

City of Rialto

*Council Chambers
150 S. Palm Ave.
Rialto, CA 92376*



Regular Meeting - Final

Thursday, March 27, 2025

REGULAR MEETING - 1:00 P.M.

Rialto City Hall, Council Chambers, 150 S. Palm Ave. Rialto CA 92376

Economic Development Committee

CALL TO ORDER

ROLL CALL

PUBLIC COMMENTS

REVIEW/APPROVAL OF MINUTES

- [EDC-25-0209](#) Minutes from the October 23, 2024 Economic Development Committee Meeting
Attachments: [Minutes from the October 23, 2024 Economic Development Committee meeting](#)
- [EDC-25-0210](#) Minutes from the January 30, 2025 Economic Development Committee Meeting
Attachments: [Minutes from the January 30, 2025 Economic Development Committee meeting](#)
- [EDC-25-0211](#) Minutes from the March 4, 2025 Economic Development Committee Meeting
Attachments: [Minutes from the March 4, 2025 Economic Development Committee meeting](#)

PRESENTATIONS

None.

REPORTS/DISCUSSION ITEMS

- [EDC-25-0246](#) Foothill Food Hall/Lab - Proposed 10-Vendor Food Establishment on Foothill Boulevard
Attachments: [Att. 1 Locations Map.docx](#)
[Att. 2 Site Plan and Elevations.pdf](#)
- [EDC-25-0247](#) Community Development - Private Development Project Updates
- [EDC-25-0243](#) Economic Development Updates
Attachments: [SB Ave Riverside Ave Mixed-Use Leasing Brochure](#)
[SB Ave Riverside Ave Mixed-Use Project Presentation](#)
[Industrial Building Inventory](#)
[Business Resource Guide Draft 03.18.25](#)
- [EDC-25-0244](#) Downtown Vacant Property

UPCOMING MEETING/FUTURE DISCUSSION ITEMS

ADJOURNMENT



City of Rialto

Legislation Text

File #: EDC-25-0209, **Version:** 1, **Agenda #:**

Minutes from the October 23, 2024 Economic Development Committee Meeting



**ECONOMIC DEVELOPMENT COMMITTEE
MINUTES
Wednesday, October 23, 2024**

Call to Order/Roll Call

1:01 PM

EDC MEMBERS PRESENT

Mayor Deborah Robertson
Councilmember Ed Scott

CITY/AGENCY STAFF PRESENT

Robert Messinger, Deputy City Attorney
Michael Milhiser, Interim City Manager
Colby Cataldi, Director of Community Development
Timothy Sullivan, Director of Maintenance and Facilities
Vicente Giron, Engineering Manager
Daniel Casey, Principal Planner
Sandra Robles, Senior Planner
Kim Dame, Administrative Analyst

PUBLIC COMMENTS – Four (4) speakers

Joshua HOLEMEN – 1798 W. Candlewood Ave. – spoke on item EDC-24-1783.
Mr. HOLEMEN is a current member of the Transportation Commission. He voiced concerns over the proposed traffic plan for this project.

Yesenia RAMOS – 1727 West Coast Blvd. – spoke on item EDC-24-1783.
Ms. RAMOS voiced her objection to this warehouse project and asked if there was something else that could be built on the site instead of a warehouse.

Kelly VALENCIA – 1723 West Coast Blvd. – spoke on item EDC-24-1783.
Ms. VALENCIA is a long time Rialto resident and opposes the warehouse project. She is in favor of installing a cul-de-sac at the end of her street.

Marven NORMAN – 3840 Sunnyhill Dr., Jurupa Valley, CA 92509 – spoke on EDC-24-1783.
Mr. NORMAN is a representative of the Center for Community Action and Environmental Justice. He voiced his opposition to having a warehouse so close to a residential neighborhood. He suggested the specific plan in that area be reexamined to ensure separation.

REVIEW/APPROVAL OF MINUTES – None

REPORTS/DISCUSSION ITEMS

EDC-24-1783

Update on the West Coast Boulevard and Locust Avenue Warehouse Project (Master Case No. 2023-0024).

Presented by Daniel Casey

Committee Comments/Questions/Recommendations:

There were four (4) speakers present: Joshua Holemen, Yesenia Ramos, Kelly Valencia, and Marven Norman. Their comments are listed above in the Public Comments section of these minutes.

Mr. Casey provided a brief background on the project. Zoning for the project is Planned Industrial Development. The applicant is Rialto Springs, LLC. The proposed project is a 225,000 sq. ft. industrial warehouse building. Planning Commission voted 3-1 to approve the project on August 7, 2024. An appeal was filed on August 21, 2024, asking City Council to reconsider the item and overturn the Planning Commission's decision. On September 24, 2024, a public hearing was held and the City Council in a 5-0 vote chose to continue the item to the November 12, 2024, City Council meeting and asked staff to bring the project back to the next EDC meeting for review (October 23, 2024).

The primary concern brought up by residents at the City Council meeting on September 24th was access on West Coast Boulevard. There are intended improvements on West Coast Blvd. and Locust Ave. to address their concerns. Staff and the applicant have been working on a solution that would restrict access, including a cul-de-sac, a gate, and a turn around area. Planning, Engineering, Fire Department, and the applicant have all agreed that this is a good solution, and this is what is planned to be presented to the City Council on November 12th to show that the resident requests have been addressed.

Mayor Robertson asked if a traffic analysis had been done for the project. Mr. Casey affirmed that an analysis has been done, however it did not account for the proposed updates (cul-de-sac, gate, etc.). Mayor Robertson asked for an updated traffic study to be included for the City Council meeting. Councilman Scott asked when an EIR (Environmental Impact Report) was done for this project. Mr. Casey stated that an EIR was done for the Rialto Airport Specific Plan in 1997 and this project had its own study prepared this year. All the studies done on this project have been compared to the Specific Plan study to ensure compliance.

Councilman Scott asked about the report of vacant warehouses in the City. Mr. Casey stated that staff had prepared a survey in April of 2024, which was also shared with the Planning Commission. That survey showed approximately nine (9) vacancies. Since then, two of those have been leased dropping the number of vacant warehouses to seven (7). Councilman Scott asked how old those seven buildings were and Mr. Casey stated that most of them have been constructed within the last year.

Councilman Scott asked what the current zoning is for the project and how long has that zoning been in place. Mr. Casey said it is zoned Planned Industrial Development and has been zoned as such since 1997. Councilman Scott then asked the applicant if any market study had been done on the property. The applicant replied that as a matter of practice, they always look to see what the best use for a property may be. Councilman Scott asked if they had considered building a grocery store or retail center. The applicant stated that those options weren't considered feasible as this was a primarily industrial area and the property isn't zoned for that use.

Councilman Scott asked that staff bring a report from the police department to the next Council meeting regarding traffic accidents over the last 3 to 4-year period, including the streets brought up by the residents, and what types of vehicles were involved so there's a clear picture of what the traffic conditions are like around the project site.

Mayor Robertson would like to see a market analysis to see how many homes ("rooftops") are in the area currently versus what was there when the specific plan studies were done in 1997 utilizing a 1 mile to 1 ½ mile radius. She would like the information available at the November 12th City Council meeting.

The applicant requested to make some final remarks on the project, stating the residents to the north of the project site have all been met with and have given support towards the project, many of whom have signed a petition in support of the project and written letters of support. Councilman Scott asked that any letters or petitions of support be given to staff so they are given to Council prior to the November 12th meeting.

EDC-24-1793

SCAG Grant Funding Opportunity, REAP 2.0

Presented by Colby Cataldi

Mr. Cataldi updated the EDC on the status of the REAP 2.0 grant. Two awards were granted, one between the City and SCAG in the amount of \$193,000. The other was a cooperative/joint grant that the City and SBCTA received from SCAG for approximately \$300,000, for overall grant funds of approximately \$500,000. In early 2024, the State put a hold on funding due to budget restrictions. Recently the State has released those funds

and awarded us the grants. Staff is working on the necessary documents to present to Council for projects related to infill housing and the disposition of various City-owned parcels in the downtown area. Projects could include housing projects, affordable housing projects, or mixed-use projects. An item will be on the November or December City Council meeting agenda to approve and accept grant funds. If approved, an RFP would go out for consulting services to help develop a master plan for the area.

Mayor Robertson asked if funds could be used for transitional housing in the downtown area or renovating an old hotel/motel for that purpose. Mr. Cataldi said that we could potentially use City-owned property in the downtown area for that purpose, however the intended use of the grant funds is to hire a consultant who can evaluate the use types for the City-owned downtown properties. This grant is intended to help develop a plan for the downtown area.

Committee Comments/Questions/Recommendations:

None.

Upcoming Meetings/Other Discussion Items:

The next EDC meeting will be scheduled for January 23, 2025.

ADJOURNMENT

Meeting adjourned at 1:51 p.m.



City of Rialto

Legislation Text

File #: EDC-25-0210, **Version:** 1, **Agenda #:**

Minutes from the January 30, 2025 Economic Development Committee Meeting



**ECONOMIC DEVELOPMENT COMMITTEE
MINUTES
Thursday, January 30, 2025**

Call to Order/Roll Call

1:01 PM

EDC MEMBERS PRESENT

Mayor Joe Baca
Councilmember Ed Scott

CITY/AGENCY STAFF PRESENT

Christy Lopez, Deputy City Attorney
Tanya Williams, Assistant City Manager
Colby Cataldi, Director of Community Development
Paul Gonzales, Community Development Manager
Paul Guerrero, Economic Development Manager
Vicente Giron, Engineering Manager
Daniel Casey, Principal Planner
Daniel Rosas, Senior Planner
Kim Dame, Administrative Analyst

PUBLIC COMMENTS – None

REVIEW/APPROVAL OF MINUTES

Minutes from the July 24, 2024, EDC meeting – Approved

REPORTS/DISCUSSION ITEMS

EDC-25-0070

Rialto Housing Authority Loan Modification for National CORE Citrus Grove Renovation Project.

Introduced by Colby Cataldi

Committee Comments/Questions/Recommendations:

Colby Cataldi introduced the project – the property composed of 150-unit apartment complex is located by Eisenhower High School.

Jason Neal reminded the audience that National CORE transformed Citrus Grove from a crime-ridden community to a safe affordable housing property. Mr. Neal advised that seventeen years later, there is now a need to conduct some renovations that are critical. Funding has been acquired, however there is a financial barrier from using those funds; more specifically, the existing debt that originated from the former redevelopment agency in 2008 is what has prevented available funds from being used.

Mr. Neal proposed various ideas:

- A \$250,000 cash contribution to be paid directly to the City to use at their discretion.
- An 3.5% interest rate increase on Citrus Grove loan
- Extending affordability period for the next 55 years – low-income units would remain the same

Councilmember Ed Scott inquired who in legal is reviewing. Mr. Cataldi advised that the City's Attorney's office as well as Maryann Goodkind as the City's special counsel are reviewing. Councilmember Scott would like to see a housing expert report; Mr. Cataldi advised Maryann Goodkind could provide a written report.

Mr. Cataldi reminds the audience that National CORE has a firm deadline; if there is no action taken by Council on February 11th on this matter, they would need to go back for a TEFRA.

Councilmember Scott requested a comprehensive written report from a Housing expert and the City Attorney's office.

EDC-25-0072

Proposed Truck Terminal on Santa Ana Avenue East of Riverside Avenue

Presented by Daniel Casey

Committee Comments/Questions/Recommendations:

Daniel Casey advised that the proposed truck terminal will be about 45 acres in size and is designated as Heavy Industrial in the Agua Mansa Specific Plan. This project requires the approval of both a Conditional Development Permit and Precise Plan of Design.

A representative of Crown Enterprises explained that they would consolidate their operations to this new site, from Riverside Avenue and Santa Ana Avenue. Jonathan Shardlow gave a brief background about Crown Enterprises. Mr. Shardlow mentioned that this project would be a community benefit as it would lessen traffic congestion on Riverside Avenue and it would convert a heavy industrial site to a light industrial site.

Councilmember Scott inquired if there were trucks being parked next to the site. Mr. Shardlow confirmed there was. Mr. Cataldi confirmed parking is not permitted therefore they are in violation.

Mr. Shardlow requested that their community benefit money go towards something that adds value to the site, such as the infrastructure and that is also directly related to the project. Councilmember Scott asked if there were any improvements to Santa Ana Street. Mr. Shardlow confirmed that there would be full street improvement on the project frontage. This will include from Santa Ana Street to Riverside Avenue. The levels of truck traffic were discussed as well.

A discussion regarding where the parking should be located was touched upon. Two locations mentioned were on the project site or in the habitat area. Decomposed granite was considered for the parking to count as part of the landscaping.

EDC-25-0069

Foothill Central Specific Plan Amendment Presentation

Presented by Colby Cataldi

Committee Comments/Questions/Recommendations:

Mr. Cataldi reminded the audience that this project is funded by a grant the City of Rialto has had for several years. Mr. Cataldi also expressed that this project is being re-introduced because it will be presented to City Council in February for a Public Hearing. One thing that Mr. Cataldi specifically noted was that the Foothill Corridor Zoning is a part of the settlement for the Housing Element.

Councilmember Scott inquired about the scope of the specific plan; it was confirmed that it covers the area of Riverside Avenue starting at Foothill Boulevard and going South to Merrill Avenue. Councilmember Scott also asked about building height requirements. Paul Gonzales responded that the current height had been up to 70 feet in some areas but has been reduced to 60 feet.

Councilmember Scott requested a list of City owned properties within the Foothill Central Specific Plan. An inquiry was also made as to when these properties would be marketed to potential buyers. Mr. Cataldi advised that there is a real estate item later in the agenda.

Mr. Cataldi added that once a policy adoption is made, the property on Foothill and Spruce will get rezoned and a condo project will get to move forward. Regarding this project, Councilmember Scott directed a question towards Engineering – what is the plan to address the fact that there are no storm drains? Vicente Giron replied that the goal is to

ensure that the drainage continues to the east. In terms of the storm drain on Foothill Boulevard, Mr. Giron advised that is a long-term project; there is no initial design yet. Councilmember Scott inquired about DIF fees for this project. Mr. Giron advised that the money would be used for other purposes that don't involve the drain system.

EDC-25-0075

Request that the Economic Development Sub-Committee Provide Feedback on Priority Projects for Community Project Funding for Federal Appropriations

Presented by Tanya Williams

Committee Comments/Questions/Recommendations:

Tanya Williams provided a list of proposed suggestions for the Economic Committee to review. The idea is to put forth three or four projects to fall under different appropriation bills to essentially make them more competitive. The approved list would go to City Council for approval.

Three of the proposed projects were the fire station, police station technology center and the Cactus trail basin.

Councilmember Scott inquired about the 10 freeway improvements. Ms. Williams explained that the project is very expensive; the City is still short about twenty-five million dollars. Ms. Williams also expressed that the City applied for a grant to assist with this project.

Councilmember Scott would like to see a list with more potential projects. Ms. Williams confirmed she will provide an additional list and will also speak with the rest of Council and other departments to receive their input.

EDC-25-0050

Real Estate Update

Presented by Colby Cataldi

Committee Comments/Questions/Recommendations:

Mr. Cataldi briefly mentioned that there are two grants from SCAG, one is funneled through SBCTA and is about \$300,000. In total, the two grants are near \$500,000. These funds would go towards projects undertaking the disposition of all City owned properties in downtown Rialto. Mr. Cataldi confirmed that a consultant would be hired to help with the redevelopment project of these assets.

Councilmember Scott would like to know why the private sector hasn't been asked to provide proposals to buy properties and do projects versus developing a project that may or may not work; it may be better to engage the private sector. Mr. Cataldi affirmed that staff will also engage the private sector.

Mr. Cataldi updated members that the tenant at the John Longview Depot is no longer there. There is an RFP ready to be released to get a new restaurant into the space. Mr. Cataldi also mentioned the property located at 136 South Riverside, which is the space located next to the coin shop. The hope for this suite is to get a grant to assist with the retrofit engineering that is needed before listing it for sale. Councilmember Scott suggested to sell it as a tear-down and re-build property.

Mr. Cataldi introduced the next property on the list – 308 North Riverside; it is currently in escrow. The seller has challenges and can't meet the agreed upon price; he has too much debt. Mr. Cataldi advised that the deal will most likely not close and the property will fall out of escrow.

Mr. Cataldi also gave an update on 130 South Willow, the mortuary property, which is now officially City owned. Councilmember Scott added that demolition of the site needs to be done in a timely manner so the parking can be expanded to this location.

In terms of the Miro Way industrial development, Mr. Cataldi mentioned that meetings are held with the investors on a regular basis. Mr. Cataldi confirmed that this location is south of the Lennar homes in the Renaissance area.

Regarding the proposed train museum at 119 N. Riverside Ave., Mr. Cataldi advised that the museum concept was taken to the County oversight board in early 2023. The plan is to have about 500 square feet of the location to be the museum portion and 2,000 square feet would be whatever else is agreed upon, such as a restaurant cafe to service bicyclists utilizing the Pacific Electric trail.

For the next meeting, Councilmember Scott requested an update on the Carson project. Mr. Cataldi confirmed that it is already on the agenda to be discussed.

Upcoming Meetings/Other Discussion Items:

Mayor Baca requested that the EDC meetings be changed to 1pm on the last Thursday of the month following Water Subcommittee.

ADJOURNMENT

Meeting adjourned at 3:38 p.m.



City of Rialto

Legislation Text

File #: EDC-25-0211, **Version:** 1, **Agenda #:**

Minutes from the March 4, 2025 Economic Development Committee Meeting



**ECONOMIC DEVELOPMENT COMMITTEE
MINUTES
Tuesday, March 4, 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

Christy Lopez, Deputy City Attorney

Colby Cataldi, Director of Community Development

Paul Gonzales, Community Development Manager

Paul Guerrero, Economic Development Manager

Jay Garcia, Chief Building Official

Matt Bennett, City Engineer

Daniel Casey, Principal Planner

Sandra Robles, Senior Planner

Kim Dame, Administrative Analyst

PUBLIC COMMENTS

Procedural comments were made establishing that during the EDC meetings all public comment on anything on the agenda should be made during the public comment period. There was one (1) speaker who arrived late and was allowed, as a courtesy, to speak on item EDC-25-0171 during the discussion period for that item.

Merven Norman – EDC-25-0171

Mr. Norman is a representative of the Center for Community Action and Environmental Justice. He is concerned with the project encroaching on neighborhoods as there are already several warehouses in this area.

REVIEW/APPROVAL OF MINUTES

Minutes from the August 28, 2024, EDC meeting – Approved

REPORTS/DISCUSSION ITEMS

EDC-25-0167

Carson Companies – Pepper 210 Commerce Center (Update Discussion)

Introduced by Colby Cataldi

Committee Comments/Questions/Recommendations:

This is a project located on Highland Avenue, north of the 210 freeway at Pepper Avenue which is located within the County. This project has been heard by the EDC before, so this is a progress update on where they are with the entitlement process. Todd Burnight of Carson Companies (property owner) is present to introduce his staff and consultants.

The project is in the County and is going through the entitlement process through the San Bernardino County Planning department. The current use at this location is the Vulcan Mining operation, which is a heavy industrial use. They plan to rezone the site to a light industrial use. Carson Companies has been in contact with City of Rialto staff throughout their process of entitlement through the County. Mr. Burnight reviewed the scope of the project site, and changes they've made as a direct result of Rialto staff comments, for the EDC members.

Mayor Pro Tem Scott, Mr. Cataldi, and Mr. Burnight had a detailed discussion regarding utilities and potential annexation of the site. Mayor Pro Tem Scott voiced his opposition to the project, stating reasons regarding the use of City services, environmental concerns, and resident opposition. Mayor Pro Tem Scott also requested copies that staff has of the current traffic studies for the project.

Mayor Baca and Mr. Cataldi had a discussion regarding annexation. Mayor Pro Tem Scott asked to see a copy of LAFCO rules regarding annexation. Mayor Baca asked staff to move forward with pursuing annexation of the site. Mr. Cataldi took direction from EDC to bring a resolution to City Council approving staff to submit an application to LAFCO to annex the area including the project site.

EDC-25-0171

Vineyard Ave. Warehouse Project Discussion

Committee Comments/Questions/Recommendations:

Merven Norman of CCAEJ spoke (see his comments under the Public Comments section of these minutes).

Mayor Pro Tem Scott clarified for everyone that this project has already been presented to EDC where it was opposed and then brought to City Council where it was voted down. He and former Mayor Robertson had both written letters of opposition to this project stating it's too close to surrounding residents. Mayor Baca and Mayor Pro Tem Scott both stated that they oppose a warehouse at this site but would be willing to consider another project type. Mayor Pro Tem Scott requested that staff bring a resolution to Council opposing this project.

EDC-25-0150

Proposed Detached Single-Family Residential Neighborhood – Lytle Development Company

Presented by Daniel Casey

Committee Comments/Questions/Recommendations:

Mr. Casey introduced the item which is a proposed 7-acre residential project on the east side of Linden Avenue, south of Riverside Avenue, and just north of Summit Avenue. The project would consist of a private, gated residential neighborhood comprised of 66 detached single-family dwellings.

Mayor Baca and Mayor Pro Tem Scott both approve moving the project forward.

EDC-25-0160

Building & Safety and Planning Update

- a. ADU State Law Compliance – Design, Permitting, and Implementation – Jay Garcia
 - b. Inspection Services – Jay Garcia
 - c. Zoning Code Update – AB98/Warehouse Moratorium – Daniel Casey
 - d. Temporary Use Permits – Paul Gonzales
-

Committee Comments/Questions/Recommendations:

Daniel Casey started off by speaking about AB98 which is the warehouse moratorium and Zoning Code update. He walked EDC through all the changes to Chapter 18 of the Rialto Municipal Code to comply with AB98. Mr. Casey asked for input on any additional changes recommended by EDC.

The Renaissance Specific Plan was discussed, and staff provided EDC a written Renaissance Development Update. Mayor Pro Tem Scott requested a retail and restaurant focus for the properties located west of Laurel, between Linden and Locust.

Mayor Baca would like staff to look into the City purchasing or leasing a warehouse space to be converted into an indoor sports facility. Mayor Pro Tem Scott asked about potentially leasing the Crow warehouse on Baseline near Jerry Eaves Park.

Mayor Baca asked about a food market or food hall. Mr. Cataldi gave an update about a potential site on Foothill Boulevard. Mayor asked staff to provide an update regarding the Food Hall project at the next EDC.

Jay Garcia discussed the new ADU State law and shared changes to the Building & Safety webpages, Lobby Central, pre-approved ADU plans, electronic plan review, community interface, and a 2025 look-ahead. The new permitting system will also be going live sometime in May or June. Staff will bring a preview of the new system to EDC before the go-live date. Mr. Garcia asked that Council consider declaring May Building & Safety month.

The topic of Special Events was brought up and discussed. Paul Gonzales shared that special events require a Temporary Use Permit (TUP). TUP's will now be tiered to accommodate for both larger and smaller events. Mayor Baca asked that a very clear definition of "special events" be made. Mr. Gonzales stated that the verbiage "special events" will be taken out, and we will only use Temporary Use Permit moving forward. Mr. Gonzales stated that a draft of the new TUP process will be presented to EDC in June or July for their review. Mayor Pro Tem would like to see this as part of what is given to new businesses so there is complete transparency.

Upcoming Meetings/Other Discussion Items:

The next EDC meeting is scheduled for Thursday, March 27, 2025.

ADJOURNMENT

Meeting adjourned at 3:02 p.m.



City of Rialto

Legislation Text

File #: EDC-25-0246, **Version:** 1, **Agenda #:**

For Economic Development Committee March 27, 2025

TO: Honorable Economic Development Committee Members

APPROVAL: Colby Cataldi, Director of Community Development

FROM: Daniel Rosas, Senior Planner

Foothill Food Hall/Lab - Proposed 10-Vendor Food Establishment on Foothill Boulevard

ANALYSIS/DISCUSSION

Staff received a pre-application meeting (PAM) request for a proposed food hall/lab. The project site is located on the north side of Foothill Boulevard approximately 385 feet west of the intersection of Cactus Avenue and Foothill Boulevard (Attachment 1). The proposed development includes a 17,912 square foot building for a potential food hall with approximately ten (10) Boulevard. The site spans 1.61 gross acres and is identified by APN 0128-361-17 and -18. The site is located in the Foothill Mixed Use zone (FMU) land use district within the newly adopted Foothill Central Specific Plan. The project aims to enhance the area's commercial offerings by introducing a vibrant food hall that complements the surrounding neighborhood. To proceed, the project will require the filing of two key entitlement applications: a Precise Plan of Design (PPD) and a Potential Variance (VAR), which will address specific development and design requirements for the site variance.

RECOMMENDATION

Staff is available to answer questions and receive input from EDC regarding the proposed project concept.



Project Site

KEY NOTES

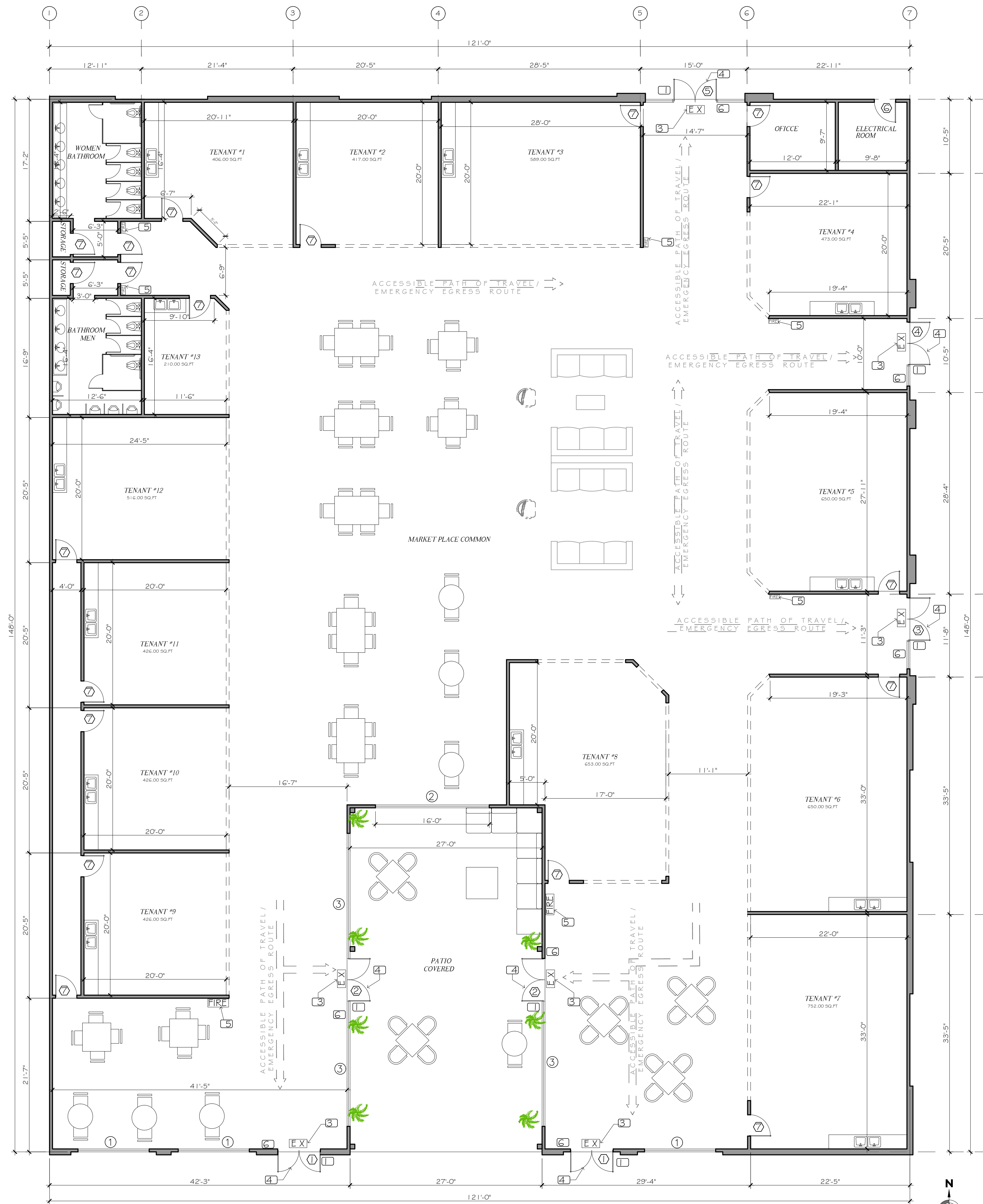
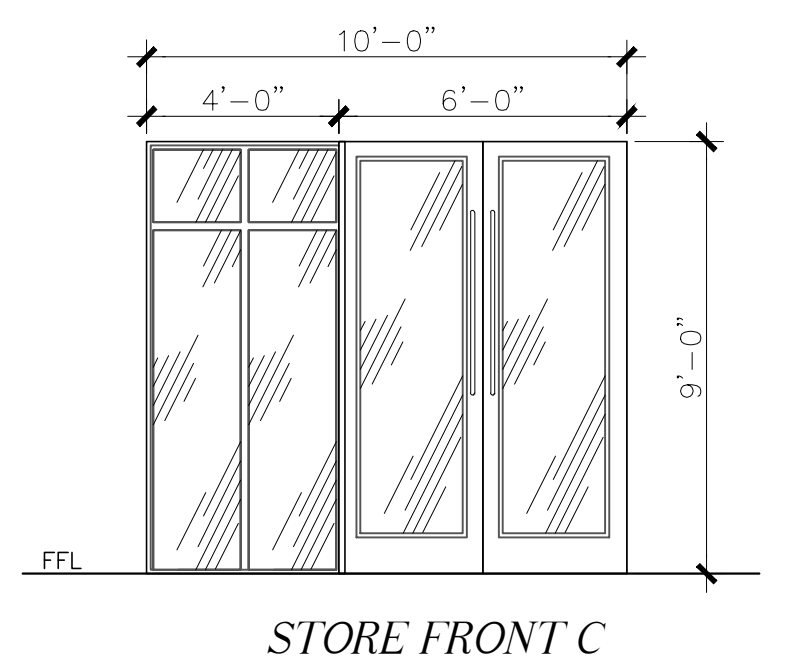
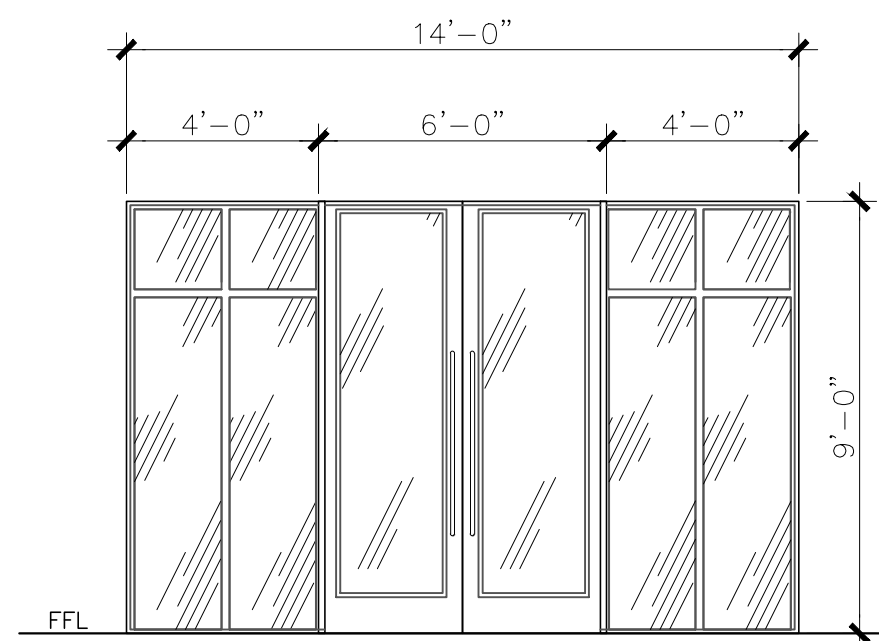
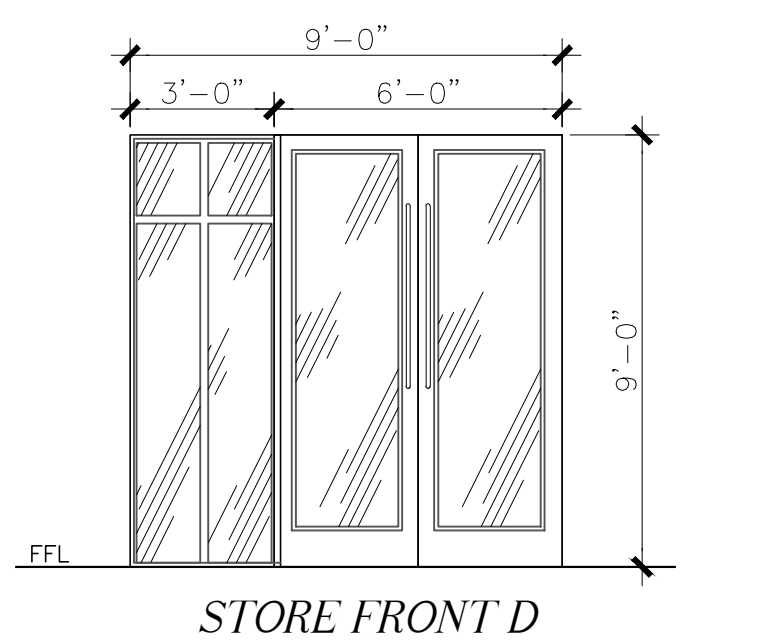
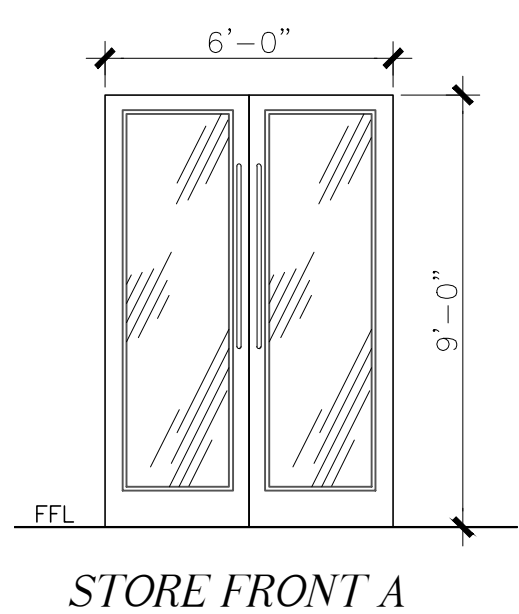
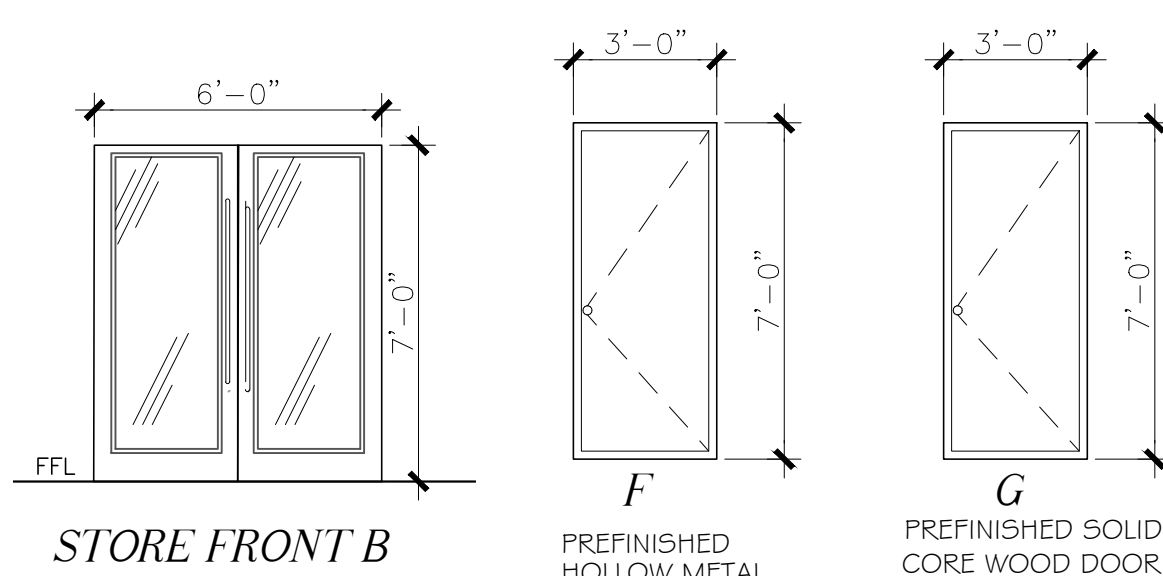
- 1 INTERNATIONAL SYMBOL OF ACCESSIBILITY ON OR ADJACENT ALL ACCESSIBLE BUILDING ENTRANCES
- 2 POST SIGN INDICATING MAXIMUM OCCUPANT CAPACITY HAVING CONTRASTING COLOR TO THE BACKGROUND TO WHICH IT IS ATTACHED (CBC 1 007.2.6)
- 3 ILLUMINATED "EXIT" SIGN -- POWER SUPPLY SHALL BE PROVIDED BY SOTRAGE BATTERIES OR GENERATOR IN EVENT OF FAILURE OF PREMISES WIRING SYSTEM
- 4 PROVIDE PANIC HARDWARE ON EGRESS DOORS, OR PROVIDE POSTED SIGN STATING "THIS DOOR TO REMAIN UNCLOSED WHEN OCCUPIED" 2013 CFC CHAPTER 10 SECTION 1008.1.9.3.
- 5 FIRE EXTINGUISHER
- 6 TACTILE EXIT SIGN

ABBREVIATIONS:

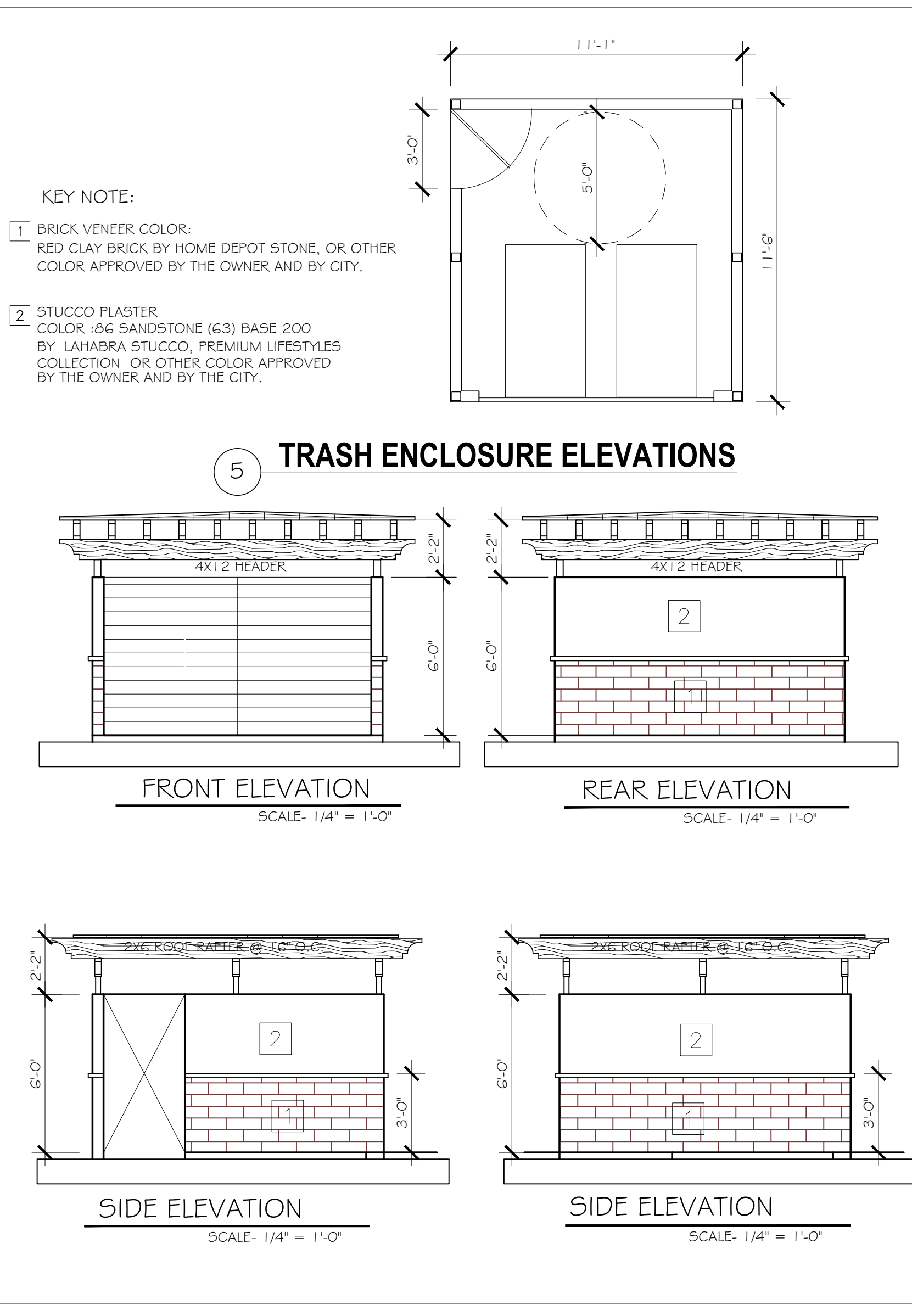
- PF= PREFINISHED
- SC= SOLID CORE
- PS= PRESSED STEEL (TIMELY)
- AL= ALUMINIUM
- INT= INTEGRAL
- HM= HOLLOW METAL
- AN= BRONZE ANODIZED
- W= WOOD
- RFP= READY FOR PAINT
- PT= PRIME AND PAINT
- TEMP= 1" INSULATED TEMPERED GLASS
- UTE 1/2" TINTED AT EXTERIOR, 1/4" CLEAR AT INTERIOR

WINDOW SCHEDULE							
No	WIDE	HIGH	GLASS	Dbl Glass	FRAME TYPE	MANUFACT.	Q.
1	1 0'-0"	9'-0"	TEMP		FIX WINDOWS, VINYL FRAMES	MILGUARD OR EQUAL	3
2	1 6'-0"	9'-0"	TEMP		FIX WINDOWS, VINYL FRAMES	MILGUARD OR EQUAL	1
3	1 7'-7"	9'-0"	TEMP		FIX WINDOWS, VINYL FRAMES	MILGUARD OR EQUAL	3

DOOR SCHEDULE										
NUMBER	DOOR TYPE	SIZE		DOOR				FRAME		Q.
		WIDTH	HEIGHT	MATERIAL	FINISH	THICKNESS	GLASS	MATERIAL	FINISH	
1	A	6'-0"	9'-0"	AL	AN	1 3/4"	TEMP	AL	AN	2
2	B	6'-0"	7'-0"	AL	AN	1 3/4"	TEMP	AL	AN	2
3	C	6'-0"	9'-0"	AL	AN	1 3/4"	TEMP	AL	AN	3
4	D	6'-0"	9'-0"	AL	AN	1 3/4"	TEMP	AL	AN	3
5	E	6'-0"	9'-0"	AL	AN	1 3/4"	TEMP	AL	AN	3
6	F	3'-0"	7'-0"	HM	PT	1 3/4"	-	HM	PT	1
7	G	3'-0"	7'-0"	SC	PF	1 3/4"	-	W	PF	19



FLOOR PLAN
SCALE: 1" = 8'



DIXI DESIGN
BUILDING DESIGN
1231 N. CACTUS AVE # ERIALTO, CA 92376
CREATIVE DEVELOPMENT & QUALITY
(909) 549-5563
LUIS A. SERRANO

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REVISIONS

NO.	DESCRIPTION

SUBMITTAL

FOOTHILL FOOD MARKET
800 W FOOTHILL BLVD
RIALTO CA
APR # 0128-361-17-0000
0128-361-18-0000

ELJO LLC
APPLICANT / OWNER

PROPOSED FLOOR PLAN

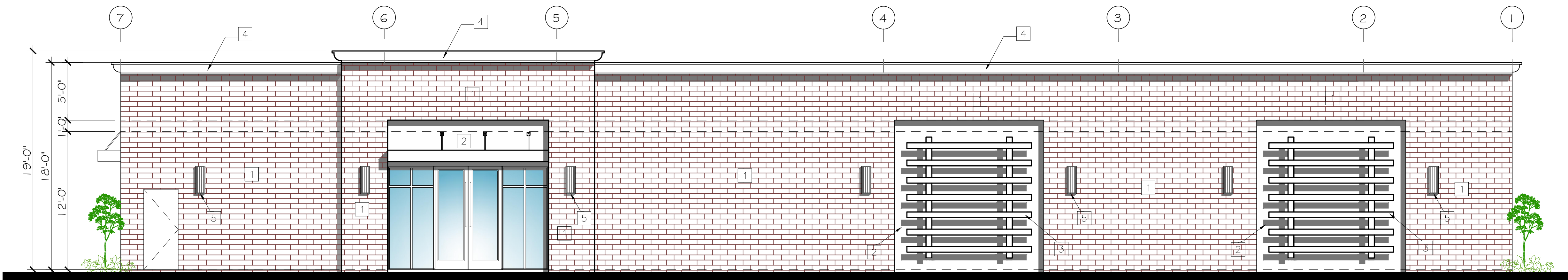
SHEET No. **A-2**

SCALE AS SHOWN
DATE PLOT 12/23



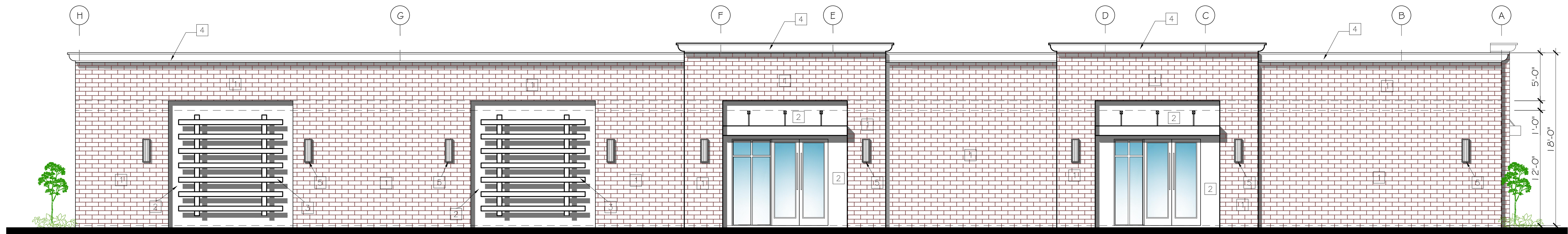
SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



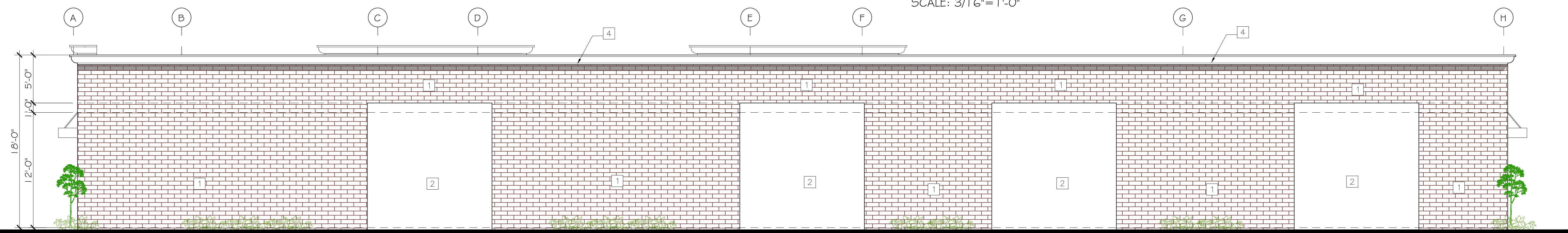
NORTH ELEVATION

SCALE: 3/16" = 1'-0"



EAST ELEVATION

SCALE: 3/16" = 1'-0"



WEST ELEVATION

SCALE: 3/16" = 1'-0"

KEYNOTES

- 1 BRICK VENEER COLOR:
RED CLAY BRICK BY HOME DEPOT STONE, OR OTHER
COLOR APPROVED BY THE OWNER AND BY CITY.
- 2 STUCCO PLASTER
COLOR :86 SANDSTONE (63) BASE 200
BY LAHABRA STUCCO, PREMIUM LIFESTYLES
COLLECTION OR OTHER COLOR APPROVED
BY THE OWNER AND BY THE CITY.
- 3 METAL TRELLIS PANELS
- 4 MOLDINGS
COLOR : KEYSTONE SATIN ENAMEL QE-30
BY BEHR MARQUEE
COLLECTION OR OTHER COLOR APPROVED
BY THE OWNER AND BY THE CITY.
- 5 DECORATIVE LIGHTS

DIXI DESIGN

DESIGNER:
BUILDING DESIGN
1231 N. CACTUS AVE. # E RIALTO, CA. 92376
CREATIVE DEVELOPMENT & QUALITY
(909) 549-5663
LUIS A. SERRANO

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REVISIONS

NO.	DESCRIPTION

SUBMITTAL

NO.	DATE	DESCRIPTION

SCOPE OF WORK:
FOOTHILL FOOD MARKET
800 W FOOTHILL BLVD
RIALTO CA
APL # 0128-361-17-0000
0128-361-18-0000

APPLICANT / OWNER
ELJO LLC

PLAN NAME
PROPOSED ELEVATIONS

SHEET No.
A-3

SCALE
AS SHOWN
DATE PLOT
12/23



DIXI DESIGN

DESIGNER:
BUILDING DESIGN
1231 N. CACTUS AVE. # ERIALTO, CA. 92376
CREATIVE DEVELOPMENT & QUALITY
(909) 549-5563
LUIS A. SERMENO

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REVISIONS	

SCOPE OF WORK:
FOOTHILL FOOD MARKET
800 W FOOTHILL BLVD
RIALTO CA
APP. # 0128-361-17-0000
0128-361-18-0000

APPLICANT / OWNER
ELJO LLC

PLAN NAME
3-D

SHEET No.
A-4

SCALE
AS SHOWN
DATE PLOT
12/23



City of Rialto

Legislation Text

File #: EDC-25-0247, **Version:** 1, **Agenda #:**

For Economic Development Committee March 27, 2025

TO: Honorable Economic Development Committee Members

APPROVAL: Colby Cataldi, Director of Community Development

FROM: Paul Gonzales, Community Development Manager

Community Development - Private Development Project Updates

ANALYSIS/DISCUSSION

Staff will provide a progress updates for the active entitlement projects in different phases of the development process. The projects to be discussed include but are not limited to the projects listed below.

- a. **Chick fil A Restaurant (NW Corner of Foothill Blvd. and Larch)**
Engineering and Counsel preparing draft Developer Impact Fee agreements for both the mini storage and Chick fil A projects. It is estimated that Chick fil A could be under construction and opening in 2026.
- b. **Dutch Bros. Coffee (eastside of Riverside Ave south of Baseline Ave.)**
Currently under building plan check review processes.
- c. **Best Western Plus (southside of Foothill Blvd. west of Cactus Ave.)**
Currently under construction on Foothill Blvd. with anticipated completion of construction and opening by 4th quarter, 2025.
- d. **Beyond Food Mart (Riverside Ave. south of I-10 Fwy)**
Currently under construction and resolving utility undergrounding design with SCE. Offsite improvements to follow upon completion of SCE utility work. Anticipated completion by 4th quarter, 2025.
- e. **Bridge / Pepper Industrial Project (Pepper Ave south of 210 Fwy)**
Grading and building permits in process. Developer estimating to commence construction by June 2025.
- f. **Crow Industrial Project (northside of Baseline Ave. between Cedar and Cactus)**
Grading and building permits in process.

RECOMMENDATION

Receive and File



City of Rialto

Legislation Text

File #: EDC-25-0243, **Version:** 1, **Agenda #:**

For Economic Development Committee March 27, 2025

TO: Honorable Economic Development Committee Members

APPROVAL: Colby Cataldi, Director of Community Development

FROM: Paul Guerrero, Economic Development Manager

Economic Development Updates

BACKGROUND

The Economic Development Division continues to implement strategic initiatives to attract, retain, and expand commercial enterprises in the City of Rialto. The report provides updates on projects and programs including:

1. Commercial / Residential horizontal mixed-use project at southeast corner of San Bernardino Ave. and Riverside Ave. (major tenant - Northgate Market)
 - a. Current Developer Chris Costanzo of Costanzo Investments
 - b. Current authorized Commercial Real Estate Broker Erik Westedt, Managing Director at Jones Lang LaSalle (JLL)
2. Industrial Building Inventory - Occupancy Rates
3. Rialto Restaurant Listing
4. Business Resource Guide
5. International Conference of Shopping Centers (ICSC) - May 2025

ANALYSIS/DISCUSSION

Southeast corner of San Bernardino Ave. and Riverside Ave. Mixed-use Project

The development of the vacant parcel at the southeast corner of Riverside and San Bernardino Avenue is currently under negotiation with the US Fish and Wildlife Service regarding the Delhi Sands Fly habitat conservation area. The proposed commercial major tenant is Northgate Market with additional ancillary commercial uses. The easterly portion of the property is planned for 46 single family homes.

Industrial Building Inventory

As of February 2025, there are 95 completed industrial buildings, ranging in size from approximately 24,000 and up to 1.8 million square feet, within the City of Rialto. An additional 26 industrial buildings are in various stages of entitlement or construction. These buildings range from approximately 42,000 and up to 470,000 square feet. Staff observed that 84 are occupied and 11 are vacant. At least 3 of the 11 vacant buildings are in the process of being occupied and are either constructing tenant improvements or are in the plan check process for tenant improvements.

Rialto Restaurant Listing

City staff has compiled a listing of all the Mexican restaurant in the City, there is a total of 47 restaurants.

Business Resource Guide

The Economic Development Division has developed a Business Resource Guide to provide businesses with information on available programs, incentives, grants, loans, and support services. This guide is intended to be a living document that will be regularly updated to ensure businesses have access to the latest resources. Staff will continue researching and collaborating with external organizations to enhance the guide's value.

International Conference of Shopping Centers (ICSC) May 18-21

The City has reserved a booth space for the upcoming ICSC conference and is currently finalizing a vendor for the booth design. Marketing material are being developed, and the Rialto Network Department is updating the City's promotional video to showcase the City and economic opportunities

RECOMMENDATION

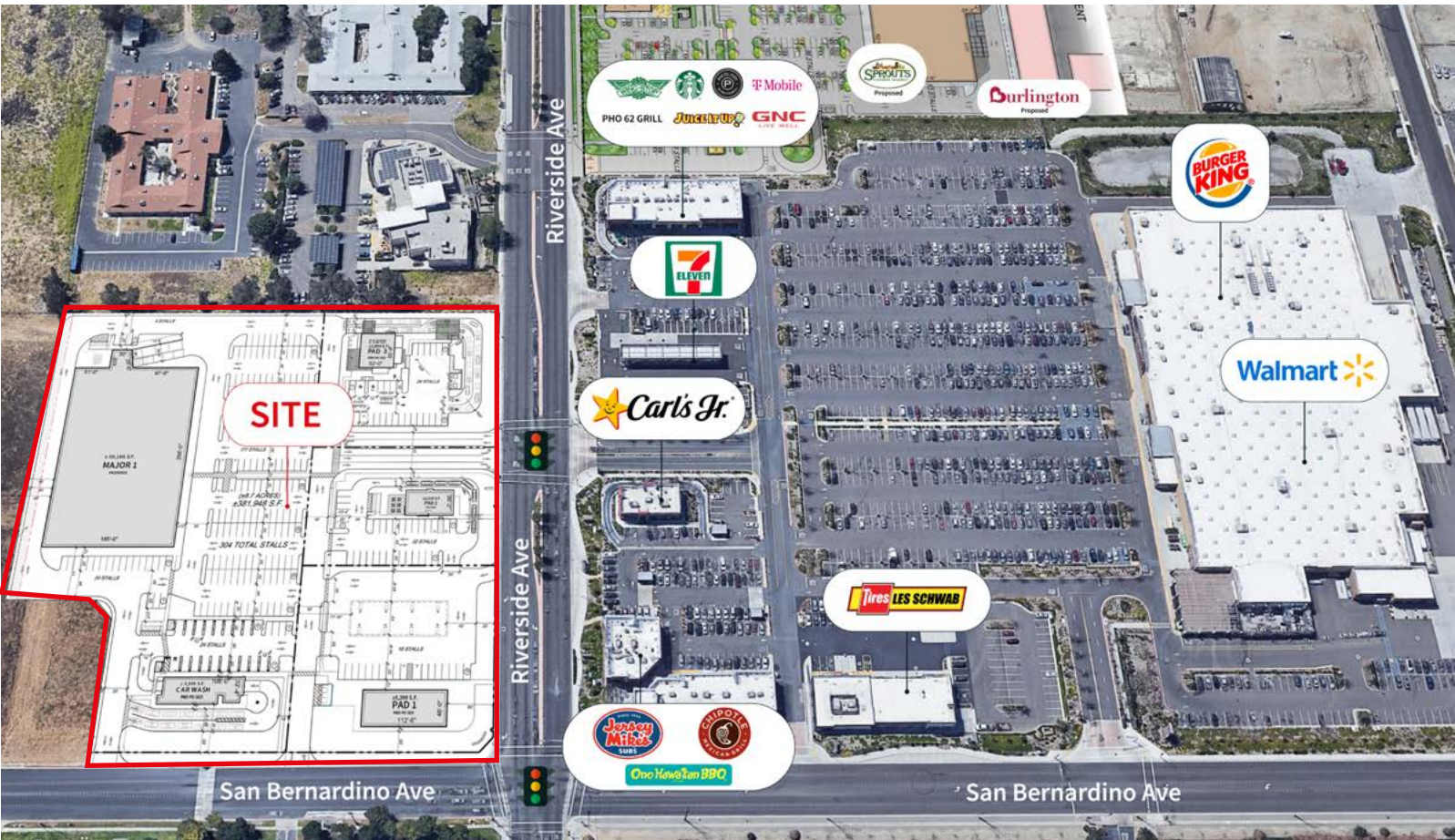
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NEW SHOPPING CENTER IN REGIONAL RETAIL HUB ACROSS FROM RIALTO MARKETPLACE

SEC San Bernardino Ave. & Riverside Ave. | Rialto, CA



NEW RETAIL DEVELOPMENT BY:



Erik Westedt
Managing Director
+1 213 545 4500
erik.westedt@jll.com
Lic. #01372758

Blake Kaplan
Managing Director
+1 909 702 3367
blake.kaplan@jll.com
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Drew Olson
Associate
+1 949 870 0565
drew.olson@jll.com
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Coming Soon



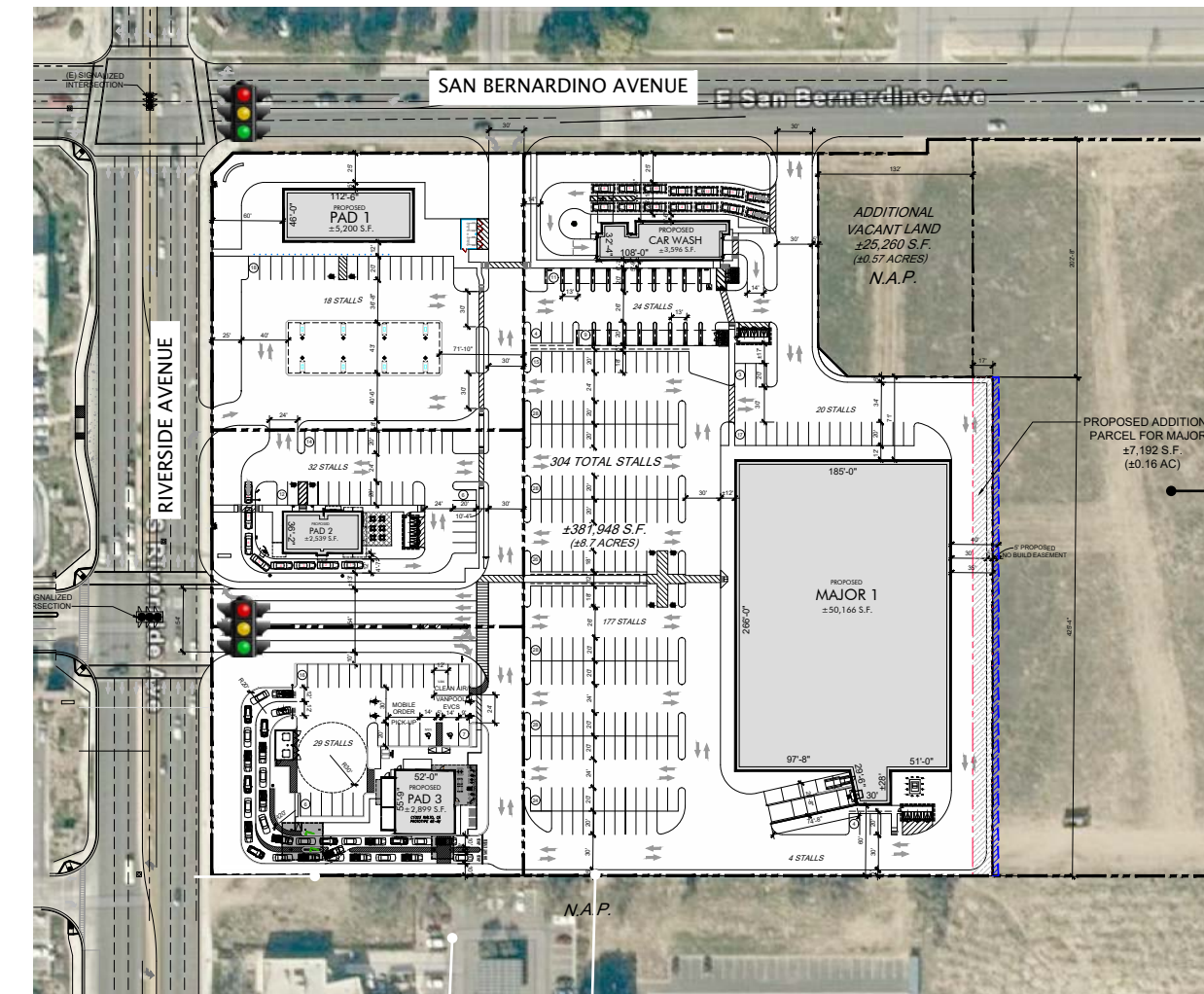
Coming Soon



Project Highlights

- **10 Acres of Prominent Retail/Restaurant Space.**
- **Regional Retail Hub** next to Rialto Marketplace.
- **Adjacent to Top 10% most visited Walmart in the nation.**
- **Superior Location to Adjacent Centers-** only shopping center on the going home side on major retail corridor.
- **Current Flexibility in Site Plan and Tenant Space/Size-** get in now at the beginning of lease up.
- **Delivery in 4Q 2022/1Q 2023.**
- **High Traffic Counts and Excellent Visibility/Access.** Major intersection and main entrance at same signalized intersection as Rialto Marketplace.
- **Strong Trade Area with Dense Demographics-** Daytime population exceeding 130,000 people within a 3 mile radius.
- **Underserved Retail Market with Limited Competition.**
- **Close Freeway Proximity.**

Preliminary Site Plan



100 residential units proposed

Configuration and sizes can be adjusted to accommodate specific prototypes and requirements.

Market Profile

Area Profile

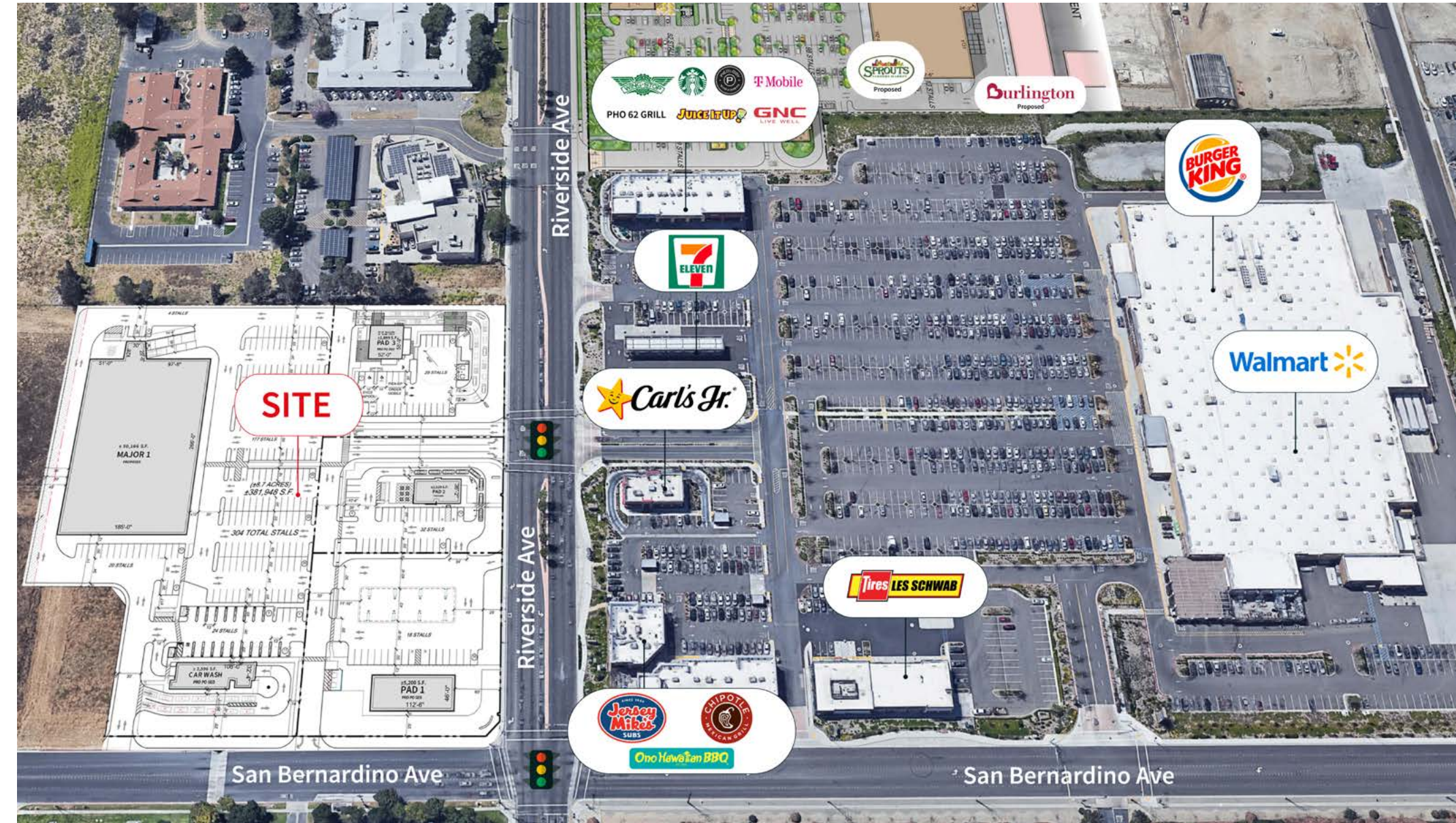
Rialto is situated 47.5 miles east of Downtown Los Angeles and borders San Bernardino to the east and Fontana to the west. The population is roughly 103,573, a 4.4 percent increase from 2010 and is expected to increase another 3.3 percent over the next five years. Furthermore, Rialto is very youthful nearly one third of all the residents are millennials and has a median age of 29.5. The region is also one of the few regions where housing is affordable, the median home value in Rialto is \$272,471 which is half the Los Angeles County median home value (\$569,360).

Traffic Counts

SAN BERNARDINO AVE. & RIVERSIDE AVE. +/-38,000 VPD at intersection

Demographics

	1 Mile	3 Miles	5 Miles
Total Population	18,892	151,517	358,649
Daytime Population	16,692	132,586	330,811
Avg. Household Income	\$66,334	\$64,688	\$66,238
Median Age	29.6	29.3	29.5



Freeway Proximity



Neighboring Retailers





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Managing Director
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Lic. #01372758

Blake Kaplan

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Drew Olson

Associate
+1 949 870 0565
drew.olson@jll.com
Lic. #02051219

PROPOSED SOUTH RIALTO MIXED USE DEVELOPMENT

SEC San Bernardino Ave. & Riverside Ave. | Rialto, CA

DEVELOPMENT BY:



Proposed Retail Development Preliminary Site Plan



Proposed Retail Development

Key Highlights

- Daily Needs and Services for Surrounding Communities along with Desirable Restaurant Options
- +/- 7 Acre Shopping Center
- +/- 52,000 SF of Gross Leasable Area
- 300-500 Retail and Restaurant Jobs Created
- +/- \$1.1M-\$1.4M Annual Tax Revenue from Retail Sales

Northgate Market



Community Partners



Our Roots in Community Giving

From the beginning, the family patriarch and matriarch, Don Miguel and Doña Teresa González, understood the importance of giving back to the community. More than 40 years later, their legacy continues through 2nd and 3rd generation family members who to this day make it a priority to be involved in the communities where they do business and give back in meaningful ways.

FROM BACK-TO-SCHOOL GIVEAWAYS, FREE HOLIDAY TURKEYS, AND TOY GIVEAWAYS, NORTHGATE MARKET SUPPORTS LOCAL COMMUNITIES AND FAMILIES.



Health and Wellness – VIVA LA SALUD

Year after year, Northgate Market places the health and wellbeing of the communities they serve at the forefront of their business.

- Nearly 1,000 Nutrition/Health Events
- Partner with 200+ community organizations
- Donate over \$50,000 to community
- \$600,000 in FREE health screenings at local stores
- 3,000+ Bilingual Nutritional Tags placed throughout the store



Cooking up Change

Six National Title Wins!

Teaching children the importance of good nutrition is a priority for Northgate Market. We are proud to partner every year with Kid Healthy to sponsor its Cooking Up Change® program.

1st Place Teachers of 2019 Culinary Competition

FARM TO FORK

¡Acompañenos Hoy! En Un Evento Gratis De Salud y Bienestar

Join Us Today! For a Free Health & Wellness Event

WE PROUDLY SUPPORT & RAISE FUNDS FOR:

Olive Crest
City of Hope
Hesperia

\$81,283.00

Thank you!

A Special Thank You to Our Associates, Customers and Partners!

Our community food banks, scholarships, holiday food drives, toy giveaways, and numerous other events, are all made possible with the help of our associates, customers and our various sponsors. Thank you to all for volunteering your time and pitching in your funds to help!



Holiday Food Giving

Northgate González Market is proud to have been a repeat annual sponsor of 5K runs and food drives in numerous cities throughout Southern California. Overcoming any inconvenience due to our challenging times, it's in the spirit of giving and community solidarity that Northgate finds it is so important to provide holiday meals and holiday gifts year after year.



Since 1980, our family-owned business, Northgate Gonzalez Market, has been serving hundreds of thousands of customers each week across our 42 stores in Southern California.

WELL-BEING | EDUCATION | FAITH



GONZÁLEZ REYNOSO FOUNDATION

The foundation is celebrating 21 years of giving! Over the past two decades, Familia González Reynoso Foundation has awarded more than \$2 million in community donations and scholarships. During the pandemic shut down in 2020, the foundation awarded more than \$200,000 in scholarships and community giving programs.

JUNTOS

Honoring Community Leaders

The JUNTOS Award salutes outstanding leaders who uplift the Hispanic community through their humanitarian and philanthropic contributions. Every Hispanic Heritage Month, the company donates \$40,000 to nonprofits in the honorees' name.



FOR MORE INFORMATION ABOUT NORTHGATE MARKET, VISIT WWW.NORTHGATEMARKET.COM

Northgate Gonzalez Market
Corporate Headquarters
1201 N. Magnolia Avenue
Anaheim, CA 92801
(714) 778-5784

Follow us on Instagram, Facebook & Twitter
[@northgatemarkets](https://www.instagram.com/northgatemarkets)

For our community health information, follow us on Instagram [@vivalasalud](https://www.instagram.com/vivalasalud)

Local Retail



Proposed Residential Development

Key Highlights

- Community Consisting of 46 Two Story Single Family Detached Homes on Approximately 4.2 Acres
- Product: Two Story Single Family Detached Homes
- Density: 11 units per acre
- Size- 1,700 - 1,900 SF
- Projected Sales Price Range: \$545,000 - \$565,000
- Current Assessed Value as Vacant Land: \$854,723 Total for 18.2 acres
- Estimated Net Taxable Value at Build Out From 4.2 Residential Acres : \$26,000,000
- Increase in Assessed Property Value From Residential Component : \$25,145,277
- Year One Increase in Ad Valorem Property Tax Revenue From Residential Component: \$313,561
- Residential Development Impact Fees (Estimate Based on Foothill Groves-includes School, Sewer and Water Impacts): \$1,840,000
- Residential Project Construction Costs (AVG): \$10,431,515

Proposed Residential Development

Site Plan



Proposed Residential Development

Concept Elevations and Samples



Neighboring Residential





Costanzo Investments
+1 949 566 8020
ccostanzo@costanzoinv.com

Industrial Building Inventory

Address	Floor Area (sf)	Occupied
---------	-----------------	----------

N/O 210 Freeway - Completed

2225 N. Alder	630,364	Y
3110 N. Alder	1,535,000	Y
1355 W. Casmalia	30,562	Y
1375 W. Casmalia	69,064	Y
1415 W. Casmalia	36,581	Y
1508 W. Casmalia	428,164	Y
1545 W. Casmalia	46,009	N
1595 W. Casmalia	37,766	N
1665 W. Casmalia	24,432	Y
1892 W. Casmalia	151,866	Y
1993 W. Casmalia	28,873	N
2033 W. Casmalia	24,337	Y
2133 W. Casmalia	34,015	N
2415 N. Locust	609,888	Y
2602 N. Locust	473,000	Y
3040 N. Locust	77,000	Y
3105 N. Mango	1,870,000	Y
1850 W. Vineyard	102,600	Y
Total	6,209,521	

N/O 210 Freeway - Entitled/ Under Construction

2175 N. Linden	383,500	
2223 N. Locust	191,000	
2889 N. Locust	99,864	
2904 N. Locust	100,880	
Total	775,244	

Industrial Building Inventory

Address	Floor Area (sf)	Occupied
Between Baseline & 210 Freeway - Completed		
1221 N. Alder	736,476	Y
1336 N. Alder	78,680	Y
1401 N. Alder	595,637	Y
1450 N. Alder	120,756	Y
1543 N. Alder	426,302	Y
1552 N. Alder	200,845	Y
1365 N. Ayala	67,742	Y
1686 W. Baseline	758,940	Y
1710 W. Baseline	717,962	Y
1920 W. Baseline	373,761	Y
2000 W. Baseline	176,000	Y
2380 W. Baseline	255,173	Y
2520 W. Baseline	156,500	Y
2644 W. Baseline	99,999	Y
2688 W. Baseline	90,726	Y
1375 N. Fitzgerald	19,605	Y
1455 N. Fitzgerald	20,938	Y
1371 N. Laurel	100,089	Y
1568 N. Linden	614,848	Y
1660 N. Linden	855,000	Y
1798 N. Linden	79,430	Y
1405 N. Locust	1,099,046	Y
1642 W. Miro	411,330	Y
1960 W. Miro	1,170,880	Y
1645 W. Renaissance	258,737	Y
1855 W. Renaissance	202,260	Y
1979 W. Renaissance	927,575	Y
1990 W. Renaissance	134,446	N
2245 W. Renaissance	499,000	Y
2595 W. Renaissance	53,040	Y
2615 W. Renaissance	77,047	N
2625 W. Renaissance	210,628	Y
1420 N. Tamarind	676,296	Y
1495 N. Tamarind	390,521	Y
1590 N. Tamarind	543,400	Y
2496 W. Walnut	881,820	Y
2335 W. Walnut	186,874	Y
2510 W. Walnut	1,194,649	Y
Total	15,462,958	

Industrial Building Inventory

Address	Floor Area (sf)
---------	-----------------

Between Baseline & 210 Freeway - Entitled/Under Construction

998 W. Baseline	249,026
1000 W. Baseline	430,581
1110 W. Baseline	45,559
1755 N. Pepper	470,000
1825 N. Pepper	224,566
1910 W. Renaissance	114,115
2200 W. Renaissance	96,316
2250 W. Renaissance	47,167
Total	1,677,330

Industrial Building Inventory

Address	Floor Area (sf)	Occupied
---------	-----------------	----------

Metrolink/BNSF area - Completed

371 S. Cactus	119,440	Y
450 S. Cactus	739,736	Y
120 S. Cedar	715,433	Y
181 S. Larch	247,226	Y
360 S. Lilac	126,399	Y
548 W. Merrill	258,809	Y
1110 W. Merrill	963,585	Y
1314 W. Merrill	127,752	Y
1464 W. Merrill	436,650	Y
1101 W. Rialto	71,820	Y
1364 W. Rialto	383,715	Y
469 S. Yucca	36,281	Y

Total	4,226,846	
--------------	------------------	--

Metrolink/BNSF area - Entitled/Under Construction

160 N. Cactus	159,700	
305 S. Cedar	201,239	
1225 W. Durst	35,817	
436 W. Rialto	293,780	
855 W. Rialto	53,515	
169 S. Spruce	70,000	

Total	814,051	
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Industrial Building Inventory

Address	Floor Area (sf)	Occupied
---------	-----------------	----------

Gateway - Completed

1409 S. Lilac	192,896	Y
1551 S. Lilac	105,000	Y
323 W. San Bernardino	24,156	Y
389 W. San Bernardino	47,572	N
455 W. San Bernardino	55,086	N
350 W. Valley	492,631	N
417 W. Valley	74,466	Y
855 W. Valley	401,106	Y

Total	1,392,913	
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Gateway - Entitled/Under Construction

1505 S. Willow	83,272	
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Total	83,272	
--------------	---------------	--

Industrial Building Inventory

Address	Floor Area (sf)	Occupied
---------	-----------------	----------

Agua Mansa - Completed

2323 S. Cactus	65,359	Y
3350 Enterprise	271,461	Y
3370 Enterprise	113,400	Y
3375 Enterprise	370,335	Y
3390 Enterprise	52,307	Y
127 W. Jurupa	300,564	Y
2209 S. Lilac	29,630	Y
2238 S. Lilac	47,609	N
2365 S. Lilac	31,500	N
2551 S. Lilac	138,325	Y
173 W. Resource	55,636	Y
3700 S. Riverside	328,691	Y
3990 S. Riverside	86,423	Y
3994 S. Riverside	796,841	Y
3996 S. Riverside	599,654	Y
357 W. Santa Ana	47,786	Y
375 W. Santa Ana	43,000	Y
562 W. Santa Ana	402,924	Y
2455 S. Willow	525,110	Y

Total	4,306,555	
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Agua Mansa - Entitled/Under Construction

322 W. Jurupa	119,860	
2678 S. Lilac	297,270	
2690 S. Lilac	67,618	
2701 S. Lilac	82,315	
100 W. Resource	42,542	
185 W. Santa Ana	98,127	
485 E. Santa Ana	81,494	
2321 W. Willow	100,745	

Total	889,971	
--------------	----------------	--



Welcome to the
CITY OF RIALTO
California

Thank you for choosing our City
Let's grow together!



**BUSINESS
RESOURCE GUIDE**



BUSINESSS RESOURCE GUIDE

Congratulations on launching your business! If you have questions about specific business activities or need guidance, this resource guide can help provide answers. For further assistance, don't hesitate to reach out to us.

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CITY CLERK'S OFFICE

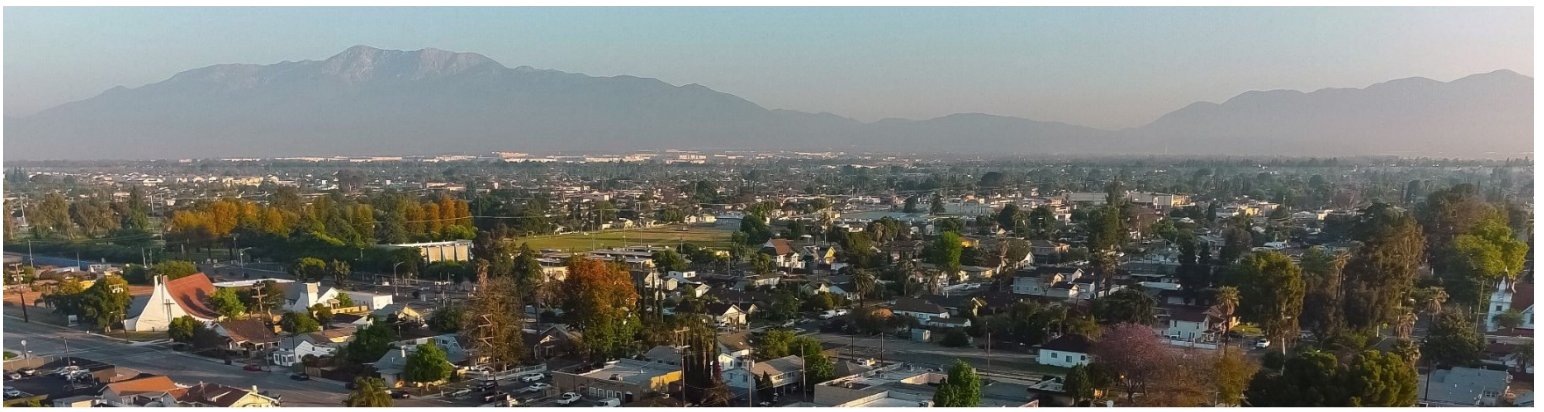
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Contact Information Phone List	p.6
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ECONOMIC DEVELOPMENT DIVISION (909) 820-2505 or opportunities@rialto.ca.gov

Services

Economic Development provides many important services to prospective businesses or developers, including, demographic information, ombudsman, guidance through the City's approval process, referral services to business assistance agencies, and site selection assistance.

BUSINESS LICENSING DIVISION (909) 820-2517 or citybl@rialto.ca.gov

Renewal Notification

All business licenses expire on December 31st. Contractor's license expires 12 months from the original paid date. Renewals are mailed out by the City in November. Renewals can be in-person or emailed.

Renewal Fees

City administration fee for Home Occupancy is \$25.90; for all other businesses \$32.40. State fee as of January 1, 2018 is \$4.00. The Business License Tax fee is based on the business classification, visit the website for the table. City fees are subject to change.

PLANNING DIVISION (909) 820-2535 or planning@rialto.ca.gov

Alcohol Beverage Control (ABC) License and City Conditional Use Permit

Restaurants seeking an alcoholic beverage license must apply to both the Department of Alcoholic Beverage Control and the City for a Conditional Use Permit (CUP). The City will require an application, supporting documents, plans, public notification, a public hearing, and CUP approval conditions.

Temporary Use Permit (TUP) - Special Events

Businesses seeking to conduct short-term activities not generally permitted by zoning or development standards may apply for a Temporary Use Permit (TUP). The TUP accommodates reasonable interim or temporary uses for a limited time on the subject parcel. The City will require an application, site plan, use layout, and event hours.

Banner Permit (BP)

Businesses wishing to install a temporary banner for promotional purposes (such as, grand openings or special events) must apply for a Banner Permit (BP). Banners are allowed for a limited period of the subject site and cannot be placed over public right-of-way. The City will require an application, placement plan, and banner design.



Sidewalk Vendors Requirements

Sidewalk vendors (merchandise or food) are required to obtain a business license from the City. Food vendors are required to have a valid County of San Bernardino Health Permit and Food Handlers card for each staff member. Serving and/or selling food from a garage, driveway, or home is illegal.

Temporary Sign Permit

Businesses wishing to display non-permanent signs, such as, mobile, A-frame, or portable signs on private property must apply for a Temporary Sign Permit. The City will require an application, placement plan, and sign design.

Sign Permit

Businesses seeking to install a new monument, wall, or window signage will be required to submit a Sign Permit (PM). The City will require an application, site plan, elevations, detail drawings, landlord approval, structural calculations, use layout, and comply with the City development standards and/or the Center's sign program.

BUILDING AND SAFETY DIVISION (909) 820-2505 or rialtobuilding@rialtoca.gov

Building Permit (Tenant Improvements—TI)

Tenant improvements are changes made to both the interior and exterior of a commercial or industrial property by its owner to accommodate the needs of a tenant. A building permit is required if any type of alternation is made to the tenant space. Contact the Building Department for the application, the required list of documents, fees, and processing time.

Certificate of Occupancy

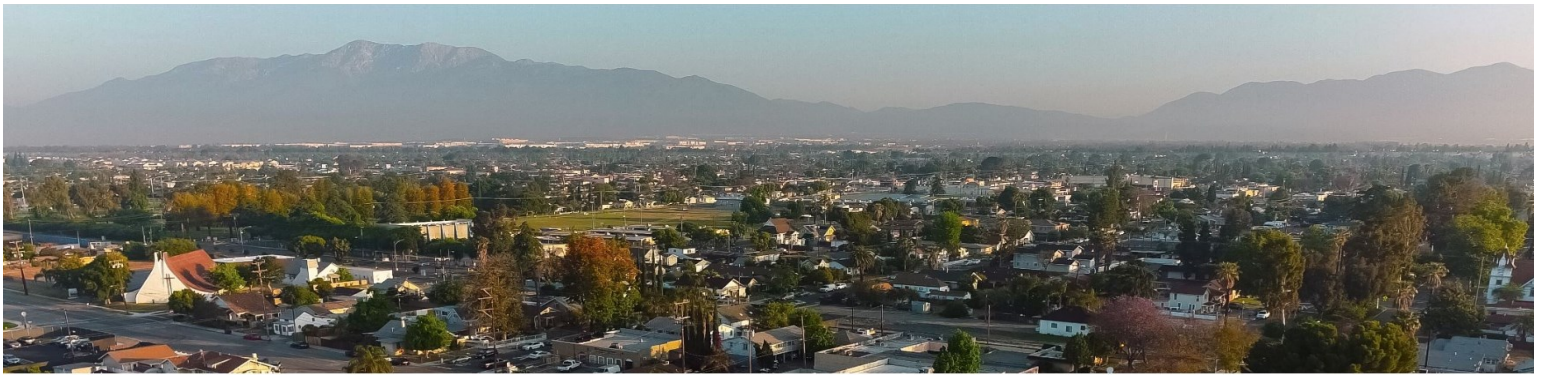
When there is a change of use in a property, a new Certificate of Occupancy (C of O) may be required. This certificate reflects the updated code and permits the new use. Change of use permits and C of O stay with the property for its life cycle. Industrial or commercial buildings undergoing changes in occupancy, name, or type of business require a Certificate of Use

PUBLIC WORKS DEPARTMENT (909) 820-2602

Engineering, Traffic, Streets, Trees, Waste Management Divisions—Capital Improvement Programs

Graffiti Removal on City– Owned Land

For graffiti removal on City-Owned land, please contact (909) 820-2670.



Sidewalk or Street Disrepair

For needed repairs to curbs, gutters, sidewalks, clearing of weeds and debris on public alleyways or right-of-way, contact (909) 820-2602.

Tree Trimming

For a damaged or overgrown tree in the City's rights-of-way or parks, contact (909) 820-2602.

POLICE DEPARTMENT (909) 820-2550

Business Watch Training Program

The Police Department is committed to ensuring a safe business environment for all establishments within the City. If your business is located in Rialto and you'd like to receive training on reducing the risk of criminal activity, contact Community Services Bureau Business Liaison Officer at cop@rialtopd.com.

Trespassing Enforcement Program

The Program was created specifically for businesses to help with incidents of trespassing and loitering. If you are having trespassers on your property, complete the Trespassing Enforcement Form. The program is valid for 365 days.

CITY CLERK'S OFFICE (909) 820-2519

Grand Opening Ribbon Cutting Ceremony

The City Clerk's Office would be delighted to assist your business celebrate your new business with a Grand Opening Ribbon Cutting or Groundbreaking Ceremony.

SAN BERNARDINO COUNTY WORKFORCE DEVELOPMENT (909) 215-7255

Free Human Resources Hotline

Project your business from fines and penalties, for general human resource question, call 877-282-3763.

Customized Recruitment Services

Find the right employees to fit your needs.

Customized Training Programs

Save up to 50 percent (50%) on training needed to build up your team's skills to achieve your next level.

On-the-Job Training Funds

Funding to reimburse you for the initial training period for your new employees, up to 50 percent (50%) reimbursement of their wages for up to three months.



CONTACT INFORMATON



CITY

	NUMBER
Community Development	(909) 820-2505
Economic Development	(909) 820-2505
Business License Division	(909) 820-2517
Planning Division	(909) 820-2535
Building and Safety Division	(909) 820-2505
Public Works Department	(909) 820-2602
Signal & Street Sign	(909) 820-2602
Police Department	(909) 820-2550
City Clerk's Office	(909) 820-2519
Community Compliance	(909) 820-8070
Fire Department	(909) 820-2501
Finance Department	(909) 820-2544
Rialto Water Services	(909) 820-2546

UTILITIES

West Valley Water District	(909) 875-1849
Burrtec Disposal	(909) 877-1596
Mid-Valley Landfill	(909) 822-4871
Southern CA Edison	(800) 655-4555
Gas Co (Business)	(800) 427-2000
Gas Co (Residential)	(877) 238-0092
AT&T	(800) 288-2020
Spectrum	(909) 875-1804
Frontier	(909) 805-4736

ORGANIZATION

Chamber of Commerce	(909) 875-5364
SCORE (business education)	(951) 652-4390
Restaurants Care	(916) 279-5292

SCHOOL

Rialto Unified School Dist.	(909) 820-7700
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COUNTY

Assessor Recorder Clerk	(909) 387-8307
Auditor Controller	(909) 387-8322
Economic Development	(909) 820-4700
Environmental Health Services	(800) 442-2283
Work Force Development	(909) 387-9859

STATE

Alcoholic Beverage Control	(951) 782-4400
Franchise Tax Board S.A.	(714) 558-4505
Franchise Tax Board General	(800) 852-5711
California Department of Tax and Fee Administration	(800) 400-7115

FEDERAL

Small Business Administration	(951) 951-2345
Internal Revenue Services	(951) 545-5640



CITY OF RIALTO

BUSINESS RESOURCE GUIDE

TO FIND OUT MORE, CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT

Colby Cataldi

Director of Community Development

(909) 820-2505

ccataldi@rialto.ca.gov



City of Rialto

Legislation Text

File #: EDC-25-0244, **Version:** 1, **Agenda #:**

For Economic Development Committee March 27, 2025

TO: Honorable Economic Development Committee Members

APPROVAL: Colby Cataldi, Director of Community Development

FROM: Paul Guerrero, Economic Development Manager

Downtown Vacant Property

BACKGROUND

Over the past 15 years, the City of Rialto along with the Redevelopment Agency and the Housing Authority has acquired land within the Rialto's Downtown area to support future development initiatives. Recently, the City secured Southern California Association of Governments (SCAG) grant funding to facilitate the strategic planning, disposition and development of these properties. The objective and focus is to expand on housing and commercial opportunities that will further the economic development goals for the Rialto's downtown community.

ANALYSIS/DISCUSSION

To advance these efforts, the City has developed a Request for Proposals (RFP) to engage a qualified real estate and economic development consulting firm. The selected firm will provide expertise in:

- Real estate and economic development feasibility;
- Affordable housing development strategies;
- Financial assistance and funding mechanism;
- Disposal of publicly owned properties; and
- Partnership to encourage private sector development.

This initiative aligns with the Catalytic Housing Initiative, which aims to increase residential capacity and economic vibrancy in Downtown Rialto. The consultant will support the City in preparing multiple sites for affordable housing, identifying solutions to overcome development challenges, and fostering collaborations to maximize redevelopment opportunities.

The RFP is scheduled for release at the end of the month, with a 30-day submission period. The scope of services outlines key tasks and deliverables, all of which must be completed by May 1, 2026. The recently adopted Downtown Specific Plan will serve as the guiding policy framework for this project, ensuring a cohesive and strategic approach to downtown revitalization. Additionally, staff will provide updates as the RFP process progresses and as key milestones are achieved in the development of City-owned downtown parcels.

RECOMMENDATION

Staff is available to any questions and receive input from the Committee.