development Director
Paul Gonzales, Community Development Manager
Paul Guerrero, Economic Development Manager
Vicente Giron, Engineering Manager
Jay Garcia, Chief Building Official
Daniel Casey, Principal Planner
Kim Dame, Administrative Analyst
Heidy Gonzalez, Administrative Assistant

PUBLIC COMMENTS

None.

REVIEW/APPROVAL OF MINUTES

Minutes from the July 26, 2025, EDC meeting – Approved

REPORTS/DISCUSSION ITEMS

EDC-25-0513

Entitlement Status Report

Presented by Christina Taylor

Committee Comments/Questions/Recommendations:

Christina Taylor provided an entitlement status report from the Planning Department. City Manager Tanya Williams questioned what the different colors on the report signified. Ms. Taylor advised the different colors were used so it was easier to identify projects. Mayor Baca inquired about the rezoning of Olive Grove Residential; Daniel Casey provided an update – the project is proposing 29 detached homes to be built on the site.

Mayor Pro Tem Scott inquired about the work being done at El Patio. Ms. Taylor advised El Patio has permits in place for tentative improvements. Mayor Baca inquired what the building would become. Mr. Casey mentioned that a potential tenant could be a Cash and Carry and confirmed that the City is still not sure who the tenants will be. Paul Gonzales added that interior improvements to the building will be done first since exterior improvements were not approved yet. Mayor Pro Tem Scott mentioned that he saw workers making modifications on the exterior of the building and that staff should look into this.

Jay Garcia added that the last time the building was inspected, supplies for restaurants were found being stored without permission until the Fire Marshall got involved. Mayor Baca asked if a market assessment had been conducted to figure out what the value of the property would be, and perhaps if it would be of any value to the City if it was purchased and used for something other than commercial tenant spaces. Mayor Pro Tem Scott said it had been done and that the owner was asking for more money than the lot was worth.

Ms. Taylor let Mayor Baca know that she can provide a report, like the one that was presented, monthly. Mayor Pro Tem Scott requested that projects not requiring entitlements also be included in this report. As requested, Ms. Taylor will also include potential projects. Mayor Pro Tem Scott asked for the status on the Chick-Fil-A project; Mr. Casey advised that the project has been withdrawn by the developer.

Mayor Pro Tem Scott requested that, before providing applicants with a requirements list, the Planning team first route the discussion to EDC to explore potential waivers to help keep the applicant and project in Rialto.

Mayor Baca brought up the food market project that was previously discussed. Ms. Taylor advised that there hasn't been any traction with this project. Paul Guerrero mentioned that the packing house property was listed as an opportunity site, not as a for sale site. Mayor Baca let staff know that recent studies have shown the household median income in Rialto is now higher than some surrounding cities in San Bernardino County. He recommends staff take advantage of this and seriously consider a food market.

Mayor Baca inquired if there were any updates on the old Cuca's building. Ms. Taylor advised that staff would be releasing an RFP for potential tenants. Mayor Pro Tem Scott clarified that Council had already discussed that they would not like to see another restaurant at that location. City Manager Tanya Williams elaborated that the idea was to get a wide variety of applicants and have Council select which one they would like to see as a tenant; most of the Council would like to see a healthy grab and go concept there.

Mayor Pro Tem Scott asked for a status update on the project at Pepper and the 210 Freeway. Mr. Casey advised that it is fully entitled, and the applicant requested an extension for the project. Mayor Baca mentioned how he would like to set up a meeting with the San Manuel Tribe to discuss the possibility of building a Yaamava Outlet Center.

Mayor Pro Tem Scott noted that there is some value in doing five-year entitlements instead of one-year entitlements. The City can profit with five-year entitlements since the owner would be more likely to hold onto that property. Mayor Pro Tem Scott requested that a price schedule be written up for this purpose.

Mayor Baca brought up San Antonio Hospital and how they are interested in coming to Rialto. Ms. Taylor mentioned that she has talked to certain individuals from San Antonio Hospital and had shown them some available properties and given them information on who owns the sites. They are looking for a location that has already been built. Mayor Pro Tem Scott advised that Lewis might build the facility for them as a donation. Mayor Baca added that Arrowhead Medical Center would be also interested in some type of urgent care facility and a possible hospital in Rialto.

Mayor Baca would like to revisit the flower shop (134 S. Willow) and conduct another assessment to look into purchasing the property. City Manager Tanya Williams added that the owner of the building sent her an email expressing his concerns over code enforcement interactions that happened at that building. It was confirmed that the building is red tagged. Mayor Baca clarified that if there is a way to solve this problem, it should be looked into some more, especially if it will benefit the City. It was confirmed that City staff will revisit the appraisal.

Mayor Pro Tem Scott also asked for a status update on the project at San Bernardino and Riverside Avenue. Mr. Casey advised that Northgate Market is still pending. Mayor Baca asked if there has been any interest expressed by hotel owners to build in Rialto. Mr. Guerrero advised that he had one interested developer at ICSC who asked for available sites, but he hasn't heard anything further from them.

Mayor Pro Tem Scott requested an update regarding Renaissance (Residential) phase two. Mr. Casey advised that they have an entitlement. Mayor Pro Tem Scott asked staff to follow up on River Ranch phase two. Mr. Casey mentioned that it is currently under review; the entitlements should be completed within the next 5 months.

City Manager Tanya Williams questioned how projects were being assigned to Planning staff – how is consistency ensured if two similar projects are assigned to different staff members? Mr. Gonzales used Renaissance (residential) phase one and two as an example. He stated a more seasoned planner worked on phase one and was able to guide and assist the less experienced planner assigned to phase two. City Manager Tanya Williams again asked what quality control aspects are in place to ensure

consistency when two different planners are assigned? Mr. Gonzales stated that there are weekly meetings held with the Planning staff to discuss all projects in detail.

Ms. Taylor pointed out that Resource Road is in bad shape and led a discussion on ways to offset the cost of repaving the road. Ms. Taylor advised that the City of Rialto may want to consider using CFD's for road maintenance. Vicente Giron suggested having developers contribute more to include areas that extend beyond their property lines to help facilitate road improvements and offset costs.

Mayor Pro Tem Scott and Mayor Baca suggested having the second phase of River Ranch be a gated community. The Planning department will have a conversation with the developer to see what can be done.

Upcoming Meetings/Other Discussion Items:

Mayor Baca requested that both short range and long range projects be included in the next report along with project timelines.

City Manager Tanya Williams advised that the RFP to solicit a tenant for the Metrolink building (John Longview Station) has closed. Three applicants will be interviewed at a future EDC meeting.

The next EDC meeting is scheduled for Thursday, August 28, 2025.

ADJOURNMENT

Meeting adjourned at 2:35 P.M.