



CITY OF EASTVALE

REGULAR CITY COUNCIL MEETING AGENDA

Eastvale City Hall Council Chambers
12363 Limonite Avenue, Suite 900, Eastvale, CA 91752
Regular City Council Meeting: 6:30 PM
Wednesday, March 25, 2026

City Councilmembers

Jocelyn Yow, Mayor
Clint Lorimore, Mayor Pro Tem
Christian Dinco, Councilmember
Michael McMinn, Councilmember
Todd Rigby, Councilmember

Mark Orme, City Manager

Erica Vega, City Attorney

Marc Donohue, Government Services Director/City Clerk

This Agenda contains a brief general description of each item to be considered. Except as otherwise provided by law, no action or direction shall be taken on any item not appearing on the following Agenda. Unless legally privileged, all supporting documents, including staff reports, and any writings or documents provided to a majority of the City Council after the posting of this agenda are available for review at Eastvale City Hall, 12363 Limonite Avenue, Eastvale, CA 91752 or you may contact the City Clerk's Office, at (951) 361-0900 Monday through Thursday from 7:30 a.m. to 5:30 p.m. and available online at www.eastvaleca.gov.

Members of the public can observe the meeting by viewing the live-stream at www.eastvaleca.gov and may provide public comment by sending comments to the City Clerk's Office by email at cityclerk@eastvaleca.gov. Staff will monitor emails to the extent possible during the meeting and provide comments as possible. All comments will be made part of the record. Comments will then be read into the record, with a maximum allowance of 3 minutes per individual comment, subject to the Mayor's discretion to reduce time on public comment. All comments should be a maximum of 500 words, which corresponds to approximately 3 minutes of speaking time. If a comment is received before the agenda item is heard but before the close of the meeting, the comment will all be included as a part of the record of the meeting but will not be read into the record.

☐ If you are a person with a disability and need an accommodation to participate in the City of Eastvale programs, services, activities, and meetings, contact Maricela Mejia at mmejia@eastvaleca.gov or (951)703-4433 at least 72 business hours in advance to request an auxiliary aid or accommodation.

Regular meetings are recorded and made available on the City's website at www.eastvaleca.gov. Meeting recordings are uploaded to the City's website within 24 hours (unless otherwise noted) after the completion of the meeting.

1. CALL TO ORDER

2. ROLL CALL

3. CLOSED SESSION PUBLIC COMMENT

Any member of the public may address the Council on items within the Council's subject matter jurisdiction, but which are not listed on this agenda during PUBLIC COMMENTS. However, no action may be taken on matters that are not part of the posted agenda. We request comments made on the agenda be made at the time the item is considered and that comments be limited to three minutes per person with a maximum of six minutes (time may be donated by one person). Please address your comments to the Council and do not engaged in dialogue with individual Council Members, City staff, or members of the audience. Blue speaker forms are available at the front table to the entrance of Council Chambers.

4. CLOSED SESSION ITEM(S)

5. INVOCATION

6. PLEDGE OF ALLEGIANCE

7. ADDITIONS/REVISIONS

The City Council may only add an item to the Agenda after making a finding that there is a need to take immediate action on the item and that the item came to the attention of the agency subsequent to the posting of the agenda. An action adding an item to the agenda requires 2/3 vote of the Council. If there is less than 2/3 of the Council members present, adding an item to the agenda requires a unanimous vote. Added items will be placed for discussion at the end of each section unless otherwise noted.

8. PRESENTATIONS/ANNOUNCEMENTS

8.1. Emergency Broadcast AM Radio Presentation

8.2. RCCD - Norco College Community Update

9. AGENCY PARTNER UPDATES

10. PUBLIC COMMENT

Any member of the public may address the Council on items within the Council's subject matter jurisdiction, but which are not listed on this agenda during PUBLIC COMMENTS. However, no action may be taken on matters that are not part of the posted agenda. We request comments made on the agenda be made at the time the item is considered and that comments be limited to three minutes per person with a maximum of six minutes (time may be donated by one person). Please address your comments to the Council and do not engaged in dialogue with individual Councilmembers, City staff, or members of the audience. Blue speaker forms are available at the front table to the entrance of Council Chambers.

11. CONSENT CALENDAR

Consent Calendar items are normally enacted in one motion. The Mayor or City Council may remove a Consent Calendar item for separate action. If a member of the public would like to speak on a Consent Calendar item, please complete a blue "Public Comment Form" and submit to the City Clerk prior to the item.

11.1. City Council Meeting Minutes

Submitted by: Marc A. Donohue, Government Services Director/City Clerk

RECOMMENDED ACTION(S):

Staff recommends that the City Council approve the meeting minutes from the regular meeting on March 11, 2026.

11.2. Planning Division Update

Submitted by: David Murray, City Planner

RECOMMENDED ACTION(S):

Staff recommends that the City Council receive and file the Planning Division Update.

11.3. Public Works Department Update

Submitted by: Jimmy Chung, Public Works Director/City Engineer

RECOMMENDED ACTION(S):

Staff recommends that the City Council receive and file the Public Works Department update.

11.4. City of Eastvale Crime Statistics – January 2026

Submitted by: Johnny Terfehr, Community Safety Director

RECOMMENDED ACTION(S):

Staff recommends that the City Council receive and file the Eastvale Crime Statistics for January 2026.

11.5. Sixth Cycle (2021-2029) Annual Housing Element Progress Report (APR) for the 2025 Reporting Period

Submitted by: David Murray, City Planner

RECOMMENDED ACTION(S):

Staff recommends that the City Council:

1. Receive and file the 2025 Annual Housing Element Progress Report; and
2. Direct staff to submit the 2025 Annual Housing Element Progress Report to the California Department of Housing and Community Development (HCD).

11.6. Initiating Proceedings for Annual Levy and Collection of Assessments for Landscape and Lighting Maintenance Districts, Benefit Assessment Districts, and Illumination Districts for Fiscal Year 2026-27

Submitted by: Amanda Wells, Finance Director/City Treasurer

RECOMMENDED ACTION(S):

Staff recommends that the City Council take the following actions:

1. Approve and Adopt A Resolution of the City of Eastvale, California, Initiating Proceedings for the Annual Levy and Collection of Assessments and Ordering the Preparation of an Annual Report for Landscape and Lighting Maintenance Districts No. 89-1 Consolidated, No. 2014-1, No. 2014-3, No. 2014-4, Illumination District No. 2 (Subareas: 35, 42, 46, 49, and 55), Lighting Maintenance District No. 98-2, Lighting Maintenance District No. 2001-1 (Zones: G and S), Lighting Maintenance District No. 2001-2 (Zones: A-H, J-K, and M), and Lighting Maintenance District No. 2001-3 (Zones: A-MMM); For Fiscal Year 2026-27; and
2. Approve and Adopt A Resolution of the City of Eastvale, California, Initiating Proceedings for the Annual Levy and Collection of Assessments and Ordering the Preparation of an Annual Report for Benefit Assessment District No. 2014-2 for Fiscal Year 2026-27.

11.7. Second Reading and Adoption of Chapter 4.06 of Title 4 to the Municipal Code to Update Guidelines for Purchasing Goods and Services.

Submitted by: Karla Lopez, Purchasing Manager

RECOMMENDED ACTION(S):

Staff recommends that the City Council adopt the ordinance entitled: A n Ordinance of the City Council of the City of Eastvale, California, Amending Chapter 4.06 of the Eastvale Municipal Code Pertaining to Purchasing Goods and Services

12. PUBLIC HEARINGS

The public is encouraged to express your views on any matter set for public hearing. It is our procedure to first receive the staff report, then to ask for public testimony, first from those in favor of the project followed by testimony from those in opposition to it, and if there is opposition, to allow those in favor, rebuttal testimony only as to the points brought up in opposition. To testify on the matter, you need to simply come forward to the speaker's podium at the appropriate time, give your name and address and make your statement. After a hearing is closed, you may not further speak on the matter unless requested to do so or are asked questions by the Mayor or a Councilmember. Public comment is limited to three (3) minutes each with a maximum of six (6) minutes (time may be donated by one speaker.)

12.1. Update of the City's participation in the Western Riverside County Transportation Uniform Mitigation Fee (TUMF) program, amendment of Chapter 4.72 of the Eastvale Municipal Code, and amendment of the TUMF Fee Schedule.

Submitted by: David Murray, City Planner

RECOMMENDED ACTION(S):

Staff recommends that the City Council take the following actions:

1. Determine that the proposed updates and amendments related to the TUMF program are not subject to the California Environmental Quality Act ("CEQA") pursuant to Section 21080 (b)(8) of the Public Resources Code and Sections 15273 and 15378(b)(4) of the State CEQA Guidelines and that there is no possibility that the ordinance and resolution would have a significant impact on the environment;
2. Introduce an ordinance entitled: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, AMENDING CHAPTER 4.72 OF THE EASTVALE MUNICIPAL CODE TO ESTABLISH CONSTRUCTION COST INDEX ADJUSTMENTS TO THE WESTERN RIVERSIDE COUNTY TRANSPORTATION UNIFORM MITIGATION FEE (TUMF) PROGRAM; and
3. Adopt a resolution entitled: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EASTVALE AMENDING THE APPLICABLE TRANSPORTATION UNIFORM MITIGATION FEE (TUMF) APPLICABLE TO ALL DEVELOPMENTS IN EASTVALE.

13. CITY COUNCIL BUSINESS

14. CITY MANAGER/CITY STAFF REPORT

15. CITY COUNCIL COMMUNICATIONS/COMMITTEE REPORTS

16. ADJOURNMENT

The next regular meeting of the Eastvale City Council is scheduled for Wednesday, April 8, 2026, at 6:30 p.m. at Eastvale City Hall Council Chambers, 12363 Limonite Avenue, Suite 900, Eastvale, CA 91752.

17. AFFIDAVIT OF POSTING

I hereby certify under penalty of perjury under the laws of the State of California, that the foregoing Agenda was posted at the following locations: City Hall, 12363 Limonite Avenue, Suite 910 and website of the City of Eastvale (www.eastvaleca.gov), not less than 72 hours prior to the meeting.

Marc A. Donohue, MMC
City Clerk

MINUTES

CITY OF EASTVALE

CITY COUNCIL MEETING
Wednesday, March 11, 2026
Regular Meeting: 5:30 PM

City Hall Council Chambers
12363 Limonite Avenue, Suite 900
Eastvale, CA 91752

1. CALL TO ORDER

The regular meeting of the Eastvale City Council Meeting was called to order at 5:30 p.m. by Mayor Pro Tem Lorimore.

2. ROLL CALL

Present: Councilmembers Christian Dinco, Mike McMinn, Todd Rigby, and Mayor Pro Tem Clint Lorimore.

Absent: Mayor Jocelyn Yow.

City Staff

Present: City Manager Mark Orme, City Attorney Erica Vega, and Government Services Director/City Clerk Marc Donohue were present at Roll Call. Other staff members were present.

3. CLOSED SESSION PUBLIC COMMENT – None

4. CLOSED SESSION ITEMS

4.1 CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION Significant Exposure to Litigation Pursuant to Government Code Section 54956.9(d)(2),(e)(3): Written Communication from Quatterra Multifamily Communities, LLC to City Attorney and Community Development Director Regarding Development Impact Fees

At the conclusion of Closed Session, City Attorney Vega stated that there was no reportable action.

5. INVOCATION

Father Thomas from St. Oscar Romero offered the invocation.

6. PLEDGE OF ALLEGIANCE

Councilmember McMinn led the Pledge of Allegiance.

7. ADDITIONS/REVISIONS – None

8. PRESENTATIONS/ANNOUNCEMENTS

8.1 Introduction of Code Enforcement Officer – Andrew Asencio

Code Enforcement Officer Andrew Asencio was introduced.

9. AGENCY PARTNER UPDATES – None

10. PUBLIC COMMENT – None

11. CONSENT CALENDAR

On motion of Councilmember McMinn second by Councilmember Rigby, the City Council voted unanimously to approve the Consent Calendar.

11.1 City Council Meeting Minutes

The City Council approved the meeting minutes from the regular meeting on February 25, 2026.

11.2 Approval of Agreement for Demolition Services

The City Council:

1. Approved the proposed agreement with Precision Works, Inc. dba Precision Environmental, the lowest responsive, responsible bidder, in a total not-to-exceed amount of \$125,300 for the demolition services at the Public Works Yard; and
2. Authorized the City Manager to execute all necessary documents, as necessary for the project. The City Manager may revise the agreement prior to execution, in consultation with the City Attorney, as requested by the vendor or recommended by the City Attorney, provided such revisions do not substantially modify the terms of the agreements.

11.3 Amend Chapter 4.06 of Title 4 to the Municipal Code to Update Guidelines for Purchasing Goods and Services; Disposition of Surplus Supplies and Equipment

The City Council introduced Ordinance 26-04 entitled: An Ordinance of the City Council of the City of Eastvale, California, Amending Chapter 4.06 of the Eastvale Municipal Code Pertaining to Purchasing Goods and Services.

11.4 Amend Chapter 10.02 of Title 10 to the Eastvale Municipal Code Establishing the Speed Limits on Certain Streets

The City Council approved the second reading and adopted Ordinance 26-03 entitled: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, AMENDING IN ITS ENTIRETY CHAPTER 10.02 OF TITLE 10 OF THE EASTVALE MUNICIPAL CODE ESTABLISHING SPEED LIMITS ON CERTAIN STREETS.

12. PUBLIC HEARINGS – None

13. CITY COUNCIL BUSINESS

13.1 Modification to Authorized Position List

Assistant HR & Risk Management Director Mejia presented the item and answered related questions.

Mayor Pro Tem Lorimore opened the public comment period. Hearing no response, Mayor Pro Tem Lorimore closed the public comment period.

On motion of Councilmember McMinn and second by Councilmember Rigby, the City Council voted unanimously to adopt Resolution 26-06, Amending the Adopted Authorized Positions for the Fiscal Year 2025-2026, Effective March 12, 2026.

14. CITY MANAGER/CITY STAFF REPORT

City Manager Orme provided an update on upcoming City events.

15. CITY COUNCIL COMMUNICATIONS/COMMITTEE REPORTS

15.1 League of California Cities

Mayor Pro Tem Lorimore provided an update.

15.2 Southern California Association of Governments

Mayor Pro Tem Lorimore provided an update.

15.3 Western Riverside Council of Governments

No report was provided.

15.4 Riverside Transit Agency

No report was provided.

15.5 Northwest Mosquito and Vector Control District

No report was provided.

15.6 Riverside County Transportation Commission

Mayor Pro Tem Lorimore provided a report.

15.7 Western Riverside County Regional Conservation Authority

No report was provided.

15.8 Finance Committee

No report was provided.

15.9 Eastvale Schools Committee

No report was provided.

15.10 Business and Development Success Ad-Hoc Committee

No report was provided.

15.11 Eastvale Legislative Ad-Hoc Committee

No report was provided.

15.12 Eastvale Community Services Ad-Hoc Committee

No report was provided.

15.13 City Council Communications

The City Council provided comments.

ADJOURNMENT – Mayor Pro Tem Lorimore adjourned the regular meeting at 7:05 P.M. The next regular meeting of the Eastvale City Council is scheduled for Wednesday, March 25, 2026, at 6:30 P.M.

Marc A. Donohue, MMC
City Clerk



AGENDA STAFF REPORT

City Council Meeting

CONSENT CALENDAR

Agenda Item No. 11.2

March 25, 2026

Planning Division Update

Prepared By:

David Murray, City Planner

Recommended Action(s)

Staff recommends that the City Council receive and file the Planning Division Update.

Summary

Planning projects are provided in the attached Planning Project Status list. The list provides a brief summary and status of each project. New information is highlighted in yellow. A map identifying the locations of each project is also included.

Background

The purpose of the Planning Division Update is to provide a list of the current status of major projects in the City of Eastvale.

Environmental

The following update requires no environmental review as it is not considered a "project" under the California Environmental Quality Act (CEQA).

Strategic Plan Action - Priority Level: N/A | Target #: N/A | Goal #: N/A

Not Applicable.

Fiscal Impact

The following update has no applicable fiscal impacts.

Prior City Council/Commission Action

Not Applicable.

Attachment(s)

[Planning Division Update 3.25.26](#)



CITY OF EASTVALE

Major Projects Summary

March 25, 2026

City of Eastvale Planning Division



CITY OF EASTVALE

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Planning Division Major Projects Summary

March 25, 2026

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Planning Division Major Projects Summary

March 25, 2026

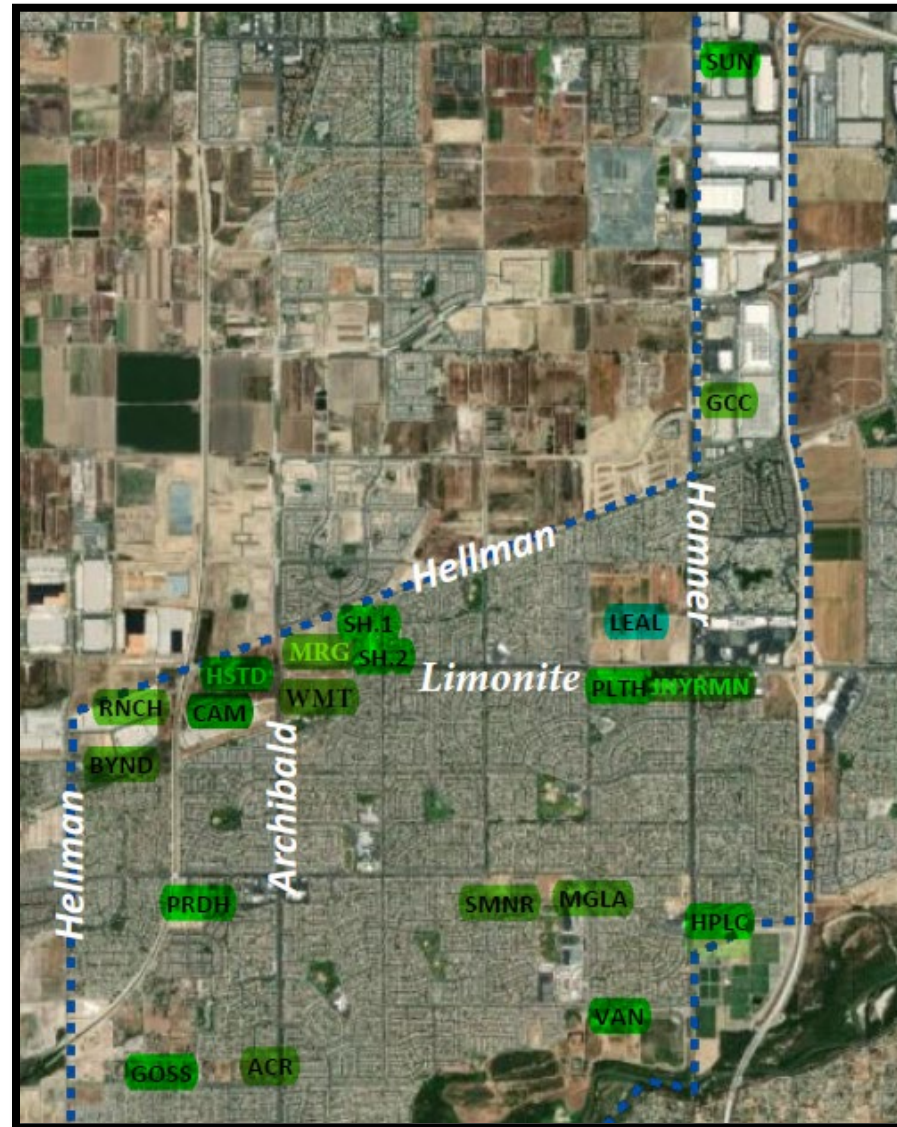
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Planning Department Major Projects Summary
March 25, 2026



1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. **Highlighted Text** =Updated Information



In-Process/Review

Sumner Place Residential Development (MAP ID: SMNR)

Project:	Sumner Place Residential Development
Project No.	PLN25-20005_GPA001_DR001_COZ001_TTM
Project Location:	Southeast corner of Sumner Ave. and Schleisman Rd.; (Assessor Parcel Number: 152-040-01)
Project Description:	General Plan Amendment to change the land use designation from Commercial Retail (CR 0.20-0.35 FAR) to Multi-Family-Low-Moderate (MF-LM 20.1-40 du/acre). Change of Zone to change the zone from Heavy Agriculture (A-2) to General Residential (R-3). Major Development Review for the development of a for-sale town home residential project consisting of 159-units on 7.5 acres. Tentative Tract Map for condominium purposes.
Planner:	Allen Lim

Notes:

- Received application on 1.30.25
- An incomplete letter was sent out to the applicant on 2.26.25.
- On 9.11.25 the applicant resubmitted the project.
- A second incomplete letter was sent out to the applicant on 10.9.25.
- On 1.21.26 a scheduled Workshop for the Planning Commission Meeting to introduce the revised project and solicit feedback prior to formal hearing.
- On 2.18.26 the project was scheduled for the Planning Commission.
- The project was heard at the February 18, 2026 Planning Commission hearing where the Commission recommended that the City Council deny the project.

Project Map:



Current Status:

- The project is awaiting a City Council hearing date.

- New projects are added to the bottom of the list as they are submitted.
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Planning Department Major Projects Summary
March 25, 2026

Leal Ranch Residential Tentative Tract Map Phase C (MAP ID: LEAL.2)

Project:	Leal Ranch Residential Tentative Tract Map 38596 (Phase C)
Project No.	PLN25-20086 TTM New Home Phase C
Project Location:	Northwest corner of Hamner and Limonite Avenue, east of Scholar Way, and south of 58th Street.
Project Description:	Tentative Tract Map 38596 a request to subdivide 44.34 acres into 73 lots for condominium purposes and 12 lettered lots for open space and street purposes.
Planner:	Jamie K. Cerda

Notes:

- Received application on 10.29.25
- On 11.20.25 the applicant received the first incomplete letter.
- On 1.27.26 the applicant resubmitted the project for review.

Project Map:



Current Status:

- On February 25, 2026, the applicant received the second incomplete letter and staff is currently awaiting resubmittal.

- New projects are added to the bottom of the list as they are submitted.
- Projects that have been completed for more than one year are removed from this list.
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Planning Department Major Projects Summary
March 25, 2026

Leal Ranch Residential Overall Phase C Offsite (MAP ID: LEAL.2)

Project:	Leal Ranch Residential Offsite (Phase C)
Project No.	PLN25-20087 MDR New Home Phase C Offsites
Project Location:	Northwest corner of Hamner and Limonite Avenue, east of Scholar Way, and south of 58th Street.
Project Description:	Major Development Review for the overall New Home Phase C Residential Development and associated site improvements of PA-7B, PA-7C, PA-12A, PA-12B, PA-12C, PA-13A, PA-13B and PA-13C of the Leal Ranch Master Plan.
Planner:	Jamie K. Cerda

Notes:

- Received application on 10.23.25
- On 11.20.25 the applicant received the first incomplete letter.
- On 1.27.26 the applicant resubmitted the project for review.

Project Map:



Current Status:

- On February 25, 2026, the applicant received the second incomplete letter and staff is currently awaiting resubmittal.

- New projects are added to the bottom of the list as they are submitted.
- Projects that have been completed for more than one year are removed from this list.
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Planning Department Major Projects Summary March 25, 2026

Leal Ranch Residential DR PA-7B (MAP ID: LEAL.2)

Project:	Leal Ranch Residential PA-7B (Phase C)
Project No.	PLN25-20088 DR PA-7B
Project Location:	Northwest corner of Hamner and Limonite Avenue, east of Scholar Way, and south of 58th Street.
Project Description:	Major Development Review for the site planning and master architecture of 72 multifamily (6-plex) residential units within Planning Area 7B of the Leal Master Plan.
Planner:	Jamie K. Cerda

Notes:

- Received application on 10.23.25
- On 11.20.25 the applicant received the first incomplete letter.
- On 1.27.26 the applicant resubmitted the project for review.

Project Map:



Current Status:

- On February 25, 2026, the applicant received the second incomplete letter and staff is currently awaiting resubmittal.

1. New projects are added to the bottom of the list as they are submitted.
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Planning Department Major Projects Summary
March 25, 2026

Leal Ranch Residential DR PA-7C (MAP ID: LEAL.2)

Project:	Leal Ranch Residential PA-7C (Phase C)
Project No.	PLN25-20089 DR PA-7C
Project Location:	Northwest corner of Hamner and Limonite Avenue, east of Scholar Way, and south of 58th Street.
Project Description:	Major Development Review for the site planning and master architecture of 80 single family attached residential units within Planning Area 7C of the Leal Master Plan.
Planner:	Jamie K. Cerda

Notes:

- Received application on 10.23.25
- On 11.20.25 the applicant received the first incomplete letter.
- On 1.27.26 the applicant resubmitted the project for review.

Project Map:



Current Status:

- On February 25, 2026, the applicant received the second incomplete letter and staff is currently awaiting resubmittal.

- New projects are added to the bottom of the list as they are submitted.
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Planning Department Major Projects Summary
March 25, 2026

Leal Ranch Residential DR PA-12A (MAP ID: LEAL.2)

Project:	Leal Ranch Residential PA-12A (Phase C)
Project No.	PLN25-20090 DR PA-12A
Project Location:	Northwest corner of Hamner and Limonite Avenue, east of Scholar Way, and south of 58th Street.
Project Description:	Major Development Review for the site planning and master architecture of 72 single family detached residential units within Planning Area 12A of the Leal Master Plan.
Planner:	Jamie K. Cerda

Notes:

- Received application on 10.23.25
- On 11.20.25 the applicant received the first incomplete letter.
- On 1.27.26 the applicant resubmitted the project for review.

Project Map:



Current Status:

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Planning Department Major Projects Summary
March 25, 2026

Leal Ranch Residential DR PA-12B (MAP ID: LEAL.2)

Project:	Leal Ranch Residential PA-12B (Phase C)
Project No.	PLN25-20091 DR PA-12B
Project Location:	Northwest corner of Hamner and Limonite Avenue, east of Scholar Way, and south of 58th Street.
Project Description:	Major Development Review for the site planning and master architecture of 87 single family attached residential units within Planning Area - 12B of the Leal Master Plan.
Planner:	Jamie K. Cerda

Notes:

- Received application on 10.23.25
- On 11.20.25 the applicant received the first incomplete letter.
- On 1.27.26 the applicant resubmitted the project for review.

Project Map:



Current Status:

- On February 25, 2026, the applicant received the second incomplete letter and staff is currently awaiting resubmittal.

- New projects are added to the bottom of the list as they are submitted.
- Projects that have been completed for more than one year are removed from this list.
- Highlighted Text = Updated Information



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Planning Department Major Projects Summary March 25, 2026

Leal Ranch Residential DR PA-12C (MAP ID: LEAL.2)

Project:	Leal Ranch Residential PA-12C (Phase C)
Project No.	PLN25-20092 DR PA-12C
Project Location:	Northwest corner of Hamner and Limonite Avenue, east of Scholar Way, and south of 58th Street.
Project Description:	Major Development Review for the site planning and master architecture of 73 single family detached residential units within Planning Area - 12C of the Leal Master Plan.
Planner:	Jamie K. Cerda

Notes:

- Received application on 10.23.25
- On 11.20.25 the applicant received the first incomplete letter.
- On 1.27.26 the applicant resubmitted the project for review.

Project Map:



Current Status:

- On February 25, 2026, the applicant received the second incomplete letter and staff is currently awaiting resubmittal.

1. New projects are added to the bottom of the list as they are submitted.
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Planning Department Major Projects Summary
March 25, 2026

Leal Ranch Residential DR PA-13A (MAP ID: LEAL.2)

Project:	Leal Ranch Residential PA-13A (Phase C)
Project No.	PLN25-20093 DR PA-13A
Project Location:	Northwest corner of Hamner and Limonite Avenue, east of Scholar Way, and south of 58th Street.
Project Description:	Major Development Review for the site planning and master architecture of 64 single family detached residential units within Planning Area 13A of the Leal Master Plan.
Planner:	Jamie K. Cerda

Notes:

- Received application on 10.23.25
- On 11.20.25 the applicant received the first incomplete letter.
- On 1.27.26 the applicant resubmitted the project for review.

Project Map:



Current Status:

- On February 25, 2026, the applicant received the second incomplete letter and staff is currently awaiting resubmittal.

- New projects are added to the bottom of the list as they are submitted.
- Projects that have been completed for more than one year are removed from this list.
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Planning Department Major Projects Summary March 25, 2026

Leal Ranch Residential DR PA-13B (MAP ID: LEAL.2)

Project:	Leal Ranch Residential PA-13B (Phase C)
Project No.	PLN25-20094 DR PA-13B
Project Location:	Northwest corner of Hamner and Limonite Avenue, east of Scholar Way, and south of 58th Street.
Project Description:	Major Development Review for the site planning and master architecture of 32 single family detached residential units within Planning Area 13B of the Leal Master Plan.
Planner:	Jamie K. Cerda

Notes:

- Received application on 10.23.25
- On 11.20.25 the applicant received the first incomplete letter.
- On 1.27.26 the applicant resubmitted the project for review.

Project Map:



Current Status:

- On February 25, 2026, the applicant received the second incomplete letter and staff is currently awaiting resubmittal.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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Planning Department Major Projects Summary
March 25, 2026

Leal Ranch Residential DR PA-13C (MAP ID: LEAL.2)

Project:	Leal Ranch Residential PA-13C (Phase C)
Project No.	PLN25-20095 DR PA-13C
Project Location:	Northwest corner of Hamner and Limonite Avenue, east of Scholar Way, and south of 58th Street.
Project Description:	Major Development Review for the site planning and master architecture of 49 single family detached residential units within Planning Area 13C of the Leal Master Plan.
Planner:	Jamie K. Cerda

Notes:

- Received application on 10.23.25
- On 11.20.25 the applicant received the first incomplete letter.
- On 1.27.26 the applicant resubmitted the project for review.

Project Map:



Current Status:

- On February 25, 2026, the applicant received the second incomplete letter and staff is currently awaiting resubmittal.

1. New projects are added to the bottom of the list as they are submitted.
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Planning Department Major Projects Summary
March 25, 2026

Eastvale Care Facility (Selby)

Project:	Eastvale Care Facility
Project No.	PLN24-20047 DR003 CUP003
Project Location:	Southwest corner of Walters St. & Selby Ave.
Project Description:	Major Development Review for the development congregate care facility consisting of two single family homes. Conditional Use Permit for the allowance of a residential care facility for the elderly for up to 14 persons per home (28 max).
Planner:	Allen Lim

Notes:

- Received application on 6.20.24
- An incomplete letter was sent to the applicant on 7.11.24
- Resubmittal received on 12.30.24

Project Map:



Current Status:

- On 1.28.25 the applicant received an incomplete letter, and the Planning Division is awaiting resubmittal.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. **Highlighted Text** =Updated Information



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Planning Department Major Projects Summary
March 25, 2026

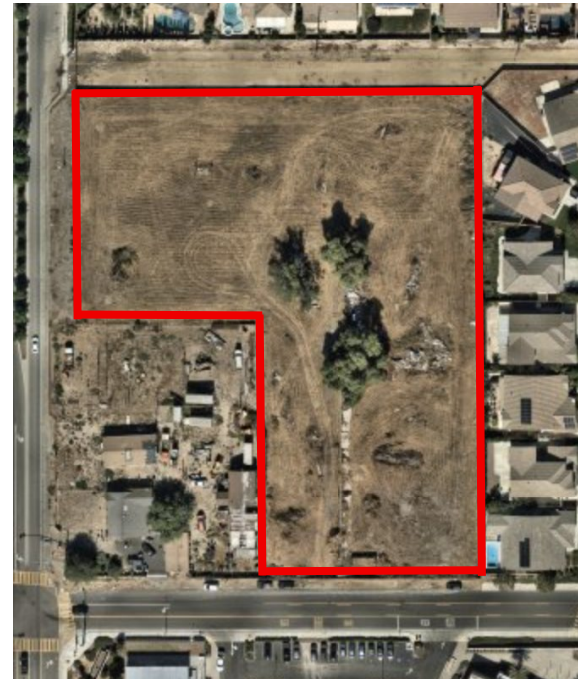
Warmington Residential

Project:	Warmington
Project No.	PLN25-20102 TTM DR
Project Location:	Northeast corner of Hellman Avenue and Walters Street.
Project Description:	Tentative Tract Map 39416 to subdivide four (4) existing parcels into 35 single family residential lots and two (2) lettered lots. Major Development Review to establish the site planning and master architecture of a new 35 single family detached residential community with two (2) units set aside for very low-income.
Planner:	Jamie K. Cerda

Notes:

- Received application on 12.2.25.
- An incomplete letter was sent to the applicant on 12.17.25
- On 1.26.26 the applicant resubmitted the project for review.

Project Map:



Current Status:

- On February 11, 2026, the applicant received a second incomplete letter and staff is currently awaiting resubmittal.

- New projects are added to the bottom of the list as they are submitted.
- Projects that have been completed for more than one year are removed from this list.
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Planning Department Major Projects Summary March 25, 2026

Sri Jayaram Temple Selby

Project:	Sri Jayaram Temple
Project No.	PLN25-20061 DR
Project Location:	Northwest corner of Selby Avenue and Chandler Street.
Project Description:	Major Development Review for the construction and operation of a 11,973 square foot one-story place of worship and accessory restroom and dining area with ancillary parking.
Planner:	Steven D. Fowler

Notes:

- Received application on 8.14.25.
- On 8.20.25 the applicant was sent an incomplete letter
- On 9.8.25 the applicant resubmitted the project for review.
- On 9.25.2 a second incomplete letter was sent out to the applicant.
- On 11.24.25 the applicant resubmitted the project for review.
- On 12.10.25 a third incomplete letter was sent out to the applicant.
- On 12.19.25 the applicant resubmitted the project for review.
- On 1.6.26 a fourth incomplete letter was sent out to the applicant.
- On 2.9.26 the applicant resubmitted the project for review.

Project Map:



Current Status:

- On 2.18.26 a fifth incomplete letter was sent out to the applicant and currently awaiting resubmittal.

- New projects are added to the bottom of the list as they are submitted.
- Projects that have been completed for more than one year are removed from this list.
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Planning Department Major Projects Summary
March 25, 2026

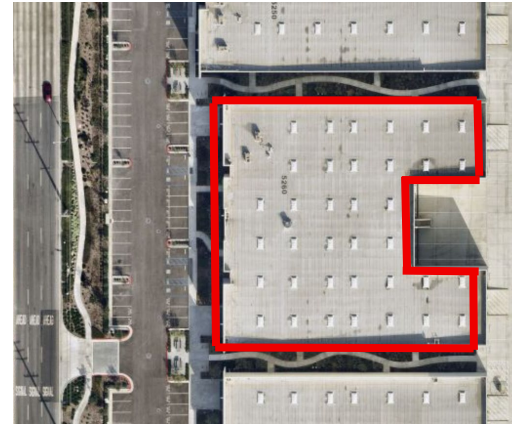
Beyond Pickleball Club

Project:	Beyond Pickelball Club
Project No.	PLN26-20012 CUP
Project Location:	Northeast corner of Hamner Avenue and Goodman Way.
Project Description:	Conditional Use Permit to allow for an indoor recreation facility that will include 14 pickleball courts. Conditional Use Permit to allow for a type 41 beer and wine for on-site consumption.
Planner:	Steven D. Fowler

Notes:

- Received application on 2.17.26

Project Map:



Current Status:

- The project was deemed complete and is scheduled for the March 18, 2026.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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Planning Department Major Projects Summary March 25, 2026

Forge District Gym

Project:	Forge District Gym
Project No.	PLN26-20021 CUP
Project Location:	Northeast corner of Hamner Avenue and Commerce.
Project Description:	Conditional Use Permit to allow for an indoor fitness and sports facility within a portion of a 12,900 square foot building.
Planner:	Steven D. Fowler

Notes:

- Received application on 3.5.26

Project Map:



Current Status:

- The project is currently under review.

1. New projects are added to the bottom of the list as they are submitted.
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Planning Department Major Projects Summary
March 25, 2026

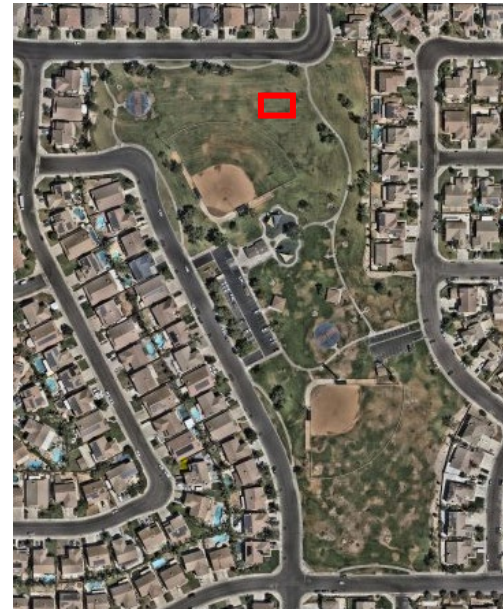
Wireless Facility – 7250 Cobble Creek

Project:	Providence Ranch Monopine
Project No.	PLN24-20030 MDR010
Project Location:	Southeast corner of Hallow Brook Way and Westerly Way. East of Cobble Creek
Project Description:	Minor Development Review for the development of an unmanned telecom facility consisting of 70 ft. tall monopine 14 panel antennas mounted on the monopine, 35 RRUs mounted behind the antennas, and necessary equipment area.
Planner:	Steven D. Fowler

Notes:

- Received application on 4.30.24
- The project was scheduled for planning commission on 6.19.24.
- On 6.19.24 the planning commission continued the project to a future date.
- A second submittal was submitted for review.
- The project was scheduled for planning commission on 11.20.24.

Project Map:



Current Status:

- On 11.20.24 the Planning Commission continued the project off calendar. The Planning Division is waiting for a resubmittal.

- New projects are added to the bottom of the list as they are submitted.
- Projects that have been completed for more than one year are removed from this list.
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Approved/ Entitled

Leal Ranch Residential Phase A TTM (MAP ID: LEAL.1)

Project:	Leal Ranch Residential Tentative Tract Map (Phase A)
Project No.	PLN22-20087 TTM No. 38594
Project Location:	Northwest corner of Hamner and Limonite Avenue, east of Scholar Way, and south of 58th Street.
Project Description:	Tentative Tract Map to create 64 lots over 69.8 acres of land to facilitate various site improvements and initiate the residential development of PA-1, PA-6, PA-7A, and PA-8 of the Leal Ranch Master Plan.
Planner:	Jamie K. Cerda

Notes:

- Received application on 12.21.22
- Application deemed incomplete by staff on January 12, 2023.
- The project was resubmitted on 06.05.2023 and is under review.
- Application was deemed incomplete on July 3, 2023
- Application deemed complete scheduled Planning Commission date of October 18, 2023
- Planning Commission approval on October 18, 2023
- On October 18, 2023 Planning Commission approved entitlements for PLN22-20087 and is subject to conditions of approval.

Project Map:



Current Status:

- Actively under construction.

- New projects are added to the bottom of the list as they are submitted.
- Projects that have been completed for more than one year are removed from this list.
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Planning Department Major Projects Summary
March 25, 2026

Leal Ranch Residential Overall Phase A DR (MAP ID: LEAL.2)

Project:	Leal Ranch Residential Overall DR (Phase A)
Project No.	PLN22-20088 DR006
Project Location:	Northwest corner of Hamner and Limonite Avenue, east of Scholar Way, and south of 58th Street.
Project Description:	Major Development Review for the overall Leal Phase A Residential Development and associated site improvements (PA-1, PA-6, PA-7A, and PA-8)
Planner:	Jamie K. Cerda

Notes:

- Received application on 12.21.22
- Application deemed incomplete by staff on January 12, 2023.
- The project was resubmitted on 06.05.2023 and is under review.
- Application was deemed incomplete on July 3, 2023.
- Application deemed complete scheduled Planning Commission date of October 18, 2023
- Planning Commission approval on October 18, 2023
- On October 18, 2023, Planning Commission approved entitlements for PLN22-20087 and is subject to conditions of approval.

Project Map:



Current Status:

- Actively under construction.

- New projects are added to the bottom of the list as they are submitted.
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Planning Department Major Projects Summary
March 25, 2026

Leal Ranch Residential PA-1 Phase A (MAP ID: LEAL.3)

Project:	Leal Ranch Residential PA-1 (Phase A)
Project No.	PLN22-20089 DR007
Project Location:	Northeast corner of Limonite Avenue and Scholar Way.
Project Description:	Major Development Review for the development of 168 new residential units within Planning Area 1 of the Leal Master Plan. Plan types will consist of townhomes (10 plex and 11 plex).
Planner:	Jamie K. Cerda

Notes:

- Received application on 12.21.22
- Application deemed incomplete by staff on January 12, 2023.
- The project was resubmitted on 06.05.2023 and is under review.
- Application was deemed incomplete on July 3, 2023
- Application deemed complete scheduled Planning Commission date of October 18, 2023
- Planning Commission approval on October 18, 2023
- On October 18, 2023, Planning Commission approved entitlements for PLN22-20089 and is subject to conditions of approval.

Project Map:



Current Status:

- Models are open to the public.
- Production units are actively under construction.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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Planning Department Major Projects Summary
March 25, 2026

Leal Ranch Residential PA-6 Phase A (MAP ID: LEAL.4)

Project:	Leal Ranch Residential Planning Area- 6 (Phase A)
Project No.	PLN22-20090 DR008
Project Location:	Northwest corner of Hamner and Limonite Avenue, east of Scholar Way, and south of 58th Street.
Project Description:	Major Development Review for the development of 102 new residential units within Planning Area 6 of the Leal Master Plan. Plan types will consist of townhomes (Duplex to 6 plex).
Planner:	Jamie K. Cerda

Notes:

- Received application on 12.21.22
- Application deemed incomplete by staff on January 12, 2023.
- The project was resubmitted on 06.05.2023 and is under review.
- Application was deemed incomplete on July 3, 2023
- Application deemed complete scheduled Planning Commission date of October 18, 2023
- Planning Commission approval on October 18, 2023
- On October 18, 2023, Planning Commission approved entitlements for PLN22-20090 and is subject to conditions of approval.

Project Map:



Current Status:

- Models are open to the public.
- Production units are actively under construction.

- New projects are added to the bottom of the list as they are submitted.
- Projects that have been completed for more than one year are removed from this list.
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Planning Department Major Projects Summary
March 25, 2026

Leal Ranch Residential PA-7A Phase A (MAP ID: LEAL.5)

Project:	Leal Ranch Residential Planning Area-7A (Phase A)
Project No.	PLN22-20091 DR009
Project Location:	Northeast corner of Limonite Avenue and Scholar Way.
Project Description:	Major Development Review for the development of 94 single family residential units within Planning Area-7A of the Leal Master Plan.
Planner:	Jamie K. Cerda

Notes:

- Received application on 12.21.22
- Application deemed incomplete by staff on January 12, 2023.
- The project was resubmitted on 06.05.2023 and is under review.
- Application was deemed incomplete on July 3, 2023.
- Application deemed complete scheduled Planning Commission date of October 18, 2023
- Planning Commission approval on October 18, 2023
- On October 18, 2023, Planning Commission approved entitlements for PLN22-20091 and is subject to conditions of approval.

Project Map:



Current Status:

- Models are open to the public.
- Production units are actively under construction.

- New projects are added to the bottom of the list as they are submitted.
- Projects that have been completed for more than one year are removed from this list.
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Planning Department Major Projects Summary
March 25, 2026

Leal Ranch Residential PA-8 Phase A (MAP ID: LEAL.6)

Project:	Leal Ranch Residential Planning Area 8 (Phase A)
Project No.	PLN22-20092 DR010
Project Location:	Northwest corner of Hamner and Limonite Avenue, east of Scholar Way, and south of 58th Street.
Project Description:	Major Development Review for the development of 74 single family residential units within Planning Area 8 of the Leal Master Plan.
Planner:	Jamie K. Cerda

Notes:

- Received application on 12.21.22
- Application deemed incomplete by staff on January 12, 2023.
- The project was resubmitted on 06.05.2023 and is under review.
- Application was deemed incomplete on July 3, 2023.
- Application deemed complete scheduled Planning Commission date of October 18, 2023
- Planning Commission approval on October 18, 2023
- On October 18, 2023, Planning Commission approved entitlements for PLN22-20092 and is subject to conditions of approval.

Project Map:



Current Status:

- Models are open to the public.
- Production units are actively under construction.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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Planning Department Major Projects Summary
March 25, 2026

Leal Ranch Residential PA-2 Quarterra (MAP ID: LEAL.7)

Project:	Leal Ranch Residential PA-2 Quarterra
Project No.	PLN23-20036 DR006
Project Location:	Northeast corner of Limonite Avenue and of Scholar Way. South of 58 th St.
Project Description:	Major Development Review for the development of 320 new residential units within Planning Area 2 of the Leal Master Plan.
Planner:	Jamie K. Cerda

Notes:

- Received application on June 9, 2023.
- Application was deemed incomplete on July 3, 2023
- Application was resubmitted on August 31, 2023
- Application was deemed incomplete on September 27, 2023
- Application was resubmitted on November 14, 2023
- Application was deemed incomplete on December 7, 2023
- Application was resubmitted on January 18, 2024
- Planning Commission approval on February 21, 2024
- On February 21, 2024, the Planning Commission approved entitlements for PLN23-20036, with conditions of Approval.

Project Map:



Current Status:

- Construction documents have been submitted with the Building Division and are currently under review.

- New projects are added to the bottom of the list as they are submitted.
- Projects that have been completed for more than one year are removed from this list.
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Planning Department Major Projects Summary
March 25, 2026

<i>New Home Recreation Center</i>		Project Map: 
Project:	New Home Rec Center	
Project No.	PLN24-20075 MDR014	
Project Location:	Northeast corner of Limonite Avenue and of Scholar Way. South of 58 th St.	
Project Description:	Major Development Review for the site planning and architecture of the proposed recreation center within the Leal Ranch Master plan.	
Planner:	Jamie K. Cerda	Current Status: Actively under construction.
Notes: - Received application on 8.21.24 - On 9.18.24 an incomplete letter was sent out to the applicant. - The project was resubmitted on 10.24.24 - On 11.20.24 an incomplete letter was sent out to the applicant. - The project was deemed complete and scheduled for planning commission for 2.19.25. - On February 19, 2025 Planning Commission approved entitlements for PLN24-20075 and is subject to conditions of approval.		

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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Planning Department Major Projects Summary
March 25, 2026

New Home TTM 38595 Phase B

Project:	Tentative Tract Map Phase B
Project No.	PLN24-20074 TTM #38594 PH B
Project Location:	Southwest corner of Limonite Avenue and 58 th Street.
Project Description:	Tentative Tract Map for the development of an existing lot into 46 total lots for condominium purposes (37 residential, 1 commercial, 3 for open space and 5 for private street purposes) of TTM 38595 within Planning Area 9, 10, 11A, 11B, and 11C of the Leal Master Plan.
Planner:	Jamie K. Cerda

Notes:

- Received application on 8.21.24
- On 9.18.24 an incomplete letter was sent out to the applicant.
- The project was resubmitted on 10.24.24
- On 11.6.24 an incomplete letter was sent out to the applicant.
- The project was resubmitted on 12.11.24
- The project was deemed complete and is currently scheduled for planning commission on 2.19.25

Project Map:



Current Status:

- On February 19, 2025, the Planning Commission approved entitlements for PLN24-20074 and is subject to conditions of approval.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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Planning Department Major Projects Summary
March 25, 2026

New Home Off-site

Project:	Tentative Tract Map Phase B
Project No.	PLN24-20069 DR004
Project Location:	Southwest corner of Limonite Avenue and 58 th Street.
Project Description:	Major Development Review to establish the off-site streets and layout of Phase B of the Leal Master Plan.
Planner:	Jamie K. Cerda

Notes:

- Received application on 8.21.24
- On 9.16.24 an incomplete letter was sent out to the applicant.
- On 11.20.24 the applicant resubmitted the project.
- On 12.11.24 a second incomplete letter was sent to the applicant.
- On 1.16.25 the applicant resubmitted the project for plan review.
- On 2.10.25 a third incomplete letter was sent out to the applicant.
- The Project was deemed complete and scheduled for Planning Commission date of March 19, 2025

Project Map:



Current Status:

- On 3.19.2025 the Planning Commission approved entitlements for PLN24-20069 and is subject to conditions of approval.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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Planning Department Major Projects Summary
March 25, 2026

Leal Ranch Residential PA-9

Project:	Planning Area 9
Project No.	PLN24-20070 DR005
Project Location:	Southwest corner of Limonite Avenue and 58 th Street.
Project Description:	Major Development Review for the development of 90 residential units (triplexes) on Lots 30-36 of TTM 38595 within Planning Area 9 of the Leal Master Plan.
Planner:	Jamie K. Cerda

Notes:

- Received application on 8.21.24
- On 9.16.24 an incomplete letter was sent out to the applicant.
- On 11.20.24 the applicant resubmitted the project.
- On 12.11.24 a second incomplete letter was sent out to the applicant.
- On 1.16.25 the applicant resubmitted the project for plan review.
- On 2.10.25 a third incomplete letter was sent out to the applicant.
- On 2.18.25 the applicant resubmitted the project and is currently under review.
- The Project was deemed complete and scheduled for Planning Commission date of March 19, 2025
- The item was heard by Planning Commission on March 19, 2025 and was continued to the following meeting date of April 16, 2025.
- On 4.16.2025 the Planning Commission approved entitlements for PLN24-20070 and is subject to conditions of approval.

Project Map:



Current Status:

- Actively under construction.
- The Model Homes are currently open.

- New projects are added to the bottom of the list as they are submitted.
- Projects that have been completed for more than one year are removed from this list.
- Highlighted Text** =Updated Information



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Planning Department Major Projects Summary
March 25, 2026

Leal Ranch Residential PA-11A

Project:	Planning Area 11A
Project No.	PLN24-20071 DR006
Project Location:	Southwest corner of Limonite Avenue and 58 th Street.
Project Description:	Major Development Review for the development of 91 residential units (duplexes and triplexes) on lot 1-9 of TTM 38595 within Planning Area 11A of the Leal Master Plan.
Planner:	Jamie K. Cerda

Notes:

- Received application on 8.21.24
- On 9.16.24 an incomplete letter was sent out to the applicant.
- On 11.20.24 the applicant resubmitted the project.
- On 12.11.24 a second incomplete letter was sent out to the applicant.
- On 1.16.25 the applicant resubmitted the project for plan review.
- On 2.10.25 a third incomplete letter was sent out to the applicant.
- On 2.18.25 the applicant resubmitted the project and is currently under review.
- The Project was deemed complete and scheduled for Planning Commission date of March 19, 2025
- On 4.16.2025 the Planning Commission approved entitlements for PLN24-20071 and is subject to conditions of approval.

Project Map:



Current Status:

- Actively under construction.

- New projects are added to the bottom of the list as they are submitted.
- Projects that have been completed for more than one year are removed from this list.
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Planning Department Major Projects Summary
March 25, 2026

Leal Ranch Residential PA-11B

Project:	Planning Area 11B
Project No.	PLN24-20072 DR007
Project Location:	Southwest corner of Limonite Avenue and 58 th Street.
Project Description:	Major Development Review for the development of 90 residential units (6-plex and 8-plexes) on Lots 10-18 of TTM 38595 within Planning Area 11B of the Leal Master Plan.
Planner:	Jamie K. Cerda

Notes:

- Received application on 8.21.24
- On 9.16.24 an incomplete letter was sent out to the applicant.
- On 11.20.24 the applicant resubmitted the project.
- On 12.11.24 a second incomplete letter was sent out to the applicant.
- On 1.16.25 the applicant resubmitted the project for plan review.
- On 2.10.25 a third incomplete letter was sent out to the applicant.
- On 2.18.25 the applicant resubmitted the project and is currently under review.
- The Project was deemed complete and scheduled for Planning Commission date of March 19, 2025
- On 4.16.2025 the Planning Commission approved entitlements for PLN24-20072 and is subject to conditions of approval.

Project Map:



Current Status:

- Actively under construction.

- New projects are added to the bottom of the list as they are submitted.
- Projects that have been completed for more than one year are removed from this list.
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Planning Department Major Projects Summary
March 25, 2026

Leal Ranch Residential PA-11C

Project:	Planning Area 11C
Project No.	PLN24-20073 DR008
Project Location:	Southwest corner of Limonite Avenue and 58 th Street.
Project Description:	Major Development Review for the development of 63 residential units (triplexes) on Lots 19-29 of TTM 38595 within Planning Area 11C of the Leal Master Plan.
Planner:	Jamie K. Cerda

Notes:

- Received application on 8.21.24
- On 9.16.24 an incomplete letter was sent out to the applicant.
- On 11.20.24 the applicant resubmitted the project.
- On 12.11.24 a second incomplete letter was sent out to the applicant.
- On 1.16.25 the applicant resubmitted the project for plan review.
- On 2.10.25 a third incomplete letter was sent out to the applicant.
- On 2.18.25 the applicant resubmitted the project and is currently under review.
- The Project was deemed complete and scheduled for Planning Commission date of March 19, 2025
- On 4.16.2025 the Planning Commission approved entitlements for PLN24-20073 and is subject to conditions of approval.

Project Map:



Current Status:

- Actively under construction.

- New projects are added to the bottom of the list as they are submitted.
- Projects that have been completed for more than one year are removed from this list.
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Planning Department Major Projects Summary March 25, 2026

Leal Ranch Residential PA-4 Quarterra Phase II

Project:	Planning Area 4
Project No.	PLN24-20035 DR001
Project Location:	Southwest corner of Limonite Avenue and 58 th Street.
Project Description:	Major Development Review for the development of 360 multi-family residential units on 10.6 acres within Planning Areas 4 & 10 of the Leal Master Plan.
Planner:	Jamie K. Cerda

Notes:

- Received application on 5.7.24
- An incomplete letter was sent out to the applicant on 6.3.24
- On 7.24.24 the applicant resubmitted to the planning division for review.
- A second incomplete letter was sent to applicant on 8.12.24
- On 10.14.24 the applicant resubmitted to the planning division for review.
- A third incomplete letter was sent to applicant on 11.7.24
- On 12.19.24 the applicant resubmitted to the planning division for review.
- A fourth incomplete letter was sent to applicant on 1.16.25
- On 4.7.25 the applicant resubmitted to the planning division for review.
- The project was scheduled for Planning Commission on the date of 5.21.25.

Project Map:



Current Status:

- On 5.21.2025 the Planning Commission approved entitlements for PLN24-20035 and is subject to conditions of approval.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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Planning Department Major Projects Summary
March 25, 2026

Richmond American Residential (formerly Warmington Residential)

Project:	Warmington Residential
Project No.	PLN24-20053 TTM001 DR003 SB330
Project Location:	Northeast corner of Grapewin St. & Archibald Ave.
Project Description:	Tentative Tract Map for 76 lots for a single family home community. Major Development Review for the development of 76 single-family residential units.
Planner:	Jamie K. Cerda

Notes:

- Received application on 6.27.24
- An incomplete letter was sent to the applicant on 7.10.24 documents were resubmitted
- A second incomplete letter has been sent to applicant on 8.06.24
- A third incomplete letter has been sent to applicant on 10.17.24
- The Project was deemed complete and scheduled for Planning Commission date of March 19, 2025
- The project was heard by the Planning Commission on 3.19.25 meeting and recommended to the City Council for approval.
- The project was heard by the City Council on 4.23.25 where action was to continue the project for the next scheduled City Council date on May 28, 2025.
- On 05.28.2025 City Council approved entitlements for PLN24-20053 and is subject to conditions of approval.

Project Map:



Current Status:

- Construction documents have been submitted to the Building Division and grading has been submitted to Public Works Department.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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Planning Department Major Projects Summary March 25, 2026

Goodman Commerce Center (MAP ID: GCC)

Project:	Goodman Commerce Center (formally Lewis Eastvale Commerce Center)
Project No.	11-0271 **see related projects below
Project Location:	190 acres +/- fronting on Hamner Ave. north of Bellegrave Ave. and south of Cantu-Galleano Ranch Road
Project Description:	General Plan Amendment, Change of Zone, and Specific Plan to provide a mix of warehousing, light industrial, office, and retail uses. Major Development Review for the development of two industrial buildings of approximately 1,007,705 square feet and 1,033,192 square feet. CEQA: Environmental Impact Report (certified)
Planner:	Allen Lim

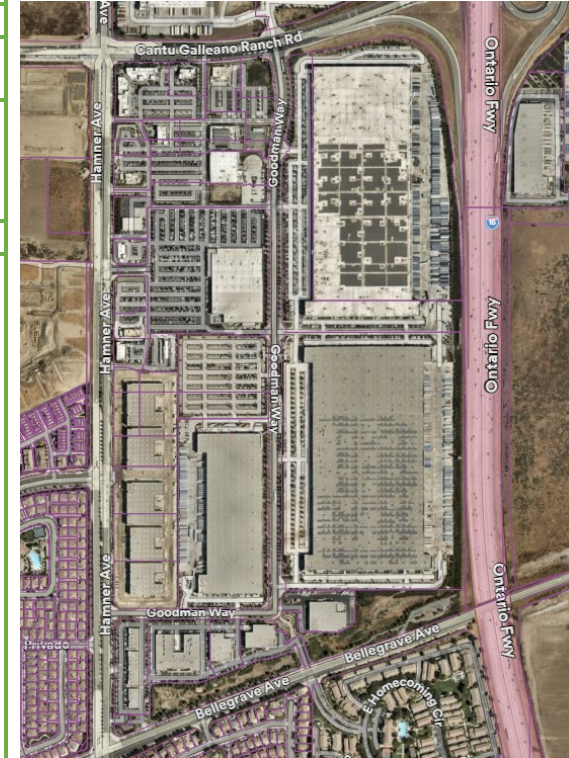
Notes:

- Approved by City Council on November 12, 2014

See the following projects for more recent activity at the Goodman Commerce Center Development:

- Project No. PLN17-20033 Retail Building CR-3 – Starbucks & other tenants (GCC.1)
- Project No. PLN18-20014 Retail Building CR-12 – Quick Quack Carwash (GCC.2)
- Project No. PLN18-20042 Retail Building CR-11 – Multi-Tenant (GCC.3)
- Project No. PLN19-20006 Retail Building CR-10- Chick-fil-A (GCC.4)
- Project No. PLN19-20063 Retail Building CR-8 – Altura Credit Union (GCC.5)
- Project No. PLN19-20064 Retail Building CR-6 (GCC.6)
- Project No. PLN20-20018 Retail Building CR-6A, CRA, CR-B, CR-C
- Project No. PLN21-20063 Retail Building CR-1 – Chili's
- Project No. PLN21-20068 Retail Building CR-2 – Olive Garden
- Project No. PLN22-20025 Planning Area-4 Development

Project Map:



Current Status:

- Various buildings complete, operating and under construction.

- New projects are added to the bottom of the list as they are submitted.
- Projects that have been completed for more than one year are removed from this list.
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Planning Department Major Projects Summary
March 25, 2026

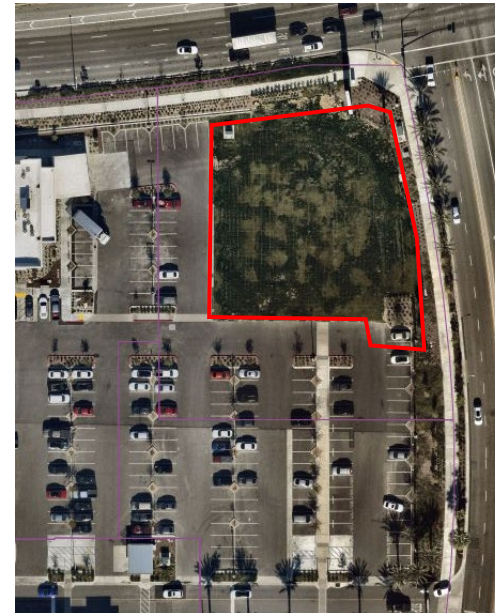
GCC CR-1 Chili's Alcohol CUP and VAR (MAP ID: GCC.13)

Project:	GCC CR-1 Alcohol CUP and VAR
Project No.:	PLN22-20010_CUP002_VAR001
Project Location:	Southeast corner of Hamner Avenue and Cantu-Galleano Ranch Rd.; Assessor Parcel Number (APN) 160-510-023
Project Description:	Conditional Use Permit for the on-sale and consumption of beer, wine, and distilled spirits at a 7,757 square foot PAD building (CR-1) restaurant (dba Chili's). Variance to request modification to the sign standards to allow four (4) tenant wall signs.
Planner:	Jamie K. Cerda

Notes:

- Received application on March 7, 2022
- On April 20, 2022, PLN22-20012 was approved by the Planning Commission subject to conditions of approval.

Project Map:



Current Status:

- Project is currently on hold per developer.

- New projects are added to the bottom of the list as they are submitted.
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Planning Department Major Projects Summary
March 25, 2026

<i>New Restaurant Shell (CR-1)</i>		
Project:	Commercial Restaurant Building (CR-1)	Project Map: 
Project No.	PLN25-20031 DR003	
Project Location:	Southwest corner of Cantu-Galleano Ranch Road. & Goodman Way.	
Project Description:	Major Development Review for the development of a new restaurant building of 5,780 sq. ft. located on 1.17-acre vacant lot.	
Planner:	Steven D. Fowler	
Notes: - Received application on 4.23.25 - On 5.20.25 an incomplete letter was sent out to the applicant. - On 6.12.25 the applicant resubmitted to the Planning Division. - A public hearing was scheduled for 8.20.25 to present the project to the Planning Commission - On August 20, 2025, the Planning Commission approved entitlements for PLN25-20031 and is subject to conditions of approval.		Current Status: Grading plans and Construction plans have been approved and construction will begin shortly.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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Planning Department Major Projects Summary
March 25, 2026

GCC Planning Area 4 DR and TPM (MAP ID: GCC.15)

Project:	GCC Planning Area 4 DR and TPM
Project No.:	PLN22-20025 CR-13 and TPM No. 38438, PLN22-20056 DR CR-14, PLN22-20057 DR CR-15, PLN22-20058 DR CR-16, PLN22-20059 DR CR-17
Project Location:	Northeast corner of Hamner Avenue and Goodman Way (Assessor Parcel Number: 160-510-010, -011, -012, -013, -015, -016, and -033)
Project Description:	Major Development Review (DR) for development of five (5) business park buildings ranging in size from 40,000 sf to 59,987 sf in Planning Area 4 of the Goodman Commerce Center in Eastvale Specific Plan. TPM No. 38438: For the reconfiguration of a 14.4-acre site into five (5) individual parcels.
Planner:	Allen Lim

Notes:

- Received application on April 20, 2022.
- Project was deemed incomplete by Staff on May 19, 2022.
- Received resubmittal on August 8, 2022.
- Project was deemed incomplete by Staff on August 24, 2022.
- Project was deemed complete by Staff on September 28, 2022.
- On October 19, 2022, the Planning Commission approved PLN22-20025, -56 through -59 subject to conditions of approval.
- Building Permits issued on November 28, 2023

Project Map:



Current Status:

- Buildings are currently being leased.

1. New projects are added to the bottom of the list as they are submitted.
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Planning Department Major Projects Summary
March 25, 2026

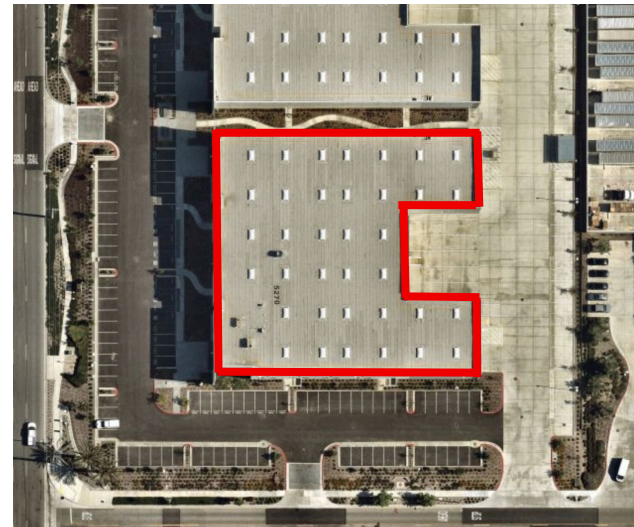
Team Up Arena

Project:	Team Up Arena
Project No.	PLN25-20056 CUP
Project Location:	Northeast corner of Hamner Avenue and Goodman Way.
Project Description:	Conditional Use Permit to allow for an indoor recreation facility that will include (but not limited to) trampolines, dodgeball, augmented reality attractions, open jump areas, mini golf, darts, and bowling. Conditional Use Permit to allow for a type 47 beer wine and distilled spirits for on-site consumption.
Planner:	Steven D. Fowler

Notes:

- Received application on 8.13.25
- An incomplete letter was sent to the applicant on 9.3.25.
- On 9.18 the applicant resubmitted the project.
- The project was scheduled for Planning Commission on 10.15.25.
- October 15, 2025, the Planning Commission approved entitlements for PLN25-20056 and is subject to Conditions of Approval.

Project Map:



Current Status:

- Plans have been submitted and are under review with Building Division.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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Planning Department Major Projects Summary
March 25, 2026

<i>All-Magic</i>		Project Map: 	
Project:	All-Magic Paint and Body		
Project No.	PLN25-20081 CUP		
Project Location:	Northeast corner of Hamner Avenue and Commerce.		
Project Description:	Conditional Use Permit to allow for an indoor autobody paint and repair center that is contained completely within the building.		
Planner:	Steven D. Fowler		
Notes: - Received application on 10.13.25 - The project was deemed complete and scheduled for 11.19.25 Planning Commission meeting.		Current Status: ON November 19, 2025, the Planning Commission approved entitlements for PLN25-20081 and is subject to Conditions of Approval.	

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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Planning Department Major Projects Summary
March 25, 2026

Hamner Place Pad-2 (MAP ID: HPLC.4)

Project:	PAD-2 at Hamner Place
Project No.	PLN24-20019_MDR008_CUP001
Project Location:	Northeast corner of Schleisman Rd. and of Hamner Ave.
Project Description:	New 4,250 sq. ft. multi-tenant shops with pick-up drive-up lane.
Planner:	Allen Lim

Notes:

- Received application on 2.26.24
- On March 21, 2024 an incomplete letter was sent out to the applicant, awaiting resubmittal.
- May 1, 2024 applicant resubmitted.
- June 3, 2024 the application was deemed complete and tentatively scheduled for July planning commission.
- On July 17, 2024 The Planning Commission approved the entitlements for PLN24-20019 and is subject to conditions of approval.

Project Map:



Current Status:

- The Shell for Pad 2 received final approval.
- The Bruster's Ice Cream is still under plan check review.
- The Chipotle has been approved and is currently operational.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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Planning Department Major Projects Summary March 25, 2026

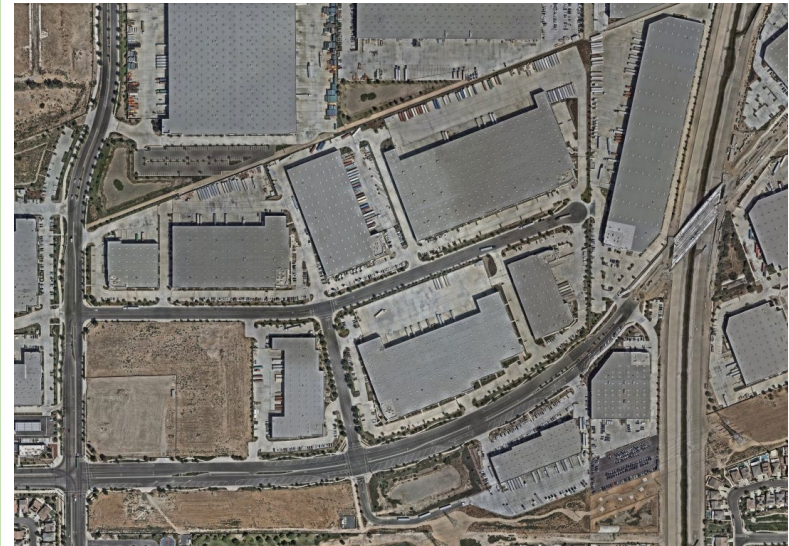
The Ranch (MAP ID: RNCH)

Project:	The Ranch
Project No.	15-0783
Project Location:	Northeast and southeast corners of Hellman and future Limonite (Kimball) Avenues, west of Cucamonga Creek Channel. Moons Site (APNs: 144-010-008-0, 144-101-013-4) and Rodriguez Site (APN: 144-010-009-1)
Project Description:	- Specific Plan Amendment to modify boundaries for Planning Areas 1 through 6, land use designation for Planning Area 5, and revisions to allowable uses. No revisions to Planning Areas 7 through 9. - Major Development Review for six (6) industrial buildings totaling 985,000 square feet on six (6) parcels. - Tentative Parcel Map No. 36787 to subdivide approximately 97 gross acres into 14 legal parcels. CEQA: EIR Addendum
Planner:	Allen Lim

Notes:

- Approved by City Council on December 9, 2015.
- February 19, 2016, a new owner purchased the six (6) industrial lots.
- Monument Sign approved on February 1, 2018.
- See the following projects for more recent activity at The Ranch:
 - Project No. PLN18-20007: Eastvale 88,000 square-foot Warehouse building in Planning Area 3. (RNCH.1)
 - Project No. PLN18-20050: Howard Industrial -Major Development Review, Tentative Map for Planning Areas 7, 8 and 9 (RNCH.2)
 - Project No. PLN19-20034: Transwestern – Major Development Review, Amendment to Tentative Parcel Map for Planning Areas 7, 8, and 9 (RNCH.3)
 - Project No. PLN19-20035: Summit Development – Major Development Review for Planning Area 6 (RNCH.4)

Project Map



Current Status:

- Approved.
- Continue discussing potential development for commercial portion.
- Construction of six industrial/warehouse buildings are completed.
- A resolution for the Final Cancellation of the Williamson Act Contract for the Rodriguez Site was adopted by City Council meeting on July 24, 2019.

- New projects are added to the bottom of the list as they are submitted.
- Projects that have been completed for more than one year are removed from this list.
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Planning Department Major Projects Summary
March 25, 2026

Beyond Food Mart at The Ranch (MAP ID: RNCH.5)

Project:	Beyond Food Mart Major Development Review and Conditional Use Permit(s)
Project No.	PLN21-20014_DR002_CUP003
Project Location:	Northeast corner of Hellman Ave. and Limonite Ave. at The Ranch Specific Plan (Assessor Parcel Number: 144-010-077)
Project Description:	Major Development Review, for the construction of a new 7,150 square-foot Beyond Food Mart with a single lane drive-through operation, a 5,177 square-foot canopy, and a 2,312 square-foot drive-through carwash Conditional Use Permit, for the operation of automobile service station with concurrent off sale of beer and wine (Type 20) Conditional Use Permit, for the operation of a C-Store with a drive-through Conditional Use Permit, for the operation of a drive-through carwash
Planner:	Allen Lim

Notes:

- Received application on 3.17.21
- On November 17, 2021, the Planning Commission approved project PLN21-20014, subject to conditions of approval.

Project Map:



Current Status:

- The Building Permits have been issued and is currently under construction.

- New projects are added to the bottom of the list as they are submitted.
- Projects that have been completed for more than one year are removed from this list.
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Planning Department Major Projects Summary March 25, 2026

The Ranch TPM No. 38114 (MAP ID: RNCH.6)

Project:	The Ranch TPM No. 38114
Project No.	PLN22-20009_TPM38114
Project Location:	Northeast corner of Limonite Avenue and Hellman Avenue; Assessor Parcel Number (APN) 144-010-077
Project Description:	Tentative Parcel Map to subdivide one (1) 10.68 acres into two (2) individual parcels.
Planner:	Allen Lim

Notes:

- Received application on March 2, 2022
- On May 18th, 2022, the Planning Commission approved project PLN22-20009, subject to conditions of approval.
- On November 17, 2021, the Planning Commission approved project **PLN21-20014**.

Project Map:



Current Status:

The Building Permits of PLN21-20014 have been issued and is currently under construction.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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Planning Department Major Projects Summary
March 25, 2026

Hotel Suites (HPLC.1)

Project:	Hotel - Staybridge Suites at Hamner Place
Project No.	PLN19-20023
Project Location:	Southeast corner of Hamner Avenue and Schleisman Road; (Assessor Parcel Number: 152-050-050)
Project Description:	Major Development Review for a hotel and a banquet facility and a Conditional Use Permit for the sale of alcohol for on-site consumption.
Planner:	Allen Lim

Notes:

- Received application on June 6, 2019.
- See the following project for more information:
- PLN17-20015: Hamner Place (former Polopolus Property)
 - Approved by Planning Commission on June 19, 2019.
 - Building plans received for review on January 30, 2020.

Project Map:



Current Status:

- The Staybridge Suites has obtained Certificate of Occupancy and is fully operational.

- New projects are added to the bottom of the list as they are submitted.
- Projects that have been completed for more than one year are removed from this list.
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Planning Department Major Projects Summary March 25, 2026

Hamner Place Retail Suites D.R (HPLC.3)

Project:	Hamner Place Retail Suites – Major Development Review (DR)
Project No.	PLN19-20053
Project Location:	Southeast corner of Hamner Avenue and Schleisman Road; (Assessor's Parcel Number: 152-060-003)
Project Description:	Major Development Review for a multi-tenant building to include retail suites and a potential restaurant. The restaurant is proposed to be 5,910 square feet and the shops portion of the building is 2,270 square feet for a total building floor area of 9,190 square feet.
Planner:	Allen Lim

Notes:

- Received application on November 21, 2019.
- On December 18, 2019, the Planning Commission approved project PLN19-20053 subject to conditions of approval.

Project Map:



Current Status:

- The Building is currently operational.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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Planning Department Major Projects Summary
March 25, 2026

The Merge (MAP ID: MRG)

Project:	The Merge Retail and Industrial Center
Project No.	PLN18-20026
Project Location:	Northeast corner of Limonite Avenue and Archibald Avenue; APN: 164-010-019-6
Project Description:	Major Development Review, Tentative Parcel Map, and Variance for the development of a retail and light industrial center on an approximately 26-acre site, and various Conditional Use Permits for certain uses.
Planner:	Allen Lim

Notes:

- Received application on May 24, 2018; Development plans received on June 26, 2018.
- Draft Environmental Impact Report (EIR) available for a 45-day public review period from September 18, 2018, to November 2, 2018.
- Condition Use Permits application submitted on October 1, 2018.
- November 21, 2018, Planning Commission recommended approval of all applications, plus added new conditions for the Major Development Review application.
- December 12, 2018, City Council certified the EIR and approved all applications as recommended by the Planning Commission including the new conditions recommended by the Planning Commission, plus the Council added one new condition for the Major Development Review. January 9, 2019, City Council conducted second reading of ordinance for Change of Zone.
- Construction building plans for industrial buildings 1-6 approved by Planning 11.25.19
- Sprouts (Major 1) is completed and in operation 10.28.20

Project Map:



Current Status:

- The Merge Industrial and Retail have completed construction.

- New projects are added to the bottom of the list as they are submitted.
- Projects that have been completed for more than one year are removed from this list.
- Highlighted Text** =Updated Information



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Planning Department Major Projects Summary March 25, 2026

Walmart (MAP ID: WMT)

Project:	Walmart – Eastvale Crossings
Project No.	PLN12-0051, PLN21-20021_DR002 (Ref. PLN12-0051)
Project Location:	Southeast corner of Limonite and Archibald Avenues (APN 144-030-039)
Project Description:	General Plan Amendment, Change of Zone, Major Development Review, five Conditional Use Permits, Tentative Tract Map No. 35061, and Variance for the development of a 177,000 +/- sq. ft. retail store and several outparcels on 24.78 acres. CEQA: Environmental Impact Report (certified) Major Development Review for the construction of a Walmart gasoline service station with an ancillary 1,620 square foot convenience store located on Parcel 2 of Tentative Tract Map No. 35061
Planner:	Jamie K. Cerda

Notes:

- City Council approval on April 26, 2017.
- Project was reviewed by the Riverside County Airport Land Use Commission and received a conditional finding of conformance with the Chino Airport Land Use Compatibility Plan.
- Public review of DEIR available from September 27 to November 17, 2016.
- On March 15, 2017, the Planning Commission reviewed and recommended approval of the project to City Council.
- City Council public hearing on April 12, 2017, with a staff recommendation to continue the hearing to April 26, 2017.
- City Council approval on April 26, 2017. Notice of Determination recorded on April 27, 2017.
- Waiting for applicant to submit construction plans.
- Extension of Time (PLN19-20052) has been approved by the Planning Commission on 1.15.2020
- Extension of Time (PLN19-20052) has been approved by the Planning Commission on 1.15.2020
- Extension of Time (PLN21-20021 MDR002) has been approved by the planning department on 11.02.2021.
- Minor Development Review (PLN22-20012 MDR002) has been approved by the planning department on 1.24.2023
- Extension of Time (PLN22-20017 EOT 001) has been approved by the planning department on 10.20.2021
- On April 26, 2023, the City Council approved Final Map TR35061.

Project Map:



Current Status:

- The site is currently operational.

- New projects are added to the bottom of the list as they are submitted.
- Projects that have been completed for more than one year are removed from this list.
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Planning Department Major Projects Summary
March 25, 2026

Mister Carwash (MAP ID: WMT)

Project:	Mister Car Wash
Project No.	PLN24-20024_DR001_CUP002
Project Location:	Southeast corner of Limonite Ave. and of Archibald Ave. (APN:144030039)
Project Description:	New 5,435 sq. ft. building with 3 queuing lanes funneling into a 130' tunnel which leads out to 26 vacuum stalls.
Planner:	Steven D. Fowler

Notes:

- Received application on 3.25.24
- On April 23, 2024 an incomplete letter was sent to the applicant
- On June 11, 2024 resubmittal was received.
- On July 10, 2024 an incomplete letter was sent to the applicant
- On August 20, 2024, the Planning Division deemed the project complete
- On September 18, 2024 the Planning Commission approved project PLN24-20024, subject to conditions of approval.

Project Map:



Current Status:

- Building Division has construction plans ready to issue.
- Public Works Department is currently awaiting submittal for grading.

- New projects are added to the bottom of the list as they are submitted.
- Projects that have been completed for more than one year are removed from this list.
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Planning Department Major Projects Summary
March 25, 2026

McDonanlds (MAP ID: WMT)

Project:	McDonalds
Project No.	PLN24-20089_DR009
Project Location:	Southeast corner of Limonite Ave. and of Archibald Ave. (APN:144030039)
Project Description:	New 4,375 sq. ft. building with drive thru lane.
Planner:	Steven D. Fowler

Notes:

- Received application on 10.15.24
- An incomplete letter was sent out to the applicant on 11.14.24
- On 1.6.25 the project was resubmitted for second round of review.
- The Project was deemed complete and scheduled for the 2.19.25 planning Commission.
- On February 19, 2025 Planning Commission approved entitlements for PLN24-20089 and is subject to conditions of approval.

Project Map:



Current Status:

- The project has obtained construction documents with the Building Division and Public Works Department.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. **Highlighted Text** =Updated Information



CITY OF EASTVALE

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Planning Department Major Projects Summary
March 25, 2026

Better Buzz (MAP ID: WMT)

Project:	Better Buzz
Project No.	PLN24-20091_MDR015
Project Location:	Southeast corner of Limonite Ave. and of Archibald Ave. (APN:144030039)
Project Description:	New 1,770 sq. ft. building with patio and drive-thru
Planner:	Steven D. Fowler

Notes:

- Received application on 10.28.24
- On 11.21.24 an incomplete letter was sent out to the applicant.
- On 1.21.25 the applicant resubmitted the project for second round of review.
- The Project was deemed complete and scheduled for the 2.19.25 planning Commission.

Project Map:



Current Status:

- On February 19, 2025 Planning Commission approved entitlements for PLN24-20091 and is subject to conditions of approval.
- Currently awaiting construction documents to be submitted with the Building Division and Public Works Department.

- New projects are added to the bottom of the list as they are submitted.
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Planning Department Major Projects Summary
March 25, 2026

Dunkin Donuts and Carwash DR and CUP (MAP ID: DUNK)

Project:	Dunkin Donuts and Carwash DR and CUP
Project No.	PLN21-20030_DR_003_CUP_007 Dunkin Donuts and PLN21-20060_DR006_CUP011 American Express Carwash
Project Location:	Northwest corner of Schleisman and Hamner Ave.; Assessor Parcel Number (APN) 152-341-017
Project Description:	Major Development Review (DR): For the development of a 3,400 square foot multi-tenant building where 1,600 square feet will be for a Dunkin Donuts with a drive-through and outdoor patio and where 1,800 square feet will be for a bistro with an outdoor patio. (PLN21-20030) Major Development Review (DR): for the development of a 5,113 square foot car/truck wash with 18 vacuum stalls. (PLN21-20060) Conditional Use Permit (CUP): To allow the operation of a drive-through for the proposed coffee shop. (PLN21-20030) Conditional Use Permit (CUP): To allow the operation of a drive-through for the proposed car/truck wash use. (PLN21-20060)
Planner:	Jamie K. Cerda

Notes:

- Received application on 5.26.21
- Applicant has provided updated submittal package 5.9.22
- On July 20, 2022 the Planning Commission approved project PLN21-20030 and PLN21-20060, subject to conditions of approval.
- The Building Division has approved constructions plans.

Project Map:



Current Status:

- All-American Carwash has received TCO and is currently operational.
- Dunkin Donuts have pulled permits currently under construction.

1. New projects are added to the bottom of the list as they are submitted.
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Planning Department Major Projects Summary
March 25, 2026

Cherry Tree Residential

Project:	Cherry Tree Residential
Project No.	PLN24-20092 TTM DR010 and PLN24-20057 SB330
Project Location:	Southwest corner of Walters St. and Selby Ave.
Project Description:	Vesting Tentative Tract Map for 39 lots for a single-family home community. Major Development Review for the development of 39 single-family residential units, 38 attached ADUs, and 38 detached ADUs.
Planner:	Allen Lim

Notes:

- Received application on 10.28.24
- An incomplete letter was sent to the applicant on 11.26.24
- On 3.3.25 the applicant resubmitted for plan review.
- A second incomplete letter was sent to the applicant on 3.27.25
- On 5.12.25 the applicant resubmitted for plan review.
- The project was deemed complete and scheduled for the June 18, 2025, to be presented to the Planning Commission.
- On June 18, 2025, the Planning Commission approved entitlements for PLN24-20092 and is subject to conditions of approval.

Project Map:



Current Status:

- On October 17, 2025, construction documents were submitted for Building Division Review.

- New projects are added to the bottom of the list as they are submitted.
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Planning Department Major Projects Summary
March 25, 2026

Oasis Residential

Project:	Oasis Residential
Project No.	PLN25-20016 TTM002 DR002 SBB330
Project Location:	Southeast corner of Chandler Ave. & Hellman Ave.
Project Description:	Tentative Tract Map for 65 lots for a single-family home community and 2 open space lots. Major Development Review for the development of 65 single-family residential units.
Planner:	Allen Lim

Notes:

- Received application on 3.19.25
- On 4.17.25 the applicant received an incomplete letter.
- On 5.20.25 the applicant resubmitted the project for Planning Division review.
- Additional CEQA documents were submitted on 6.11.25.
- On 7.20.25 the applicant received a second incomplete letter.
- On 10.1.25 the applicant resubmitted the project for Division review.
- The project was scheduled for Planning Commission on 11.19.25

Project Map:



Current Status:

- On November 19, 2025, the Planning Commission approved entitlements for PLN25-20016 and is subject to Conditions of Approval.

1. New projects are added to the bottom of the list as they are submitted.
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Planning Department Major Projects Summary
March 25, 2026

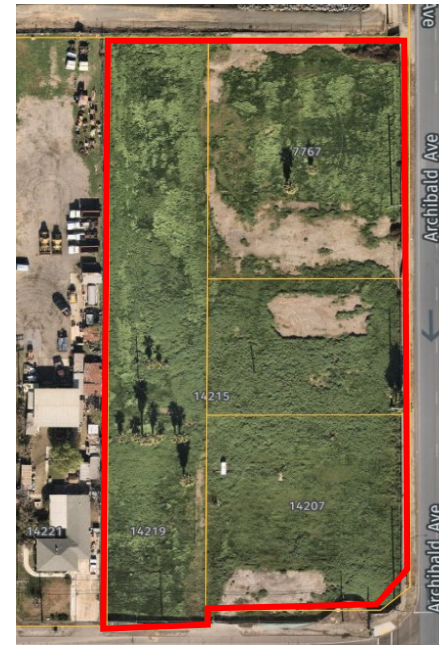
Archibald and Chandler Retail (MAP ID: ACR)

Project:	Archibald and Chandler Retail Center
Project No.	PLN23-20018 TPM #37653, PLN23-20019 MDR004 CUP002, PLN23-20020 MDR005 CUP003, PLN23-20020 MDR006
Project Location:	Northwest corner of Archibald and Chandler; (Assessor Parcel Numbers: 144-130-004, 144-130-011, 144-130-012, 144-130-013)
Project Description:	Tentative Parcel Map (37653) to parcelize a 2.71-acre site into three (3) parcels. Minor Development Review for a commercial development on a 0.81-acre parcel comprised of a 3,500 square feet sit-down restaurant (Zendejas) Minor Development Review for a commercial development on a 1.18-acre parcel a 3,598 square feet drive-through carwash (Quick Quack Express Carwash) Minor Development Review for a commercial development on a 0.75-acre parcel with a 950 square feet drive-through coffee shop (Dutch Bros). Conditional Use Permit for the operation of a drive-through coffee shop. Conditional Use Permit for the operation of a drive-through carwash.
Planner:	Allen Lim

Notes:

- Received application on 04.11.23
- On 5/9/2023 comments were returned to the applicant.
- On July 27, 2023 the project was resubmitted.
- On August 24, 2023 a correction letter was sent out to the applicant.
- Application deemed complete scheduled Planning Commission date of October 18, 2023.
- The item was continued to the November 15, 2023 Planning Commission.
- The Item was continued to the December 20, 2023 Planning Commission.
- On December 20, 2023, the Planning Commission approved entitlements for PLN23-20018 TPM #37653, PLN23-20019 MDR004 CUP002, PLN23-20020 MDR005 CUP003, PLN23-20020 MDR006

Project Map:



Current Status:

- Awaiting submittal of Final parcel map to Public Works Department.
- Quick Quack has submitted for grading to Public Works and construction documents to Building Division.
- Dutch Bros has submitted for grading to Public Works and construction documents to Building Division.
- Overall site grading has been submitted to Public Works.
- Zendejas has submitted construction documents for plan check with the Building Division.

- New projects are added to the bottom of the list as they are submitted.
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Planning Department Major Projects Summary
March 25, 2026

Magnolia Ranch

Project:	Magnolia Ranch (Woodside)
Project No.	PLN23-20043 DR005
Project Location:	Southwest of Schleisman Rd. and Scholar Way. North of Orange St.
Project Description:	Development Review for the development of 41 traditional single-family homes on lots of a minimum 55' x 90 (4950 SF)
Planner:	Jamie K. Cerda

Notes:

- Application submitted on July 6, 2023.
- Application was deemed incomplete on July 6, 2023
- Application deemed complete scheduled Planning Commission date of October 18, 2023
- On October 18, 2023 Planning Commission approved entitlements for PLN23-20043 and is subject to conditions of approval.

Project Map:



Current Status:

- Building plans were issued on 2.13.2025 and the project is currently under construction.
- Model homes are open to the public.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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Planning Department Major Projects Summary
March 25, 2026

St. Oscar Romero Modular Buildings

Project:	St. Oscar Romero's Modular Buildings
Project No.	PLN23-20038 MDR008
Project Location:	Northwest corner of Chandler St. and of Selby Ave. North of Retriever St.
Project Description:	Minor Development Review for the development of 2 temporary 1,059 square feet (total of 2,118 square feet) Modular Office Building with accessible stairs, ramps, restrooms, parking and connected walkway.
Planner:	Steven D. Fowler

Notes:

- Application submitted on July 6, 2023.
- Application was deemed incomplete on July 6, 2023
- Application was deemed incomplete on July 24, 2023
- Application was resubmitted on August 21, 2023
- Application was deemed complete on September 7, 2023.

Project Map:



Current Status:

- Building Division has issued permits for construction and is currently under construction.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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CITY OF EASTVALE

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Planning Department Major Projects Summary
March 25, 2026

Future

The Leal Plan (MAP ID: LEAL)

Project:	Leal Master Plan
Project No.	Special Project
Project Location:	160 acres ± at the northwest corner of Hamner and Limonite Avenue, east of Scholar Way, and south of 58th Street.
Project Description:	This Master Plan describes the community's vision for the project area, identifies appropriate land uses, and includes the development standards that are necessary to achieve the vision, defines the character of the project's development, lists the steps involved with the development process, and provides the project's implementation plan. CEQA: EIR
Planner:	Jamie K. Cerda

Notes:

- In September 16, 2016, the Planning Commission reviewed and recommended approval to City Council. May 2017 – City has been asked by property owner's representative to postpone action on the project while issues related to the estate of Brad Leal are resolved August 30, 2017 – City met with Leal family and prospective developer to discuss processing and timing.
- City Council Approved Master Plan and Final Environmental Impact Report on December 13, 2017.
- Adopted by City Council on December 13, 2017.
- Staff continues to coordinate with the property owners as they seek a developer(s) for the site.
- Planning Commission recommend approval to City Council on April 26, 2022
- On May 11, 2022, the City Council approved the Leal Masterplan Amendment (PLN21-20039) and related entitlements (DA, TTM 382290, DR PLN22-20020)
- On May 25, 2022, the City Council approved the second reading of the ordinances for the Leal Master Plan Amendment (PLN21-20039) and Development Agreement (PLN22-20039).
- On August 24, 2022, Lot Line Adjustment (2022-001) was recorded with the Assessor-County Clerk Recorder.

Project Map:



Current Status:

- Construction documents are currently under review for phase A of Leal Master Plan. Awaiting submission of entitlements application for phase B.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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AGENDA STAFF REPORT

City Council Meeting

CONSENT CALENDAR

Agenda Item No. 11.3

March 25, 2026

Public Works Department Update

Prepared By:

Jimmy Chung, Public Works Director/City Engineer

Recommended Action(s)

Staff recommends that the City Council receive and file the Public Works Department update.

Summary

The Public Works Department provides monthly updates on residential and commercial development projects, encroachment permits, capital improvements projects including a grant summary.

Background

Not Applicable.

Analysis

Not Applicable.

Environmental

Not Applicable.

Strategic Plan Action - Priority Level: N/A | Target #: N/A | Goal #: N/A

Not Applicable.

Fiscal Impact

Not Applicable.

Prior City Council/Commission Action

Not Applicable.

Attachment(s)

[Attachment 1 - PW Grants Summary](#)

[Attachment 2 - PW Project Update List](#)

PUBLIC WORKS GRANTS SUMMARY						
GRANTS AWARDED						
AGENCY	GRANT NAME	PROJECT NAME	GRANT AWARD	MATCH	DUE DATE	STATUS
USDOT: Department of Transportation	Congressman Calvert: 2023 Transportation and Infrastructure Appropriations Bill	Limonite Gap Pedestrian Bridge	\$ 1,600,000.00	\$ 400,000.00		This grant is for construction phaseo only. The project is currently under design.
California Department of Resources Recycling and Recovery	CalRecycle Rubberized Pavement (TRP) Grant Program (TRP16-23-0047)	Annual Overlay/Residential Slurry Seal Project	\$ 170,586.00		April 1, 2026	
California Department of Transportation	HSIP: Highway Safety Improvement Program Cycle 12	Traffic Signal Improvement at Sumner and 68th	\$ 642,402.00	\$ 79,398.00	March 31, 2028	Allocation request for PE phase will be submitted.



EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE: Capital Improvements Project

PROJECT NAME: Civic Center Project (Phase 1)

PROJECT DESCRIPTION: A design build project to construct a Phase 1 of the Civic Center Project, which includes approximately 52,000 square foot City Hall, a 25,000 square foot library, a 20,000 square foot police station with a park and a civic plaza.

PROJECT STATUS: **In Construction:** The construction contract was awarded to Clark Construction on June 25, 2025. Notice to Proceed was issued to Clark, effective August 11, 2025.

PROJECT SCHEDULE: Structural steel erection continues as well as the offsite utility work.

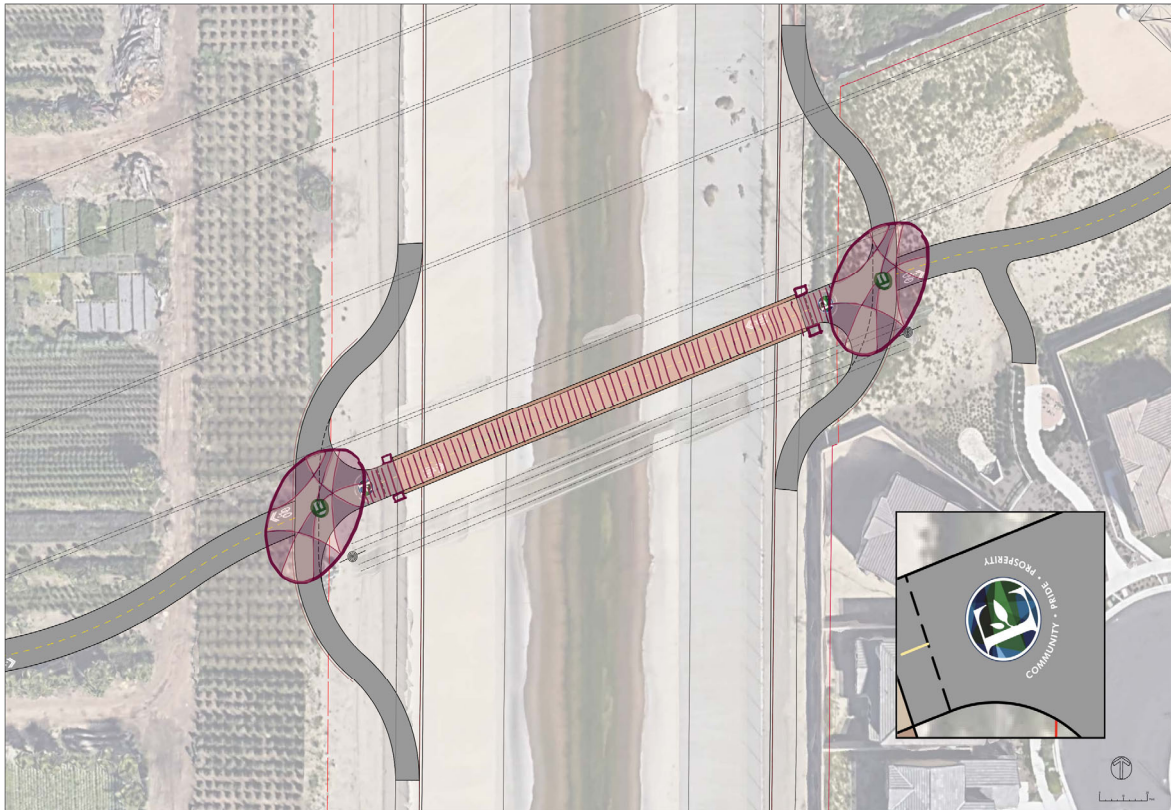
PROJECT RENDERING:





EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE:	Capital Improvements Project
PROJECT NAME:	Limonite Gap Pedestrian Bridge
PROJECT DESCRIPTION:	Project will design and install a prefabricated steel fabricated bridge over Cucamonga Creek Channel to close the gap of pedestrian path within the SCE easement.
PROJECT STATUS:	In Design – Engineering: Design contract was awarded to TYLin on April 10, 2024. 65% PS&E was delivered on February 17, 2025 and is being reviewed. Technical studies are being prepared to submit to Caltrans for NEPA EA.
PROJECT SCHEDULE:	100% PS&E is anticipated to be delivered by June 2026.
PROJECT MAP:	





EASTVALE PUBLIC WORKS PROJECT UPDATES

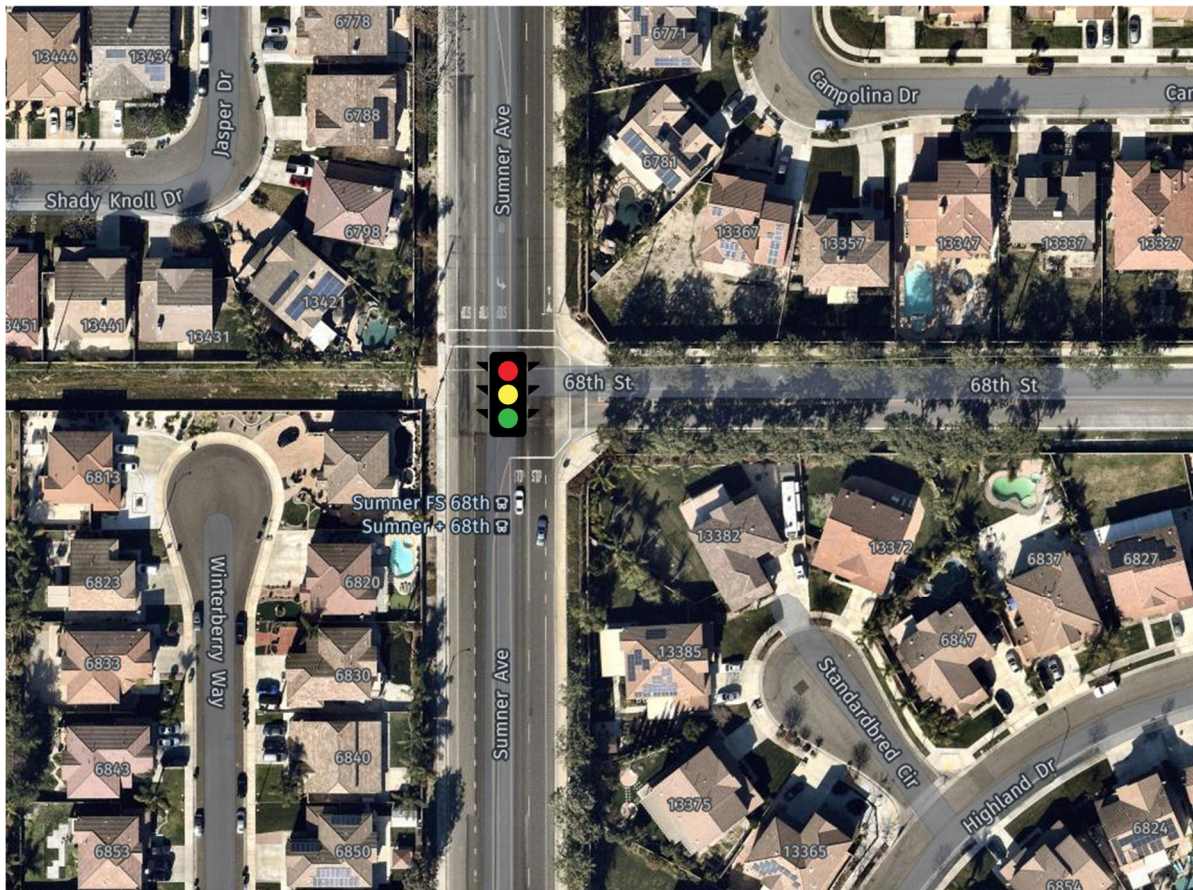
PROJECT TYPE:	Capital Improvements Project
PROJECT NAME:	Median Improvement Projects at River Rd, Cantu Galleano Rd, and Archibald Ave
PROJECT DESCRIPTION:	Project will install landscaped raised medians at River Rd, Cantu Galleano Rd, and Archibald Ave to physically separate opposing traffic streams and help stop vehicles traveling into opposing traffic lanes. The project will be constructed in two phases: Phase 1 will involve the construction of hardscape including curb, gutter, and sleeve for future utilities, and Phase 2 will include the installation of landscaping, monument, and lighting.
PROJECT STATUS:	In Construction: Construction contract for Phase 2 was awarded in May 2025.
PROJECT SCHEDULE:	Landscaping and median monument signs have been installed, along with the streetlight poles on River Rd. Associated electrical work is being scheduled for installation and energization.
PROJECT IMAGE:	





EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE:	Capital Improvements Project
PROJECT NAME:	Traffic Signal Improvement at Sumner Ave and 68 th St
PROJECT DESCRIPTION:	Project will design and install traffic signals at the intersection of Sumner Ave and 68th Street.
PROJECT STATUS:	In Design – Engineering: Design contract was awarded to STC on August 13, 2025.
PROJECT SCHEDULE:	The final PS&E is expected to be completed by February 2026, and the project is tentatively scheduled to be advertised for construction bidding in April 2026.
PROJECT IMAGE:	





EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE:	Capital Improvements Project
PROJECT NAME:	Citywide Traffic Signal Synchronization - Phase 1 Arterials
PROJECT DESCRIPTION:	Install traffic synchronization components and fiber optic line and/or wireless antenna to relay signal per the traffic signal synchronization master plan. Traffic signal synchronization of major corridors will be completed in two phases. Phase 1 includes Hamner Avenue, Archibald Avenue, Schleisman Road and Scholar Way. Phase 2 includes collectors streets including Harrison Ave, Sumner Ave, 65th St, and Citrus St (CIP 94007). This project is for Phase 1, and synchronization on Schleisman Rd will be completed after the intersection of Schleisman Rd and Sumner is improved by a developer.
PROJECT STATUS:	In Design - Engineering: Design contract was awarded to STC on August 13, 2025.
PROJECT SCHEDULE:	The final PS&E is expected to be completed by May 2026, and the project is tentatively scheduled to be advertised for construction bidding in June 2026.
PROJECT IMAGE:	





EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE: Capital Improvements Project

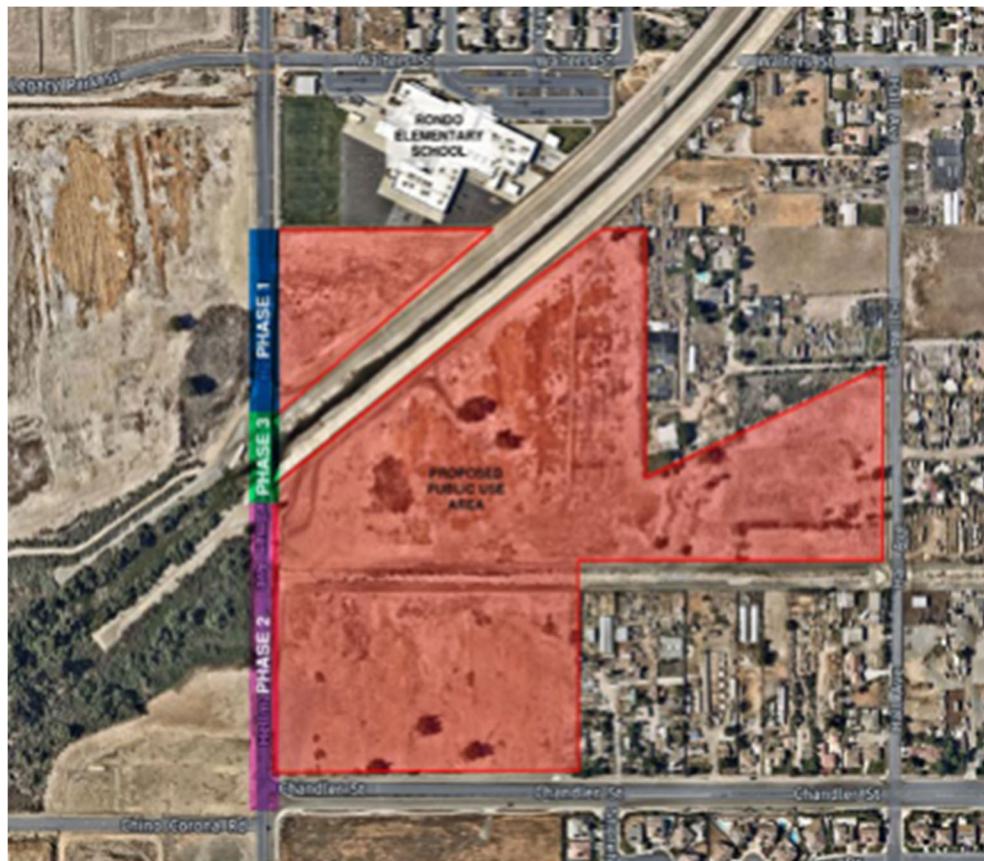
PROJECT NAME: Hellman Avenue Street Widening and Walters Pedestrian Bridge

PROJECT DESCRIPTION: The project involves widening Hellman Avenue from Walters Street to River Road to eliminate bottlenecks and improve traffic flow. The scope includes conducting a feasibility study, preparing environmental documents, right-of-way easement documents, and PS&E. The project will be completed in two phases: 1) Widening of Hellman Avenue north of Chandler Avenue, including lot grading south of Rondo Elementary School and bridge widening. 2) Widening of Hellman Avenue from Shortham Street to River Road. The feasibility study will determine the most efficient approach for phasing the project.

PROJECT STATUS: **In Design - Engineering:** This project is receiving TUMF funding.

PROJECT SCHEDULE: The RFP for design and environmental services has been issued. The NTP is anticipated in March 2026.

PROJECT IMAGE:





EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE: Capital Improvements Project

PROJECT NAME: Schleisman Road Mobility, Safety and Connectivity Project

PROJECT DESCRIPTION: Design and construction of Schleisman Road between Hamner Avenue and Sumner Avenue to include all-inclusive, all ages and abilities.

PROJECT STATUS: **In Design – Engineering:** Notice to Proceed issued 6/12/2025.

PROJECT SCHEDULE: 30% plans are under review

PROJECT IMAGE:





EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE: Residential Development

PROJECT NAME: Oasis Residential

PROJECT LOCATION: Southeast corner of Chandler Street and Hellman Avenue

PROJECT DESCRIPTION: 65 Residential units on 8.2 acres.

PROJECT STATUS: Project is currently in review for entitlement.

PROJECT MAP:





EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE: Residential Development

PROJECT NAME: Warmington Residential

PROJECT NUMBER: PW25-10004

PROJECT LOCATION: Southeast corner of Archibald Avenue and Grapewin Street

PROJECT DESCRIPTION: Improvements include 76 residential lots on 8.3 acres.

PROJECT STATUS: Project is in the plan check phase.

PROJECT MAP:





EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE:	Commercial Development
PROJECT NAME:	Hamner Place
PROJECT NUMBER:	PW18-10712
PROJECT LOCATION:	East of Hamner Avenue and Schleisman Road
PROJECT DESCRIPTION:	Improvements include 21.48 gross acres.
PROJECT STATUS:	Onsite improvement ongoing
PROJECT MAP:	





EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE:	Residential Development
PROJECT NAME:	Eastwalk/ Leal
PROJECT NUMBER:	PW22-1004
PROJECT LOCATION:	Northwest corner of Limonite Avenue and Hamner Avenue
PROJECT DESCRIPTION:	158.6 acre development that will include approximately 2500 residential units as well as plans for future commercial development
PROJECT STATUS:	Developer has obtained precise grading, street, sewer and water, and building permits for Phase B

PROJECT MAP:





EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE: Commercial Development

PROJECT NAME: Chandler Plaza

PROJECT NUMBER: TPM 37653

PROJECT LOCATION: Northwest corner of Chandler Avenue and Archibald Avenue

PROJECT DESCRIPTION: 2.70 acre subdivision into three retail development parcels

PROJECT STATUS: Developer is working to obtain permits

PROJECT MAP:





EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE: Commercial Development

PROJECT NAME: Walmart

PROJECT NUMBER: PW23-10004

PROJECT LOCATION: Southeast corner of Limonite Avenue and Archibald Avenue

PROJECT DESCRIPTION: 177,000 square foot retail center on 23.3 acres

PROJECT STATUS: Walmart is open. Off-site improvements are wrapping up in the next couple months.

PROJECT MAP:





AGENDA STAFF REPORT

City Council Meeting

CONSENT CALENDAR

Agenda Item No. 11.4

March 25, 2026

City of Eastvale Crime Statistics – January 2026

Prepared By:

Johnny Terfehr, Community Safety Director

Recommended Action(s)

Staff recommends that the City Council receive and file the Eastvale Crime Statistics for January 2026.

Summary

The City Council requested staff collaborate with the Riverside County Sheriff's Department to develop a crime statistics document that would reflect selected Part I and Part II crime data for the City of Eastvale. Intended to show month-to-month crime statistics, the document will assist in determining appropriate staffing levels for law enforcement services.

Background

In May 2017, City Council directed staff to coordinate with the Riverside County Sheriff's Department to request and obtain monthly crime statistics for the City of Eastvale. The primary intent of the request was to determine appropriate staffing levels during the City's contract negotiations with the Sheriff's Department. Over several weeks, the city manager and staff worked collaboratively with Riverside County Sheriff's Department administration and management to obtain crime statistics that could be shared with the public on a regular basis.

Upon receiving the data, the Riverside County Sheriff's Department advised staff that the data provided would be reflective of the previous month, or thirty days behind the current month; and that the report would need to include a disclaimer identifying the data as preliminary and raw. At the July 26, 2017 meeting, City Council recommended that staff add columns reflective of felony and misdemeanor arrests. During the September 26, 2017 meeting, City Council recommended staff add

traffic violations/citations data and the total calls for service broken down per month. Crime statistics that were released in the time that passed since the last meeting of the City Council are attached.

Environmental

Crime statistics are not a project pursuant to the California Environmental Quality Act (CEQA) and no environmental review is required.

Strategic Plan Action - Priority Level: N/A | Target #: N/A | Goal #: N/A

Not applicable

Fiscal Impact

Not applicable.

Prior City Council/Commission Action

On July 25, 2017, the Public Safety Commission approved the receipt of a monthly crime statistics report.

On July 26, 2017, the City Council approved the receipt of a monthly crime statistics report and requested columns reflective of felony and misdemeanor arrests.

On September 26, 2017, the City Council recommended that the report include traffic violations and citations data.

Attachment(s)

[Attachment 1 - Eastvale Crime Statistics Report January 2026](#)



CITY OF EASTVALE

Crime Data & Statistics 90-Day / Year-Over-Year



TOTAL PART I CRIMES 90-Day / Year-Over-Year								
PART I CRIMES	NOV 2024	NOV 2025	DEC 2024	DEC 2025	JAN 2025	JAN 2026	YTD-2025	YTD-2026
Homicide	0	0	0	0	0	0	1	0
Arson	0	1	0	0	0	0	2	0
Aggravated Assault	8	23	11	15	11	14	192	14
Burglary	10	10	12	7	18	5	92	5
Larceny Theft	80	41	81	51	45	51	717	51
Rape	1	0	1	0	2	1	6	1
Robbery	1	1	0	1	0	2	16	2
Vehicle Theft	9	8	19	12	6	5	85	5
Total Part I Crimes	109	84	124	86	82	78	1,111	78

TOTAL VIOLENT CRIMES 90-Day / Year-Over-Year								
PART I CRIME	NOV 2024	NOV 2025	DEC 2024	DEC 2025	JAN 2025	JAN 2026	YTD-2025	YTD-2026
Homicide	0	0	0	0	0	0	1	0
Rape	1	0	1	0	2	1	6	1
Robbery	1	1	0	1	0	2	16	2
Aggravated Assault	8	23	11	15	11	14	192	14
Arson	0	1	0	0	0	0	2	0
Total Violent Crimes	10	25	12	16	13	17	217	17

TOTAL PROPERTY CRIMES 90-Day / Year-Over-Year								
PROPERTY CRIMES	NOV 2024	NOV 2025	DEC 2024	DEC 2025	JAN 2025	JAN 2026	YTD-2025	YTD-2026
Burglary	10	10	12	7	18	5	92	5
Vehicle Theft	9	8	19	12	6	5	85	5
Larceny Theft	80	41	81	51	45	51	717	51
Total Property Crimes	99	59	112	70	69	61	894	61

CALLS FOR SERVICE 90-Day / Year-Over-Year								
CALL NATURE	NOV 2024	NOV 2025	DEC 2024	DEC 2025	JAN 2025	JAN 2026	YTD-2025	YTD-2026
Mail Theft	5	5	6	1	7	3	90	3
Total Calls	1,948	2,163	1,894	2,358	1,981	2,406	26,833	2,406

TOTAL ARRESTS								
CHARGE LEVEL	NOV 2024	NOV 2025	DEC 2024	DEC 2025	JAN 2025	JAN 2026	YTD-2025	YTD-2026
Felony Arrests	10	13	5	9	11	15	165	15
Misdemeanor Arrests	32	34	26	34	32	19	373	19
Total Arrests	42	47	31	43	43	34	538	34

DISCLAIMER: This report's crime data figures are preliminary and pending year-end verification by CA-DOJ and the FBI. All crime data is derived from the Riverside Sheriff's Records Management System (RMS) and is current as of the date of publishing. The Crime data is dynamic and can change based on a change in crime verification or how fast reports are written and entered.



CITY OF EASTVALE

Crime Data & Statistics CY-2026



TOTAL PART I CRIMES													
PART I CRIMES	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD
Homicide	0	0	0	0	0	0	0	0	0	0	0	0	0
Arson	0	0	0	0	0	0	0	0	0	0	0	0	0
Aggravated Assault	14	0	0	0	0	0	0	0	0	0	0	0	14
Burglary	5	0	0	0	0	0	0	0	0	0	0	0	5
Larceny Theft	51	0	0	0	0	0	0	0	0	0	0	0	51
Rape	1	0	0	0	0	0	0	0	0	0	0	0	1
Robbery	2	0	0	0	0	0	0	0	0	0	0	0	2
Vehicle Theft	5	0	0	0	0	0	0	0	0	0	0	0	5
Total Crime	78	0	0	0	0	0	0	0	0	0	0	0	78

TOTAL VIOLENT CRIMES													
PART I CRIME	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD
Homicide	0	0	0	0	0	0	0	0	0	0	0	0	0
Rape	1	0	0	0	0	0	0	0	0	0	0	0	1
Robbery	2	0	0	0	0	0	0	0	0	0	0	0	2
Aggravated Assault	14	0	0	0	0	0	0	0	0	0	0	0	14
Arson	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Crime	17	0	0	0	0	0	0	0	0	0	0	0	17

TOTAL PROPERTY CRIMES													
PROPERTY CRIMES	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD
Burglary	5	0	0	0	0	0	0	0	0	0	0	0	5
Vehicle Theft	5	0	0	0	0	0	0	0	0	0	0	0	5
Larceny Theft	51	0	0	0	0	0	0	0	0	0	0	0	51
Total Crime	61	0	0	0	0	0	0	0	0	0	0	0	61

TOTAL CALLS FOR SERVICE													
CALL NATURE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD
Mail Thefts	3	0	0	0	0	0	0	0	0	0	0	0	3
Total Calls	2,406	0	0	0	0	0	0	0	0	0	0	0	2,406

TOTAL ARRESTS													
CHARGE LEVEL	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD
Felony Arrests	15	0	0	0	0	0	0	0	0	0	0	0	15
Misdemeanor	19	0	0	0	0	0	0	0	0	0	0	0	19
Total Arrests	34	0	0	0	0	0	0	0	0	0	0	0	34

DISCLAIMER: This report's crime data figures are preliminary and pending year-end verification by CA-DOJ and the FBI. All crime data is derived from the Riverside Sheriff's Records Management System (RMS) and is current as of the date of publishing. The Crime data is dynamic and can change based on a change in crime verification or how fast reports are written and entered.



CITY OF EASTVALE

Traffic Enforcement Statistics CY-2026



TOTAL TRAFFIC COLLISIONS													
TRAFFIC COLLISIONS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD
T/C – No Injury	38	0	0	0	0	0	0	0	0	0	0	0	38
T/C – w/ Injury	8	0	0	0	0	0	0	0	0	0	0	0	8
T/C – Fatality	0	0	0	0	0	0	0	0	0	0	0	0	0
Hit & Run – No Injury	9	0	0	0	0	0	0	0	0	0	0	0	9
Hit & Run – w/ Injury	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Collisions	55	0	0	0	0	0	0	0	0	0	0	0	55

TOTAL TRAFFIC CITATIONS													
TRAFFIC CITATIONS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD
Parking	236	0	0	0	0	0	0	0	0	0	0	0	236
Traffic / Moving	162	0	0	0	0	0	0	0	0	0	0	0	162
Commercial	147	0	0	0	0	0	0	0	0	0	0	0	147
Total Citations	545	0	0	0	0	0	0	0	0	0	0	0	545

TRAFFIC ENFORCEMENT ACTIVITY													
TRAFFIC INCIDENTS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD
DUI (Arrests/Cites)	1	0	0	0	0	0	0	0	0	0	0	0	1
Street Racing (VC 23103)	15	0	0	0	0	0	0	0	0	0	0	0	15

DISCLAIMER: This report's crime data figures are preliminary and pending year-end verification by CA-DOJ and the FBI. All crime data is derived from the Riverside Sheriff's Records Management System (RMS) and is current as of the date of publishing. The Crime data is dynamic and can change based on a change in crime verification or how fast reports are written and entered.



CITY OF EASTVALE

AGENDA STAFF REPORT

City Council Meeting

CONSENT CALENDAR

Agenda Item No. 11.5

March 25, 2026

Sixth Cycle (2021-2029) Annual Housing Element Progress Report (APR) for the 2025 Reporting Period

Prepared By:

David Murray, City Planner

Recommended Action(s)

Staff recommends that the City Council:

1. Receive and file the 2025 Annual Housing Element Progress Report; and
2. Direct staff to submit the 2025 Annual Housing Element Progress Report to the California Department of Housing and Community Development (HCD).

Summary

On April 20, 2022, the City Council adopted Eastvale's Sixth Cycle 2021-2029 Housing Element. On June 21, 2022, the State Department of Housing and Community Development (HCD) certified the adopted housing element, finding it in full compliance with State Housing Element Law. The Housing Element is one of the required chapters of the City's General Plan. The General Plan is a California mandated comprehensive, long-range planning document that outlines the long-range vision for the City. The document is designed to provide policy guidance for land use decisions for the City. Although the General Plan is mandated by the State, the Housing Element is the only General Plan Element that requires review and certification by HCD. As part of this review, HCD requires jurisdictions to file a Housing Element Annual Progress Report (APR). The 2025 APR represents the fourth annual report for the Sixth Housing Element Cycle. State law also requires the City Council to consider the progress report during a public meeting so that members of the public may provide oral testimony or written comments.

Background

On March 4, 2021, the Southern California Association of Governments (SCAG) formally adopted a final allocation plan to meet anticipated housing needs of the six-county SCAG region covering the period from October 2021 through October 2029 (Sixth Cycle RHNA). The SCAG region has a 6th Cycle RHNA allocation of 1,341,827 units, of which 167,351 units were allocated to the various jurisdiction in Riverside County. Eastvale's share of the SCAG RHNA allocation is 3,028 units. On April 20, 2022, The City Council adopted Resolution 22-21 which amended the Eastvale General Plan for the 2021-2029 Sixth Cycle Housing Element update. As previously mentioned, HCD requires jurisdictions to file a Housing Element APR by April 1 of each year.

Analysis

Each year, the City completes an Annual Progress Report (APR) on forms provided by HCD as a method of tracking progress towards implementing the Sixth Cycle Housing Element (**Attachment 1**). The APR identifies and provides a summary of housing entitlements, permitting, and production for the prior calendar year and reports on the progress of achieving the City of Eastvale's Regional Housing Needs Assessment (RHNA). The annual report describes the progress made towards these goals quantified by the number of building permits issued for new residential units during the reporting year, or units that were not included in previous reports, and the total number of housing units entitled.

The City's RHNA allocation represents the number of housing units that the Southern California Association of Governments (SCAG) estimated would be necessary to accommodate the City's project population growth for the 2021-2029 planning period. The Sixth Cycle RHNA figures are indicated in Table 1 below.

Table 1 - 2021-2029 RHNA by Income Category		
Income Category	Income Range (family of four)	2021-2029 RHNA (units)
Very Low-income	\$0 to \$55,950	1,145
Low-income	\$55,951 to \$89,500	672
Moderate-income	\$89,501 to \$124,700	635
Above Moderate-income	Above \$124,700	576
Total RHNA Allocation		3,028

Riverside County's Median Income (MFI) for a family of four is \$103,900. (Source: HCD State Income Limits 2025)

Pursuant to state housing laws, progress towards meeting the City's RHNA obligation are tracked by monitoring building permit issuance data rather than actual units built or entitlements received. For the 2025 reporting year (January 1, 2025 through December 31, 2025), the City issued 452 building permits for new housing units, which included 36 single-family units (attached and detached), 401 multiple-family units, and 15 Accessory Dwelling units (ADUs). In addition to housing production targets established through RHNA, the Housing Element includes a Housing Policy Program that identifies a variety of policies and objectives geared to ensure the City meets its present and future housing needs. These policies and actions are included in the attached HCD forms.

The City's outstanding RHNA for the Sixth Cycle is 2,439 units, which includes a remaining obligation of 1,145 units for very low-income residents, 662 units for low-income residents, and 632 units for

moderate income residents. With the 2025 reporting period, the City has met and exceeded the above moderate-income level by 336 units. Table 2 below provides the RHNA income categories, respective RHNA allocation, permits issued, and outstanding RHNA allocation.

Table 2 - 2021-2029 Building Permits Issued							
Income Category	RHNA Allocation	Permits Issued (2021)	Permits Issued (2022)	Permits Issued (2023)	Permits Issued (2024)	Permits Issued (2025)	Remaining RHNA Allocation
Very Low-income	573	0	0	0	0	0	1,145
Low-income	672	0	0	0	0	10	662
Moderate-income	635	0	0	0	0	3	632
Above Moderate-income	576	6	9	15	443	439	0
Total:	3,028	6	9	15	443	452	2,439

Environmental

This is a reporting action and would not be considered a project under the California Environmental Quality Act (CEQA).

Strategic Plan Action - Priority Level: N/A | Target #: N/A | Goal #: N/A

Not Applicable.

Fiscal Impact

Funding for the preparation of the Housing Element Annual Status Update is included in the Community Development Department Budget for FY2025/2026.

Prior City Council/Commission Action

On April 20, 2022, the City Council adopted Eastvale's Sixth Cycle 2021-2029 Housing Element.

On March 22, 2023, the City Council approved the APR for the 2022 Reporting Period.

On March 27, 2024, the City Council approved the APR for the 2023 Reporting Period.

On March 26, 2025, the City Council approved the APR for the 2024 Reporting Period.

Attachment(s)

[Attachment 1 - Housing Element Annual Progress Report 2025](#)

Jurisdiction	Eastvale	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	10
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	3
Above Moderate		439
Total Units		452

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	180	36	61
2 to 4 units per structure	0	97	100
5+ units per structure	360	304	116
Accessory Dwelling Unit	109	15	1
Mobile/Manufactured Home	0	0	0
Total	649	452	278

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	86	437
Not Indicated as Infill	14	15

Housing Applications Summary	
Total Housing Applications Submitted:	8
Number of Proposed Units in All Applications Received:	950
Total Housing Units Approved:	950
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
Acutely Low	0	0	0
Extremely Low	0	0	0
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	0	0
Discretionary	8	950

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	1
Number of Units in Applications Submitted Requesting a Density Bonus	76
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	39
Sites Rezoned to Accommodate the RHNA	0

Table A2																											
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																											
Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
1					2	3	4									16	17	18	19	20			21	22	23	24	25
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Assistance Programs for Each Development (may select multiple- see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/ Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*
Summary Row: Start Data Entry Below							#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!					0							
	130781023	Hellman Ave and Chandler St	Oasis Residential	PLN25-2016	SFD	O																					
	164030044	Limonite Ave and Hammer Ave	Quarterla Phase 2	PLN24-20035	5+	R																					
	144110038	7658 Sleby Ave & 7681 Selby Ave	Cherry Tree	PLN24-20092	SFD	R																					
	144110038	7658 Sleby Ave & 7681 Selby Ave	Cherry Tree attached ADU	PLN24-20092	ADU	R												Comparable analysis of similar units on various rental/realty sites accessed on 03/11/2026									
	144110038	7658 Sleby Ave & 7681 Selby Ave	Cherry Tree detached ADU	PLN24-20092	ADU	R																					
	130070021	8312 GRAPEWIN RD	Warmington	PLN24-20053	SFD	O					4						Other	DB					5.5%		Development Standards Modification	No	9 different development standard concessions were applied to all 76 lots. No financial assistance was used for this project as part of the project.
	144333004	13904 Oak Tree Ln	Ponce Residence	PLN24-20110 PMT25-10003	ADU	R							1					Comparable analysis of similar units on various rental/realty sites accessed on 03/11/2026									
	164561014	5713 Ashwell Ct	Clamente Residence	PLN24-20107	ADU	R																					
	152321002	6696 Wells Spring St	Wang Residence	PLN24-20101 PMT25-10296	ADU	R												Comparable analysis of similar units on various rental/realty sites accessed on 03/11/2026									
	144421001	13683 Woodside St	Jairath Residence	PLN25-20004 PMT25-10091	ADU	R												Comparable analysis of similar units on various rental/realty sites accessed on 03/11/2026									
	152572020	13768 Ambervew Pl	Yang Residence	PLN25-20007 PMT25-10912	ADU	R							1					Comparable analysis of similar units on various rental/realty sites accessed on 03/11/2026									
	144311011	14069 Bay Cir	Shen Residence	PLN25-20013 PMT25-10182	ADU	R												Comparable analysis of similar units on various rental/realty sites accessed on 03/11/2026									
	144350007	6262 Micah St	Sobriano Residence	PLN25-20017 PMT25-10291	ADU	R							1					Comparable analysis of similar units on various rental/realty sites accessed on 03/11/2026									
	152413010	12701 Darly St	Zhou Residence	PLN25-10018 PMT25-10268	ADU	R							1					Comparable analysis of similar units on various rental/realty sites accessed on 03/11/2026									
	152180002	7066 Wells Spring St	Feng Residence	PLN25-20023	ADU	R							1					Comparable analysis of similar units on various rental/realty sites accessed on 03/11/2026									
	152180002	14571 Walters St	Du Residence	PLN25-20028	ADU	R												Comparable analysis of similar units on various rental/realty sites accessed on 03/11/2026									
	152122009	7086 Misty Meadow	Nweze Residence	PLN25-20030	ADU	R												Comparable analysis of similar units on various rental/realty sites accessed on 03/11/2026									
	164310002	6567 Diamondback Rd	Wang Residence	PLN25-20032 PMT25-10548	ADU	R							1					Comparable analysis of similar units on various rental/realty sites accessed on 03/11/2026									
	144360003	7721 Coffeetberry Dr	Pinakin Residence	PLN25-20034 PMT25-10498	ADU	R							1					Comparable analysis of similar units on various rental/realty sites accessed on 03/11/2026									
	164641018	6767 Black Forest Dr	Wang Residence	PLN25-20041	ADU	R							1					Comparable analysis of similar units on various rental/realty sites accessed on 03/11/2026									
	164420008	13202 Ruby Ct	Haynes Residence	PLN25-20043 PMT25-11397	ADU	R							1					Comparable analysis of similar units on various rental/realty sites accessed on 03/11/2026									
	144600065	6717 Bull Thistle Ct	Khan Residence	PLN25-20044 PMT25-10941	ADU	R							1					Comparable analysis of similar units on various rental/realty sites accessed on 03/11/2026									
	164641018	7014 Sydnct Ct	Zhang Residence	PLN25-20045	ADU	R																					
	144201019	7167 Corona Valley Ave	Long Residence	PLN25-20046 PMT25-10773	ADU	R																					
	164652026	6307 Nuffield Ct	Zirong Residence	PLN25-20050	ADU	R							1					Comparable analysis of similar units on various rental/realty sites accessed on 03/11/2026									
	164392015	13227 Snowdrop St	Harrington Residence	PLN25-20052	ADU	R							1					Comparable analysis of similar units on various rental/realty sites accessed on 03/11/2026									
	152571004	7782 Shadyside Way	Gao Residence	PLN25-20054 PMT25-11036	ADU	R							1					Comparable analysis of similar units on various rental/realty sites accessed on 03/11/2026									
	164683009	13153 Park City Dr	Maller Residence	PLN25-20058	ADU	R																					
	130771013	14891 Henry St	Chen Residence	PLN25-20060	ADU	R																					
	152403005	12796 Eastern Shore Dr	Lin Residence	PLN25-20062	ADU	R							1					Comparable analysis of similar units on various rental/realty sites accessed on 03/11/2026									
	144370063	13965 Almond Grove Ct	Chen Residence	PLN25-20065	ADU	R							1					Comparable analysis of similar units on various rental/realty sites accessed on 03/11/2026									
	164531018	12900 Odyssey Way	Pan Residence	PLN25-20066	ADU	R																					
	130760014	14528 Artic Fox Ave	Zhou Residence	PLN25-20080	ADU	R																					
	152461007	6816 Rio Grande Dr	Sapien Residence	PLN25-20084	ADU	R							1					Comparable analysis of similar units on various rental/realty sites accessed on 03/11/2026									
	144750003	14313 Florence St	Zakhari Residence	PLN25-20098	ADU	R																					
	144460020	6653 Yuma Terrace Ct	Wang Residence	PLN25-20101	ADU	R																					
	130731014	8229 Honey Brook Ct	Thorson Residence	PLN25-20103	ADU	R																					

Table A2																								
- New Construction, Entitled, Permits and Completed Units																								
Project Identifier						Affordability by Household Incomes - Building Permits					Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes		
				5	6	7					16	17	18	19	20			21	22	23	24	25		
Current APN	Street Address	Project Name*	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*	
			44	585		629	#REF!	#REF!	#REF!	#REF!	#REF!						0							
130781023	Hellman Ave and Chandler St	Oaisis Residential		65	11/19/2025	65																		
164030044	Limonite Ave and Hamner Ave	Quarterta Phase 2		360	5/21/2025	360																		
144110038	7658 Sleby Ave & 7681 Selby Ave	Cherry Tree		39	6/18/2025	39																		
144110038	7658 Sleby Ave & 7681 Selby Ave	Cherry Tree attached ADU	38		6/18/2025	38								Comparable analysis of similar units on various rental/realty sites accessed on 03/11/2026										
144110038	7658 Sleby Ave & 7681 Selby Ave	Cherry Tree detached ADU		38	6/18/2025	38																		
130070021	8312 GRAPEWIN RD	Warmington		72	5/28/2025	72						Other	DB						5.5%		Development Standards Modification	No		9 different development standard concessions were applied to all 76 lots. No financial assistance was used for this project. as part of the project.
144333004	13904 Oak Tree Ln	Ponce Residence			1/2/2025	0								Comparable analysis of similar units on various rental/realty sites accessed on 03/11/2026						9				
164561014	5713 Ashwell Ct	Clamente Residence		1	1/22/2025	1																		
152321002	6696 Wells Spring St	Wang Residence	1		2/27/2025	1								Comparable analysis of similar units on various rental/realty sites accessed on 03/11/2026										
144421001	13683 Woodside St	Jairath Residence	1		1/23/2025	1								Comparable analysis of similar units on various rental/realty sites accessed on 03/11/2026										
152572020	13768 Amberview Pl	Yang Residence		1	8/5/2025	1								Comparable analysis of similar units on various rental/realty sites accessed on 03/11/2026										
144311011	14069 Bay Cir	Shen Residence	1		3/12/2025	1								Comparable analysis of similar units on various rental/realty sites accessed on 03/11/2026										
144350007	6262 Micah St	Sobriono Residence			3/25/2025	0								Comparable analysis of similar units on various rental/realty sites accessed on 03/11/2026										
152413010	12701 Daryi St	Zhou Residence			3/27/2025	0								Comparable analysis of similar units on various rental/realty sites accessed on 03/11/2026										
152180002	7066 Wells Spring St	Feng Residence			4/15/2025	0								Comparable analysis of similar units on various rental/realty sites accessed on 03/11/2026										
152180002	14571 Walters St	Du Residence	1		4/24/2025	1								Comparable analysis of similar units on various rental/realty sites accessed on 03/11/2026										
152122009	7086 Misty Meadow	Nweze Residence	1		5/8/2025	1								Comparable analysis of similar units on various rental/realty sites accessed on 03/11/2026										
164310002	6567 Diamondback Rd	Wang Residence			5/6/2025	0								Comparable analysis of similar units on various rental/realty sites accessed on 03/11/2026										
144360003	7721 Coffeeberry Dr	Pinakin Residence			5/8/2025	0								Comparable analysis of similar units on various rental/realty sites accessed on 03/11/2026										
164641018	6767 Black Forest Dr	Wang Residence			6/4/2025	0								Comparable analysis of similar units on various rental/realty sites accessed on 03/11/2026										
164420008	13202 Ruby Ct	Haynes Residence			6/23/2025	0								Comparable analysis of similar units on various rental/realty sites accessed on 03/11/2026										
144600065	6717 Bull Thistle Ct	Khan Residence			7/28/2025	0								Comparable analysis of similar units on various rental/realty sites accessed on 03/11/2026										
164641018	7014 Sydnct Ct	Zhang Residence		1	6/19/2025	1																		
144201019	7167 Corona Valley Ave	Long Residence		1	6/26/2025	1																		
164652026	6307 Nuffield Ct	Zirong Residence			7/28/2025	0								Comparable analysis of similar units on various rental/realty sites accessed on 03/11/2026										
164392015	13227 Snowdrop St	Harrington Residence	1		7/14/2025	1								Comparable analysis of similar units on various rental/realty sites accessed on 03/11/2026										

152571004	7762 Shadyside Way	Gao Residence			8/7/2025	0									Comparable analysis of similar units on various rental/realty sites accessed on 03/11/2026									
164683009	13153 Park City Dr	Maller Residence		1	7/29/2025	1																		
130771013	14891 Henry St	Chen Residence		1	8/13/2025	1																		
152403005	12796 Eastern Shore Dr	Lin Residence			8/21/2025	0									Comparable analysis of similar units on various rental/realty sites accessed on 03/11/2026									
144370063	13965 Almond Grove Ct	Chen Residence			9/26/2025	0									Comparable analysis of similar units on various rental/realty sites accessed on 03/11/2026									
164531018	12900 Odyssey Way	Pan Residence		1	9/10/2025	1																		
130760014	14528 Artic Fox Ave	Zhou Residence		1	10/20/2025	1																		
152461007	6816 Rio Grande Dr	Sapient Residence			10/29/2025	0									Comparable analysis of similar units on various rental/realty sites accessed on 03/11/2026									
144750003	14313 Florance St	Zakhari Residence		1	12/2/2025	1																		
144460020	6653 Yuma Terrace Ct	Wang Residence		1	12/9/2025	1																		
130731014	8229 Honey Brook Ct	Thorson Residence		1	12/15/2025	1																		
164772018	6059 Fairfax Dr	New Home Fairfax				0																		
164772019	6055 Fairfax Dr	New Home Fairfax				0																		
164772020	6053 Fairfax Dr	New Home Fairfax				0																		
164772021	6045 Fairfax Dr	New Home Fairfax				0																		
164772022	6043 Fairfax Dr	New Home Fairfax				0																		
164772011	6036 Fairfax Dr	New Home Fairfax				0																		
164772012	6044 Fairfax Dr	New Home Fairfax				0																		
164772017	6052 Fairfax Dr	New Home Fairfax				0																		
164772015	6054 Fairfax Dr	New Home Fairfax				0																		
164772016	6062 Fairfax Dr	New Home Fairfax				0																		
164772004	12931 Royal Dr	New Home Fairfax				0																		
164772002	12935 Royal Dr	New Home Fairfax				0																		
164772003	12939 Royal Dr	New Home Fairfax				0																		
164772005	6073 Fairfax Dr	New Home Fairfax				0																		
164772006	6067 Fairfax Dr	New Home Fairfax				0																		
164772008	6066 Fairfax Dr	New Home Fairfax				0																		
164772009	6070 Fairfax Dr	New Home Fairfax				0																		
164772007	6063 Fairfax Dr	New Home Fairfax				0																		
164030043	6061 Fairfax Dr	New Home Fairfax				0																		
164772034	12953 Royale Dr	New Home Fairfax				0																		
164030043	12957 Royale Dr	New Home Fairfax				0																		
164030043	12963 Royale Dr	New Home Fairfax				0																		
164030043	12967 Royale Dr	New Home Fairfax				0																		
164030043	6069 Arches Way	New Home Fairfax				0																		
164772034	6065 Arches Way	New Home Fairfax				0																		
164772031	6064 Arches Way	New Home Fairfax				0																		
164772032	6068 Arches Way	New Home Fairfax				0																		
164772034	6076 Arches Way	New Home Fairfax				0																		
164772044	6058 Arches Way	New Home Fairfax				0																		
164772035	6057 Arches Way	New Home Fairfax				0																		
164772045	6052 Arches Way	New Home Fairfax				0																		
164030043	6053 Arches Way	New Home Fairfax				0																		
164772042	6050 Arches Way	New Home Fairfax				0																		
164772037	6049 Arches Way	New Home Fairfax				0																		
1647772045	6042 Arches Way	New Home Fairfax				0																		
1647772045	6041 Arches Way	New Home Fairfax				0																		
1647772045	6040 Arches Way	New Home Fairfax				0																		
1647772045	6037 Arches Way	New Home Fairfax				0																		
164771032	12913 Royale Dr	New Home Fairfax				0																		
164771032	12917 Royale Dr	New Home Fairfax				0																		
164771032	12923 Royale Dr	New Home Fairfax				0																		
164771032	12927 Royale Dr	New Home Fairfax				0																		
164030043	6074 Royale Dr	New Home Fairfax				0																		
164772057	12971 Royale Dr	New Home Fairfax				0																		
164772057	12975 Royale Dr	New Home Fairfax				0																		
164772057	12979 Royale Dr	New Home Fairfax				0																		
164772057	12985 Royale Dr	New Home Fairfax				0																		
164772050	6075 Burren Way	New Home Fairfax				0																		
164772051	6069 Burren Way	New Home Fairfax				0																		
164772057	6063 Burren Way	New Home Fairfax				0																		
164030043	6059 Burren Way	New Home Fairfax				0																		
164772056	6070 Burren Way	New Home Fairfax				0																		
164772057	6066 Burren Way	New Home Fairfax				0																		
164030043	6062 Burren Way	New Home Fairfax				0																		
164030043	6056 Burren Way	New Home Fairfax				0																		
164772067	6053 Burren Way	New Home Fairfax				0																		
164772065	6052 Burren Way	New Home Fairfax				0																		
164030043	6047 Burren Way	New Home Fairfax				0																		

164772067	6046 Burren Way	New Home Fairfax					0																		
164772067	6045 Burren Way	New Home Fairfax					0																		
164772064	6042 Burren Way	New Home Fairfax					0																		
164772067	6039 Burren Way	New Home Fairfax					0																		
164772064	6038 Burren Way	New Home Fairfax					0																		
164771026	12986 Talum Dr	New Home Fairfax					0																		
164771026	12974 Talum Dr	New Home Fairfax					0																		
164771026	12972 Talum Dr	New Home Fairfax					0																		
164771026	12964 Talum Dr	New Home Fairfax					0																		
164771026	12954 Talum Dr	New Home Fairfax					0																		
164771026	12960 Talum Dr	New Home Fairfax					0																		
164771026	12952 Talum Dr	New Home Fairfax					0																		
164771027	12938 Talum Dr	New Home Fairfax					0																		
164771027	12934 Talum Dr	New Home Fairfax					0																		
164771027	12926 Talum Dr	New Home Fairfax					0																		
164771027	12918 Talum Dr	New Home Fairfax					0																		
164771027	12914 Talum Dr	New Home Fairfax					0																		
164771027	12912 Talum Dr	New Home Fairfax					0																		
164771027	12906 Tulum Dr	New Home Fairfax					0																		
164771027	12902 Tulum Dr	New Home Fairfax					0																		
164771028	6044 Reef Way	New Home Fairfax					0																		
164771028	6040 Reef Way	New Home Fairfax					0																		
164771028	6036 Reef Way	New Home Fairfax					0																		
164771028	6041 Reef Way	New Home Fairfax					0																		
164771028	6043 Reef Way	New Home Fairfax					0																		
164771028	6049 Reef Way	New Home Fairfax					0																		
164771013	6051 Reef Way	New Home Fairfax					0																		
164771013	6061 Reef Way	New Home Fairfax					0																		
164771013	6065 Reef Way	New Home Fairfax					0																		
164771013	6067 Reef Way	New Home Fairfax					0																		
164771026	12978 Talum Dr	New Home Fairfax					0																		
164771027	12930 Talum Dr	New Home Fairfax					0																		
152722008	13142 Peppergrass St	Magnolia Ranch					0																		
152722007	13154 Peppergrass St	Magnolia Ranch					0																		
152721012	7050 Jewellflower St	Magnolia Ranch					0																		
152721013	7062 Jewellflower St	Magnolia Ranch					0																		
152721014	7074 Jewellflower St	Magnolia Ranch					0																		
152721015	13103 Peppergrass St	Magnolia Ranch					0																		
152721016	13115 Pepergrass St	Magnolia Ranch					0																		
164770018	6114 Valentina Way	New Home Westport					0																		
164773082	6136 Valentina Way	New Home Westport					0																		
164773012	12962 Lassen Dr	New Home Westport					0																		
164773080	6137 Valentina Way	New Home Westport					0																		
164773080	6123 Valentina Way	New Home Westport					0																		
164770026	12937 Paradiso Dr	New Home Westport					0																		
164770019	12930 Lassen Dr	New Home Hayes					0																		
164773033	6135 Victoria Way	New Home Hayes					0																		
164773052	6124 Victoria Way	New Home Hayes					0																		
164774046	12967 Paradiso Dr	New Home Hayes					0																		
164774035	12981 Paradiso Dr	New Home Hayes					0																		
164030044	5917 Gramercy Way	New Home Ashbury					0																		
164030044	5968 Hampton Ct	New Home Ashbury					0																		
164792001	5957 Huntington Dr	New Home Pearl					0																		
164792003	5969 Huntington Dr	New Home Pearl					0																		
164792009	12786 Sila Way	New Home Pearl					0																		
164792006	12785 Sila Way	New Home Pearl					0																		
1647920018	12777 Sila Way	New Home Pearl					0																		
1647920018	12769 Sila Way	New Home Pearl					0																		
164792043	12768 Sila Way	New Home Pearl					0																		
164792043	12776 Sila Way	New Home Pearl					0																		
164792027	5956 Altyn Dr	New Home Pearl					0																		
164792027	5974 Altyn Dr	New Home Pearl					0																		
164792027	5982 Altyn Dr	New Home Pearl					0																		
164792033	12790 Lomond Way	New Home Pearl					0																		
164792030	12787 Lomond Way	New Home Pearl					0																		
164792028	5981 Huntington Dr	New Home Pearl					0																		
164792043	12765 Lomond Way	New Home Pearl					0																		
164792043	12772 Lomond Way	New Home Pearl					0																		
164792043	12775 Lomond Way	New Home Pearl					0																		
164792043	12776 Lamond Way	New Home Pearl					0																		
164792044	5991 Huntington Dr	New Home Pearl					0																		

164792052	5999 Huntington Dr	New Home Pearl				0																	
164792052	12784 Bolsa Dr	New Home Pearl				0																	
164792049	12785 Bolsa Dr	New Home Pearl				0																	
164790015	12777 Bolsa Dr	New Home Pearl				0																	
164790015	12769 Bolsa Dr	New Home Pearl				0																	
164790015	12770 Bolsa Dr	New Home Pearl				0																	
164790015	12774 Bolsa Dr	New Home Pearl				0																	
164790014	6009 Huntington Dr	New Home Pearl				0																	
164790014	12795 Sazan Dr	New Home Pearl				0																	
164790014	12790 Sazan Dr	New Home Pearl				0																	
164790014	12785 Sazan Dr	New Home Pearl				0																	
164790016	12780 Sazan Dr	New Home Pearl				0																	
164790016	12777 Sazan Dr	New Home Pearl				0																	
164790016	12772 Sazan Dr	New Home Pearl				0																	
164790016	12767 Sazan Dr	New Home Pearl				0																	
164790016	12759 Sazan Dr	New Home Pearl				0																	
164790017	6006 Altyn Dr	New Home Pearl				0																	
164790017	5996 Altyn Dr	New Home Pearl				0																	
164030044	12708 Rosemount Rd	New Home Somerset				0																	
164030044	12692 Rosemount Rd	New Home Somerset				0																	
164030044	5823 Muir Way	New Home Somerset				0																	
164030044	5815 Muir Way	New Home Somerset				0																	
164030044	12720 Rosemount Rd	New Home Somerset				0																	
164791003	12861 Denali Way	New Home Beacon				0																	
164791006	12862 Denali Way	New Home Beacon				0																	
164791013	12848 Denali Way	New Home Beacon				0																	
164791010	12849 Denali Way	New Home Beacon				0																	
164791021	12835 Denali Way	New Home Beacon				0																	
164791020	12836 Denali Way	New Home Beacon				0																	
164791028	12828 Denali Way	New Home Beacon				0																	
164791022	12831 Denali Way	New Home Beacon				0																	
164791034	6064 Bryce Dr	New Home Beacon				0																	
164791035	6076 Bryce Dr	New Home Beacon				0																	
164791042	12863 Auburn Dr	New Home Beacon				0																	
164791041	12866 Auburn Dr	New Home Beacon				0																	
164790008	12847 Auburn Dr	New Home Beacon				0																	
164790008	12850 Auburn Dr	New Home Beacon				0																	
164790006	12832 Auburn Dr	New Home Beacon				0																	
164790006	12829 Auburn Dr	New Home Beacon				0																	
164030044	5965 Hampton Ct	New Home Bristol				0																	
164030044	5958 Catskills Ct	New Home Bristol				0																	
164030044	5968 Catskills Ct	New Home Bristol				0																	
164030044	12736 Hampton Ave	New Home Bristol				0																	
164030044	12737 Hampton Ave	New Home Bristol				0																	
164030044	5922 Rockport Rd	New Home Weston				0																	
164030044	5934 Rockport Rd	New Home Weston				0																	
164030044	5929 Rockport Rd	New Home Weston				0																	
164790004	6056 Bryce Dr	New Home Beacon				0																	
164790001	6044 Bryce Dr	New Home Beacon				0																	
164790001	12812 Glacier Way	New Home Beacon				0																	
164790012	12822 Glacier Way	New Home Beacon				0																	
164790012	12825 Glacier Way	New Home Beacon				0																	
164790011	12836 Glacier Way	New Home Beacon				0																	
164790011	12841 Glacier Way	New Home Beacon				0																	
164790010	12848 Glacier Way	New Home Beacon				0																	
164790010	12851 Glacier Way	New Home Beacon				0																	
164790009	12862 Glacier Way	New Home Beacon				0																	
164790009	12874 Glacier Way	New Home Beacon				0																	
164790009	12865 Glacier Way	New Home Beacon				0																	
164790001	6063 Waterton Dr	New Home Beacon				0																	
164780026	12863 Bootsma Blvd	Quartera				0																	
164780026	12821 Bootsma Blvd	Quartera				0																	
164780026	12851 Bootsma Blvd	Quartera				0																	
164780026	12839 Bootsma Blvd	Quartera				0																	
164780026	12827 Bootsma Blvd	Quartera				0																	
164780026	12811 Bootsma Blvd	Quartera				0																	

Table A2																								
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																								
Project Identifier											Affordability by Household Incomes - Certificates of Occupancy	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes	
									8	9	10	16	17	18	19	20			21	22	23	24	25	
Current APN	Street Address	Project Name*	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits	Acutely Low Income Deed Restricted	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*	
			10	0	0	0	3	439		452	#REF!					0								
130781023	Hellman Ave and Chandler St	Oaisis Residential								0														
164030044	Limonte Ave and Hamner Ave	Quarterta Phase 2								0														
144110038	7658 Sleby Ave & 7681 Selby Ave	Cherry Tree								0														
144110038	7658 Sleby Ave & 7681 Selby Ave	Cherry Tree attached ADU								0				Comparable analysis of similar units on various rental/realty sites accessed on 03/11/2026										
144110038	7658 Sleby Ave & 7681 Selby Ave	Cherry Tree detached ADU								0														
130070021	8312 GRAPEWIN RD	Warmington								0		Other	DB						5.5%		Development Standards Modification	No	9 different development standard concessions were applied to all 76 lots. No financial assistance was used for this project. as part of the project.	
144333004	13904 Oak Tree Ln	Ponce Residence	1						4/23/2025	1				Comparable analysis of similar units on various rental/realty sites accessed on 03/11/2026						9				
164561014	5713 Ashwell Ct	Clamente Residence								0														
152321002	6696 Wells Spring St	Wang Residence					1		11/5/2025	1				Comparable analysis of similar units on various rental/realty sites accessed on 03/11/2026										
144421001	13683 Woodside St	Jairath Residence					1		4/2/2025	1				Comparable analysis of similar units on various rental/realty sites accessed on 03/11/2026										
152572020	13768 Amberview Pl	Yang Residence	1					1	12/4/2025	2				Comparable analysis of similar units on various rental/realty sites accessed on 03/11/2026										
144311011	14069 Bay Cir	Shen Residence					1		10/1/2025	1				Comparable analysis of similar units on various rental/realty sites accessed on 03/11/2026										
144350007	6262 Micah St	Sobriono Residence	1						9/22/2025	1				Comparable analysis of similar units on various rental/realty sites accessed on 03/11/2026										
152413010	12701 Daryi St	Zhou Residence	1						5/20/2025	1				Comparable analysis of similar units on various rental/realty sites accessed on 03/11/2026										
152180002	7066 Wells Spring St	Feng Residence								0				Comparable analysis of similar units on various rental/realty sites accessed on 03/11/2026										
152180002	14571 Walters St	Du Residence								0				Comparable analysis of similar units on various rental/realty sites accessed on 03/11/2026										
152122009	7086 Misty Meadow	Nweze Residence								0				Comparable analysis of similar units on various rental/realty sites accessed on 03/11/2026										
164310002	6567 Diamondback Rd	Wang Residence	1						12/2/2025	1				Comparable analysis of similar units on various rental/realty sites accessed on 03/11/2026										
144360003	7721 Coffeeberry Dr	Pinakin Residence	1						8/14/2025	1				Comparable analysis of similar units on various rental/realty sites accessed on 03/11/2026										
164641018	6767 Black Forest Dr	Wang Residence	1						10/9/2025	1				Comparable analysis of similar units on various rental/realty sites accessed on 03/11/2026										
164420008	13202 Ruby Ct	Haynes Residence	1						12/3/2025	1				Comparable analysis of similar units on various rental/realty sites accessed on 03/11/2026										
144600065	6717 Bull Thistle Ct	Khan Residence	1						12/3/2025	1				Comparable analysis of similar units on various rental/realty sites accessed on 03/11/2026										
164641018	7014 Sydnct Ct	Zhang Residence								0														
144201019	7167 Corona Valley Ave	Long Residence						1	11/17/2025	1														

164652026	6307 Nuffield Ct	Zirong Residence								0				Comparable analysis of similar units on various rental/realty sites accessed on 03/11/2026										
164392015	13227 Snowdrop St	Harrington Residence								0				Comparable analysis of similar units on various rental/realty sites accessed on 03/11/2026										
152571004	7762 Shadyside Way	Gao Residence	1						12/4/2025	1				Comparable analysis of similar units on various rental/realty sites accessed on 03/11/2026										
164683009	13153 Park City Dr	Mallier Residence								0														
130771013	14891 Henry St	Chen Residence								0														
152403005	12796 Eastern Shore Dr	Lin Residence								0				Comparable analysis of similar units on various rental/realty sites accessed on 03/11/2026										
144370063	13965 Almond Grove Ct	Chen Residence								0				Comparable analysis of similar units on various rental/realty sites accessed on 03/11/2026										
164531018	12900 Odyssey Way	Pan Residence								0														
130760014	14528 Artic Fox Ave	Zhou Residence								0														
152461007	6816 Rio Grande Dr	Sapient Residence								0				Comparable analysis of similar units on various rental/realty sites accessed on 03/11/2026										
144750003	14313 Florance St	Zakhari Residence								0														
144460020	6653 Yuma Terrace Ct	Wang Residence								0														
130731014	8229 Honey Brook Ct	Thorson Residence								0														
164772018	6059 Fairfax Dr	New Home Fairfax								0														
164772019	6055 Fairfax Dr	New Home Fairfax								0														
164772020	6053 Fairfax Dr	New Home Fairfax								0														
164772021	6045 Fairfax Dr	New Home Fairfax								0														
164772022	6043 Fairfax Dr	New Home Fairfax								0														
164772011	6036 Fairfax Dr	New Home Fairfax								0														
164772012	6044 Fairfax Dr	New Home Fairfax								0														
164772017	6052 Fairfax Dr	New Home Fairfax								0														
164772015	6054 Fairfax Dr	New Home Fairfax								0														
164772016	6062 Fairfax Dr	New Home Fairfax								0														
164772004	12931 Royal Dr	New Home Fairfax								0														
164772002	12935 Royal Dr	New Home Fairfax								0														
164772003	12939 Royal Dr	New Home Fairfax								0														
164772005	6073 Fairfax Dr	New Home Fairfax								0														
164772006	6067 Fairfax Dr	New Home Fairfax								0														
164772008	6066 Fairfax Dr	New Home Fairfax								0														
164772009	6070 Fairfax Dr	New Home Fairfax								0														
164772007	6063 Fairfax Dr	New Home Fairfax								0														
164030043	6061 Fairfax Dr	New Home Fairfax								0														
164772034	12953 Royale Dr	New Home Fairfax								0														
164030043	12957 Royale Dr	New Home Fairfax								0														
164030043	12963 Royale Dr	New Home Fairfax								0														
164030043	12967 Royale Dr	New Home Fairfax								0														
164030043	6069 Arches Way	New Home Fairfax								0														
164772034	6065 Arches Way	New Home Fairfax								0														
164772031	6064 Arches Way	New Home Fairfax								0														
164772032	6068 Arches Way	New Home Fairfax								0														
164772034	6076 Arches Way	New Home Fairfax								0														
164772044	6058 Arches Way	New Home Fairfax								0														
164772035	6057 Arches Way	New Home Fairfax								0														
164772045	6052 Arches Way	New Home Fairfax								0														
164030043	6053 Arches Way	New Home Fairfax								0														
164772042	6050 Arches Way	New Home Fairfax								0														
164772037	6049 Arches Way	New Home Fairfax								0														
1647772045	6042 Arches Way	New Home Fairfax								0														
1647772045	6041 Arches Way	New Home Fairfax								0														
1647772045	6040 Arches Way	New Home Fairfax								0														
1647772045	6037 Arches Way	New Home Fairfax								0														
164771032	12913 Royale Dr	New Home Fairfax								0														
164771032	12917 Royale Dr	New Home Fairfax								0														
164771032	12923 Royale Dr	New Home Fairfax								0														
164771032	12927 Royale Dr	New Home Fairfax								0														
164030043	6074 Royale Dr	New Home Fairfax								0														
164772057	12971 Royale Dr	New Home Fairfax								0														
164772057	12975 Royale Dr	New Home Fairfax								0														
164772057	12979 Royale Dr	New Home Fairfax								0														
164772057	12985 Royale Dr	New Home Fairfax								0														
164772050	6075 Burren Way	New Home Fairfax								0														
164772051	6069 Burren Way	New Home Fairfax								0														
164772057	6063 Burren Way	New Home Fairfax								0														
164030043	6059 Burren Way	New Home Fairfax								0														
164772056	6070 Burren Way	New Home Fairfax								0														
164772057	6066 Burren Way	New Home Fairfax								0														

164792043	12775 Lomond Way	New Home Pearl								0													
164792043	12776 Lamond Way	New Home Pearl								0													
164792044	5991 Huntington Dr	New Home Pearl								0													
164792052	5999 Huntington Dr	New Home Pearl								0													
164792052	12784 Bolsa Dr	New Home Pearl								0													
164792049	12785 Bolsa Dr	New Home Pearl								0													
164790015	12777 Bolsa Dr	New Home Pearl								0													
164790015	12769 Bolsa Dr	New Home Pearl								0													
164790015	12770 Bolsa Dr	New Home Pearl								0													
164790015	12774 Bolsa Dr	New Home Pearl								0													
164790014	6009 Huntington Dr	New Home Pearl						2	10/11/2025	2													
164790014	12795 Sazan Dr	New Home Pearl						2	10/11/2025	2													
164790014	12790 Sazan Dr	New Home Pearl						2	10/11/2025	2													
164790014	12785 Sazan Dr	New Home Pearl						2	10/9/2025	2													
164790016	12780 Sazan Dr	New Home Pearl						2	10/11/2025	2													
164790016	12777 Sazan Dr	New Home Pearl						2	10/11/2025	2													
164790016	12772 Sazan Dr	New Home Pearl						2	10/11/2025	2													
164790016	12767 Sazan Dr	New Home Pearl						2	10/11/2025	2													
164790016	12759 Sazan Dr	New Home Pearl						2	10/11/2025	2													
164790017	6006 Altyn Dr	New Home Pearl						2	10/11/2025	2													
164790017	5996 Altyn Dr	New Home Pearl						2	10/11/2025	2													
164030044	12708 Rosemount Rd	New Home Somerset						3	11/3/2025	3													
164030044	12692 Rosemount Rd	New Home Somerset						3	11/3/2025	3													
164030044	5823 Muir Way	New Home Somerset						2	10/9/2025	2													
164030044	5815 Muir Way	New Home Somerset						2	10/9/2025	2													
164030044	12720 Rosemount Rd	New Home Somerset						2	10/9/2025	2													
164791003	12861 Denali Way	New Home Beacon								0													
164791006	12862 Denali Way	New Home Beacon								0													
164791013	12848 Denali Way	New Home Beacon								0													
164791010	12849 Denali Way	New Home Beacon								0													
164791021	12835 Denali Way	New Home Beacon								0													
164791020	12836 Denali Way	New Home Beacon								0													
164791028	12828 Denali Way	New Home Beacon								0													
164791022	12831 Denali Way	New Home Beacon								0													
164791034	6064 Bryce Dr	New Home Beacon								0													
164791035	6076 Bryce Dr	New Home Beacon								0													
164791042	12863 Auburn Dr	New Home Beacon								0													
164791041	12866 Auburn Dr	New Home Beacon								0													
164790008	12847 Auburn Dr	New Home Beacon								0													
164790008	12850 Auburn Dr	New Home Beacon								0													
164790006	12832 Auburn Dr	New Home Beacon								0													
164790006	12829 Auburn Dr	New Home Beacon								0													
164030044	5965 Hampton Ct	New Home Bristol						3	9/8/2025	3													
164030044	5958 Catskills Ct	New Home Bristol						3	9/18/2025	3													
164030044	5968 Catskills Ct	New Home Bristol						3	9/18/2025	3													
164030044	12736 Hampton Ave	New Home Bristol						3	9/18/2025	3													
164030044	12737 Hampton Ave	New Home Bristol						3	9/18/2025	3													
164030044	5922 Rockport Rd	New Home Weston						3	10/30/2025	3													
164030044	5934 Rockport Rd	New Home Weston						3	10/30/2025	3													
164030044	5929 Rockport Rd	New Home Weston						3	10/30/2025	3													
164790004	6056 Bryce Dr	New Home Beacon						3	10/9/2025	3													
164790001	6044 Bryce Dr	New Home Beacon						3	10/11/2025	3													
164790001	12812 Glacier Way	New Home Beacon						3	10/11/2025	3													
164790012	12822 Glacier Way	New Home Beacon						3	10/9/2025	3													
164790012	12825 Glacier Way	New Home Beacon						3	10/9/2025	3													
164790011	12836 Glacier Way	New Home Beacon						3	10/11/2025	3													
164790011	12841 Glacier Way	New Home Beacon						3	10/11/2025	3													
164790010	12848 Glacier Way	New Home Beacon						3	10/11/2025	3													
164790010	12851 Glacier Way	New Home Beacon						3	10/11/2025	3													
164790009	12862 Glacier Way	New Home Beacon						3	10/11/2025	3													
164790009	12874 Glacier Way	New Home Beacon						3	10/11/2025	3													
164790009	12865 Glacier Way	New Home Beacon						3	10/11/2025	3													
164790001	6063 Waterton Dr	New Home Beacon						3	10/11/2025	3													
164780026	12863 Botsma Blvd	Quartera						30	12/30/2025	30													
164780026	12821 Bootsma Blvd	Quartera						30	12/30/2025	30													
164780026	12851 Bootsma Blvd	Quartera						35	12/30/2025	35													

Table A2																																				
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																																				
Project Identifier														Streamlining	Historic Sites	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes									
													11	12	13	14	16	17	18	19	20			21	22	23	24	25								
Current APN	Street Address	Project Name*	Acutely Low Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L?	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*								
													0	0	0	0	1	0	0	0	0	277		278							0					
130781023	Hellman Ave and Chandler St	Oaisis Residential												0	NONE	No																				
164030044	Limonite Ave and Hamner Ave	Quarterta Phase 2												0	NONE	No																				
144110038	7658 Sleby Ave & 7681 Selby Ave	Cherry Tree												0	NONE	No																				
144110038	7658 Sleby Ave & 7681 Selby Ave	Cherry Tree attached ADU												0	NONE	No			Comparable analysis of similar units on various rental/realty sites accessed on 03/11/2026																	
144110038	7658 Sleby Ave & 7681 Selby Ave	Cherry Tree detached ADU												0	NONE	No																				
130070021	8312 GRAPEWIN RD	Warmington												0	NONE	No	Other	DB						5.5%		Development Standards Modification	No	9 different development standard concessions were applied to all 76 lots. No financial assistance was used for this project. as part of the project.								
144333004	13904 Oak Tree Ln	Ponce Residence												0	NONE	No			Comparable analysis of similar units on various rental/realty sites accessed on 03/11/2026																	
164561014	5713 Ashwell Ct	Clemente Residence												0	NONE	No																				
152321002	6696 Wells Spring St	Wang Residence												0	NONE	No			Comparable analysis of similar units on various rental/realty sites accessed on 03/11/2026																	
144421001	13683 Woodside St	Jairath Residence												0	NONE	No			Comparable analysis of similar units on various rental/realty sites accessed on 03/11/2026																	
152572020	13768 Amberview Pl	Yang Residence												0	NONE	No			Comparable analysis of similar units on various rental/realty sites accessed on 03/11/2026																	
144311011	14069 Bay Cir	Shen Residence												0	NONE	No			Comparable analysis of similar units on various rental/realty sites accessed on 03/11/2026																	
144350007	6262 Micah St	Sobrono Residence					1						11/25/2025	1	NONE	No			Comparable analysis of similar units on various rental/realty sites accessed on 03/11/2026																	
152413010	12701 Daryl St	Zhou Residence												0	NONE	No			Comparable analysis of similar units on various rental/realty sites accessed on 03/11/2026																	
152180002	7066 Wells Spring St	Feng Residence												0	NONE	No			Comparable analysis of similar units on various rental/realty sites accessed on 03/11/2026																	
152180002	14571 Walters St	Du Residence												0	NONE	No			Comparable analysis of similar units on various rental/realty sites accessed on 03/11/2026																	
152122009	7086 Misty Meadow	Nweze Residence												0	NONE	No			Comparable analysis of similar units on various rental/realty sites accessed on 03/11/2026																	
164310002	6567 Diamondback Rd	Wang Residence												0	NONE	No			Comparable analysis of similar units on various rental/realty sites accessed on 03/11/2026																	
144360003	7721 Coffeeberry Dr	Pinakin Residence												0	NONE	No			Comparable analysis of similar units on various rental/realty sites accessed on 03/11/2026																	
164641018	6767 Black Forest Dr	Wang Residence												0	NONE	No			Comparable analysis of similar units on various rental/realty sites accessed on 03/11/2026																	
164420008	13202 Ruby Ct	Haynes Residence												0	NONE	No			Comparable analysis of similar units on various rental/realty sites accessed on 03/11/2026																	
144600065	6717 Bull Thistle Ct	Khan Residence												0	NONE	No			Comparable analysis of similar units on various rental/realty sites accessed on 03/11/2026																	
164641018	7014 Sydneth Ct	Zhang Residence												0	NONE	No																				
144201019	7167 Corona Valley Ave	Long Residence												0	NONE	No																				
164652026	6307 Nuffield Ct	Zirong Residence												0	NONE	No			Comparable analysis of similar units on various rental/realty sites accessed on 03/11/2026																	
164392015	13227 Snowdrop St	Harrington Residence												0	NONE	No			Comparable analysis of similar units on various rental/realty sites accessed on 03/11/2026																	
152571004	7762 Shadyside Way	Gao Residence												0	NONE	No			Comparable analysis of similar units on various rental/realty sites accessed on 03/11/2026																	
164683009	13153 Park City Dr	Maller Residence												0	NONE	No																				
130771013	14891 Henry St	Chen Residence												0	NONE	No																				
152403005	12796 Eastern Shore Dr	Lin Residence												0	NONE	No			Comparable analysis of similar units on various rental/realty sites accessed on 03/11/2026																	
144370063	13965 Almond Grove Ct	Chen Residence												0	NONE	No			Comparable analysis of similar units on various rental/realty sites accessed on 03/11/2026																	
164531018	12900 Odyssey Way	Pan Residence												0	NONE	No																				
130760014	14528 Artic Fox Ave	Zhou Residence												0	NONE	No																				
152461007	6816 Rio Grande Dr	Sapient Residence												0	NONE	No			Comparable analysis of similar units on various rental/realty sites accessed on 03/11/2026																	
144750003	14313 Florance St	Zakhari Residence												0	NONE	No																				

Jurisdiction	Eastvale	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	Projection Period	2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2021-10/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Acutely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Extremely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Very Low	Deed Restricted	1,145	-	-	-	-	-	-	-	-	-	-	10	1,135
	Non-Deed Restricted	-	-	-	-	-	-	10	-	-	-	-	-	-
Low	Deed Restricted	672	-	-	-	-	-	-	-	-	-	-	-	672
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Moderate	Deed Restricted	635	-	-	-	-	-	-	-	-	-	-	3	632
	Non-Deed Restricted	-	-	-	-	-	-	3	-	-	-	-	-	-
Above Moderate		576	6	-	9	15	443	439	-	-	-	-	912	-
Total RHNA		3,028												
Total Units			6	-	9	15	443	452	-	-	-	-	925	2,439

*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

*For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):

- You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"
- If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at apr@hcd.ca.gov.
- All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Jurisdiction	Eastvale	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table C																	
Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law																	
Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below																	

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Jurisdiction		Eastvale						
Reporting Year		2025		(Jan. 1 - Dec. 31)				
Table D								
Program Implementation Status pursuant to GC Section 65583								
Housing Programs Progress Report								
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.								
1	2	3	4	5	6	7	8	9
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
Strategy HE-1A: Amend the Land Use Designation on Vernola	Amend the land use designation from Commercial Retail to Highest Residential Density allowing for 20-40 units per acres, with applicable R-3 zoning on 10 acres of Site 22 (Vernola) listed in Table H-23B. Vernola shall accommodate at least 320 units of the City's lower income RHNA. Vernola will be redesignated and rezoned consistent with Government Code Section 65583, subdivision (c)(1) and 65583.2 subdivisions (h) and (i). which includes the following components. • Permit owner-occupied and rental multifamily uses by right and will not require a conditional use permit or other discretionary review or approval for developments in which 20 percent or more of the units are affordable to lower income households • Permit the development of at least 16 units per site and a minimum of 20 dwelling units per acre • Ensure at least 50 percent of the shortfall of low- and very low-income regional housing need can be accommodated on sites designated for exclusively residential uses • Ensure sites will be available for development during the planning period where water and sewer can be provided • Ensure sites encouraging proximity to employment, schools, and other resources	15-Feb-25	6th Cycle	Completed	COMPLETE. The Eastvale City Council adopted Ordinance 25-02 on February 12, 2025 to amend the official zoning map from SP - Specific Plan (I-15 Corridor Specific Plan) to R-3 - General Residential Zone for the southernmost 10.1 Acres of APN 152-640-004 (Vernola) consistent withthe City of Eastvale Sixth Cycle Housing Element and 2040 General Plan.	Units	320	Ordinance 25-02 Link: https://portal.laserfiche.com/Portal/DocView.aspx?id=58705&repo=r-78788824

Strategy HE-1B: Residential Overlay at The Eastvale Gateway	Establish a Residential Opportunity (RO) Overlay Zone that will allow at least 30 units per acre on the Eastvale Gateway commercial property to create opportunities for infill residential development on underutilized commercial surface parking areas. The RO will be applied to a minimum of 5.5 acres that will result in a minimum of 176 units to accommodate the lower income RHNA, as shown in Table HE-23B. The overlay will comply with the requirements of Government Code Section 65583, subdivision (c)(1) and 65583.2 subdivisions (h) and (i) as listed •Permit owner-occupied and rental multifamily uses by right and will not require a conditional use permit or other discretionary review or approval for developments in which 20 percent or more of the units are affordable to lower income households •Permit the development of at least 16 units per site and a minimum of 20 dwelling units per acre •Ensure at least 50 percent of the shortfall of low- and very low-income regional housing need can be accommodated on sites designated for exclusively residential uses •Ensure sites will be available for development during the planning period where water and sewer can be provided •Ensure sites encouraging proximity to	15-Feb-25	6th Cycle	Completed	COMPLETE. On February 12, 2025, the Eastvale City Council adopted Ordinance 25-03 to establish the Residential Opportunity (RO) Overlay Zone and Ordinance 25-04 to Change of Zone to apply the Residential Opportunity Overlay Zone to the approximately 20.46 acres of the Eastvale Gateway 1 (North) property consistent with the City of Eastvale Sixth Cycle Housing Element and 2040 General Plan.	Units	176	Ordinance 25-03 Link: https://portal.laserfiche.com/Portal/DocView.aspx?id=58706&repo=r-78788824 Ordinance 25-04 Link: https://portal.laserfiche.com/Portal/DocView.aspx?id=58707&repo=r-78788824
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Strategy HE-1C: Amend the Leal Master Plan.	Amend the Leal Master Plan, approximately 153 acres, to increase the number of multifamily units from the current approved number of 660 units to 1,390 units, an increase of 730 units (Table 23A). The amendment will allow for the development of a variety of housing types at verifying densities ranging from 14-40 units per acre for a maximum capacity of 2,500 units. The amendment to the Leal Master Plan that increases the lower income capacity of the current plan by 730 units and will comply with Government Code Section 65583, subdivision (c)(1) and 65583.2 subdivisions (h) and (i) as listed below. •Permit owner-occupied and rental multifamily uses by right and will not require a conditional use permit or other discretionary review or approval for developments in which 20 percent or more of the units are affordable to lower income households •Permit the development of at least 16 units per site and a minimum of 20 dwelling units per acre •Ensure a) at least 50 percent of the shortfall of low- and very low-income regional housing need can be accommodated on sites designated for exclusively residential uses, or b) if accommodating more than 50 percent of the low- and very low-income regional	10/15/2022	6th Cycle	Completed	COMPLETE. On May 25, 2022, the City Council amended the Leal Master Plan to increase the number of multifamily units in compliance with this program.	Units	730	Link to Ordinance 22-04: https://portal.laserfiche.com/Portal/DocView.aspx?id=26427&repo=r-78788824&searchid=eee582ff-d128-451b-b295-6aec1233b8a7
Strategy HE-1D: Large Sites	To facilitate the development of affordable housing and provide for development phases of 50 to 150 units, the City will routinely coordinate with property owners and give high priority to processing subdivision maps that include housing units for all income levels. The City will adopt regulations for development of high-density residential on large sites (such as the Leal property) that will reduce minimum building placement standards to enhance design flexibility and create a more pedestrian-oriented environment. Additionally, to ensure the program is successful, the City will reach out to developers annually, and as projects are processed, of affordable housing and incorporate necessary strategies such as ministerial lot splits or other incentives.	23-Apr-23	6th Cycle	Continuous	On May 25, 2022, the City Council amended the Leal Master Plan to increase the number of multifamily units in compliance with this program. The amendment reduces minimum building placement standards to enhance design flexibility and create a more pedestrian-oriented environment. As of February 2026, 1,419 units have been approved through the entitlement phase for Leal site.	Units	1419	https://d2kbkoa27fdvtw.cloudfront.net/eastvale/5735e4e07b07d24089e91f8fd499115e0.pdf https://d2kbkoa27fdvtw.cloudfront.net/eastvale/6c219626e34e43c3cc4f7252e3a7ab840.pdf

Strategy HE-1E: Multifamily Development	To assist in the development of affordable for sale and rental housing, the City will continue to offer density bonuses; and will implement additional measures including but not limited to, expedited permit processing; reduced parking standards and lot sizes. The City will prioritize projects that are located in areas with currently low percentages of renter-occupied households in order to facilitate housing mobility and integration of ownership and rental units.	6/30/2023	6th Cycle	Continuous	Section 120.05.090 of the Zoning Code includes regulations and procedures for obtaining density bonuses. Additionally, the city has hired a consultant to update the residential sections of the Zoning Code to comply with this program. On May 28, 2025, the City Council approved the first project in the city to take advantage of density bonus laws. The project includes 76 single family residential homes, with 4 being deed restricted affordable units. As of March 2026, there is another application for a residential project utilizing density bonus law. It is anticipated this project will be approved in 2026.	Units	4	https://d2kbkoa27fdvtw.cloudfront.net/eastvale/c751aa9e44e112cca105337c404a2f5b0.pdf
Strategy HE-1F: Encouraging Housing in Mixed-Use Projects	The City shall incentivize development of residential units in mixed-use projects. The program shall create incentives for residential and mixed-use infill development, including but not limited to: •Priority project processing •Deferral of development impact or permit fees •Flexibility in development standards such as parking, setbacks, and landscaping requirements •Density and intensity bonuses •Support for infrastructure upgrades	10/31/2023	6th Cycle	In Progress	The city hired a consultant to update the residential sections of the Zoning Code to comply with this program. Staff anticipates that the changes will be adopted in 2026.	Other		None

Strategy HE-1G: Accessory Dwelling Units (ADUs)	The City will encourage the construction of ADUs throughout the City through the following actions, which are aimed at providing an increased supply of affordable units and therefore help reduce displacement risk for low-income households: •Amend the municipal code to be consistent with the latest state legislation related to ADUs, ensuring that ADUs are permitted in all zones that permit single-family or multifamily uses, and permit the construction of a JADU on each lot in addition to an ADU, in accordance with California Government Code Section 65852.2. •Provide guidance and educational materials for building ADUs on the City's website, including permitting procedures and construction resources. Additionally, the City will present homeowner associations with information about the community and neighborhood benefits of ADUs, and inform them that covenants, conditions, and restrictions (CC&Rs) prohibiting ADUs are contrary to state law. •Distribute materials on the benefits of a ADUs in areas of high opportunity and limited rental opportunities to increase mobility for low-income households. •Develop and implement a monitoring program that will track ADU approvals and affordability. The City will use this	6/30/2024	6th Cycle	Continuous	The City makes periodic updates to the Zoning Code. The city hired a consultant to update the residential sections of the Zoning Code to comply with this program. Staff anticipates that the changes will be adopted in 2026. The City currently provides handouts and other informational resources consistent with the regulations. The City adopted Ordinance 2024-07 on September 25, 2024 Amending Section 120.04.010 (Accessory Dwelling Units) of the Eastvale Municipal Code to bring the code into compliance with 2024 legislative updates and current state law. The City is in the process of updating the municipal code to align with state housing and ADU legislation that went into effect on January, 1, 2025. The City is also in the process of working with an architectural firm to prepare	Other		https://d2kbkoa27fdvtw.cloudfront.net/eastvale/73e86a9c18f2e8d20f0403d65202356c0.pdf https://portal.laserfiche.com/Portal/DocView.aspx?id=219745&repo=r-78788824
Strategy HE-1H: Homeownership Opportunities	Work with the County of Riverside and local nonprofit agencies in an effort to provide homeownership opportunities in the city.	10/15/2029	6th Cycle	Continuous	Staff continues to work with the County of Riverside on this program.	Other		None
Strategy HE-1I: Parking Standards	The City will evaluate current parking standards and revise to ensure they do not pose a constraint to the development of housing.	1/31/2023	6th Cycle	In Progress	The city hired a consultant to update the residential sections of the Zoning Code to comply with this program. Staff anticipates that the changes will be in 2026.	Other		None

Strategy HE-2A: Annual Review of the Housing Element	The City will review the Housing Element on an annual basis to determine the effectiveness of the programs in the element in achieving the City's housing goals and objectives. The City will provide annual reports to the City Council regarding the effectiveness of the Housing Element. The City will take actions necessary to correct any inconsistencies. A copy of this report will be sent to the California Department of Housing and Community Development.	4/30/2022	6th Cycle	Continuous	The City submitted the first annual report in April 2023, reporting on the 2022 calendar year and each subsequent year. The City is committed an annual progress report (APR) prior to April 1 of each year during the Sixth Cycle in compliance with this program.	Other		Previously submitted annual reports as well as this current report.
Strategy HE-2B: Development Review and Processing Procedures	The City will continually seek to improve development review and procedures to minimize the time required for review and project approval. This reduction in time will reduce the cost to developers and may increase the housing production in the City. The City will also annually review and reduce fees as necessary to ensure they do not constrain development.	6/30/2022	6th Cycle	In Progress	The city hired a consultant to update the residential sections of the Zoning Code to comply with this program. Staff anticipates that the changes will be adopted in 2026. In addition, on January 24, 2023, the City Council adopted a resolution to implement new city development fees consistent with a user fee study. Many of the new fees transitioned from deposit based fees to flat fees which will provide more certainty and consistency for applicants.	Other		None
Strategy HE-2C: Building Code	As new uniform codes are adopted every three years by the California Building Standards Commission, the City will review and revise its building codes for current compliance and adopt the necessary revisions to further local development objectives.	10/15/2023	6th Cycle	Continuous	On November 12, 2025, the City Council adopted the 2025 California Building Code by ordinance.	Other		https://portal.laserfiche.com/Portal/DocView.aspx?id=216244&repo=r-78788824
Strategy HE-2D: Streamlined Approval (SB 35)	The City will also establish a written policy or procedure, and other guidance as appropriate, to specify the Senate Bill (SB) 35 streamlining approval process and standards for eligible projects under Government Code Section 65913.4. The application will be available on the City's website for developers interested in pursuing the streamlined process.	10/31/2022	6th Cycle	In Progress	The city hired a consultant to update the residential sections of the Zoning Code to comply with this program. Staff anticipates that the changes will be adopted in 2026.	Other		None
Strategy HE-2E: Density Bonus	To comply with California Government Code Section 65915, as revised, amend the municipal code to be consistent with State density bonus law.	12/31/2022	6th Cycle	In Progress	The city hired a consultant to update the residential sections of the Zoning Code to comply with this program. Staff anticipates that the changes will be adopted in 2026.	Other		None

Strategy HE-2F: Use of Previous Cycle Sites	Pursuant to Government Code Section 65583.2(c), any non-vacant sites identified in the prior fifth Cycle or vacant sites identified two or more consecutive planning periods, shall be provided by-right development when at least 20 percent of the units in the proposed development are affordable to lower-income households.	10/15/2022	6th Cycle	Completed	This program was adopted with the 2021-2029 Housing Element certification in July 2022 and readily available to applicants who wish to take advantage of this program.	Units		None
Strategy HE-2G: Objective Design Standard	Adopt citywide objective design standards that target infill areas including the Leal, Eastvale Gateway, and Vernola properties.	10/31/2022	6th Cycle	In Progress	There are existing specific plans for these areas that include development and design standards. The city also hired a consultant to help adopt citywide objective design standards in compliance with this program.	Other		None
Strategy HE-2H: Land Management and Permit Expediting	Implement an updated comprehensive land management database to assist in the tracking and expediting of permit application.	10/15/2022	6th Cycle	Completed	The city is in the process of implementing a comprehensive land management database to assist in the tracking and expediting of permit application, which is anticipated to be completed in 2025.	Other	1	The City uses an internal software from Accela. A public facing application portal is available here: https://aca-prod.accela.com/EASTVALE/Default.aspx
Strategy HE-2I: No Net Loss Ordinance	Implement the City's recently adopted "No Net Loss" Ordinance to allow for transfers of residential density between sites in the City. The ordinance creates a "unit bank" that will receive residential units that are lost as a result of a change to the land use designation or zoning of a property, or a change in residential development standards, that decrease the intensity of housing development that could be built on a site. Future residential development projects may then submit an application for a density bonus from the units available in the unit bank. Promote the ordinance by posting it on the City's website and in City buildings as well as provide materials to housing developers.	10/15/2022	6th Cycle	Continuous	The city monitors and tracks any loss or transfer of units consistent with the "No Net Loss" Ordinance and Chapter 120.08 of the Eastvale Municipal Code. Staff communicates with developers and property owners of Housing Element sites to raise awareness of the no net loss requirements and challenges.	Other		None

Strategy HE-3A:Support Affordable Housing Development	work with housing developers to expand opportunities for affordable lower-income housing for special needs groups by creating partnerships, providing incentives, and pursuing funding opportunities: Support affordable housing development for special-needs groups throughout the city. The target populations of this include seniors; persons with disabilities, including developmental disabilities; female-headed households; and homeless persons to reduce the displacement risk for these residents from their existing homes. Promote the use of the density bonus ordinance, no net loss ordinance, application process streamlining, and fee deferrals to encourage affordable housing, with an emphasis on encouraging affordable housing in high-resource areas and areas with limited rental opportunities currently. Facilitate the approval process for land divisions, lot line adjustments, and/or specific plans or master plans resulting in parcel sizes that enable affordable housing development and process fee deferrals related to the subdivision for projects affordable to lower-income households. Give priority to permit processing for projects providing affordable housing for special-needs groups. Work with public or private sponsors to identify candidate sites for new construction.	10/15/2023	6th Cycle	Continuous	The city hired a consultant to update the residential sections of the Zoning Code to comply with portions of this program. Staff anticipates that the changes will be adopted in 2026. Further, staff continuously works with outside agencies to support this program and pursue funding. On May 28, 2025, the City Council approved the first project in the city to take advantage of density bonus laws. The project includes 76 single family residential homes, with 4 being deed restricted affordable units. As of March 2026, there is another application for a residential project utilizing density bonus law. It is anticipated this project will be approved in 2026.	Units	4	https://d2kbkoa27fdvtw.cloudfront.net/eastvale/c751aa9e44e112cca105337c404a2f5b0.pdf
Strategy HE-3B: Residential Care Housing	Consistent with State legislation, amend provisions in the Municipal Code to permit residential care facilities for seven or more persons only subject to those restrictions that apply to residential uses in the same zone. The City will encourage developers to site residential care facilities near high resource areas to improve access to services for this population and in a range of neighborhoods in the city to reduce displacement risk for these residents from their current community by increasing the supply of suitable housing options in the city.	6/30/2023	6th Cycle	In Progress	The city hired a consultant to update the residential sections of the Zoning Code to comply with this program. Staff anticipates that the changes will be adopted in 2026. As inquiries about residential care facilities arise, staff ensures information provided is consistent with state law.	Other		None

Strategy HE-3C: Employee Housing	Consist with State legislation, amend the municipal code to treat employee/farmworker housing that serves six or fewer persons as a single-family structure and permit it in the same manner as other single-family structures of the same type in the same zone and across all zones that allow single-family residential uses. The amendment will also treat employee/farmworker housing consisting of no more than 12 units or 36 beds as an agricultural use and permit it in the same manner as other agricultural uses in the same zone, in compliance with the California Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6).	10/31/2022	6th Cycle	In Progress	The city hired a consultant to update the residential sections of the Zoning Code to comply with this program. Staff anticipates that the changes will be adopted in 2026.	Other		None
Strategy HE-3D: Low-Barrier Navigation Centers	Consistent with new State legislation, review the municipal code and revise as necessary to allow low-barrier navigation centers for the homeless by right in mixed-use zones and nonresidential zones permitting multifamily uses, per Government Code Section 65662.	10/31/2022	6th Cycle	In Progress	The city recently hired a consultant to update the residential sections of the Zoning Code to comply with this program. Staff anticipates that the changes will be adopted in 2026.	Other		None
Strategy HE-3E: Extremely Low-Income Households	Encourage the development of housing for extremely low-income households through a variety of activities to reduce displacement, such as outreach to housing developers on an annual basis; providing financial assistance (when feasible), in-kind technical assistance, or land write-downs; providing expedited processing; identifying grant and funding opportunities; supporting applications for funding on an ongoing basis; reviewing and prioritizing local funding at least twice in the planning period; and/or offering additional incentives beyond the density bonus.	10/15/2023	6th Cycle	Continuous	The city makes this program readily available to applicants of extremely low-income households who wish to take advantage of it. The City does not have a Housing Authority but is willing to partner with Riverside County if approached by affordable housing developers seeking funding.	Units		None

Strategy HE-3F: Reasonable Accommodations	Continue to implement state requirements (Sections 4450 to 4460 of the California Government Code and Title 24 of the California Code of Regulations) to include accessibility in housing and public facilities for persons with disabilities: •Encourage housing developers to include mobility-impaired accessibility in their project designs to increase housing mobility opportunities for seniors and persons with disabilities. •Review regulations and procedures for City-funded or -operated housing programs to ensure that they do not exclude participation by persons with disabilities. •Include accessibility considerations in the preparation of the City's capital improvement plan and the allocation of funding for capital improvements in support of housing and residential neighborhoods for persons with disabilities and persons with developmental disabilities. •Continue to provide exceptions in zoning and land use for housing for persons with disabilities and persons with development disabilities. This procedure is a ministerial process, with minimal or no processing fee, subject to approval by the Community Development Director. The City will also review and revise findings for approving reasonable accommodation requests, specifically, potential impact on surrounding uses; physical attributes of the	12/31/2022	6th Cycle	Continuous	The City ensures compliance with Title 24 for all development. The city hired a consultant to update the residential sections of the Zoning Code to comply with this program. Staff anticipates that the changes will be adopted in 2026.	Other		None
Strategy HE-3G: Support Housing for Residents with Developmental Disabilities	Coordinate housing activities and outreach with the Inland Regional Center and encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities, to increase housing mobility opportunities and pursue funding sources designated for persons with special needs and disabilities. Implement an outreach program in coordination with the Inland Regional Center that informs families in the City about housing and services available for persons with developmental disabilities, such as developing informational brochures and directing people to service information on the City's website.	10/31/2023	6th Cycle	Not Yet Started	Staff anticipates coordinating with Inland Regional Center during the 2026/2027 fiscal year to discuss opportunities for partnerships.	Other		None

Strategy HE-3H: Regional Homeless Issues	Cooperate with neighboring cities, the County, the Western Riverside Council of Governments, and other agencies in the development of programs aimed at providing homeless shelters and related services. During this coordination, the City will determine what efforts to take, such as providing education on the financial assistance and programs available.	6/30/2034	6th Cycle	Continuous	Staff meets quarterly with neighboring cities and monthly with WRCOG to discuss a variety of topics including, but not limited to coordinated homeless outreach efforts.	Meetings	4	WRCOG Agendas for the Executive Committee and Planning Directors Committee are available on their website at https://www.wrcog.us/about-us/meetings-agendas-and-minutes/
Strategy HE-3I: Transitional and Supportive Housing	Consistent with State law, amend the municipal code to ensure that transitional and supportive housing types permitted as a residential use and are only subject to those restrictions that apply to other residential dwellings of the same type in the same zone per Government Code Section 65583(a)(5); and allow for the approval of 100 percent affordable developments consistent with Government Code Section 65583(c)(3). The City will coordinate with service providers annually to identify opportunities for the city to support funding applications that will enable the development of additional accessible housing that is affordable to lower-income households and reduce the risk of displacement.	10/31/2022	6th Cycle	In Progress	The city hired a consultant to update the residential sections of the Zoning Code to comply with this program. Staff anticipates that the changes will be adopted in 2026.	Other		None
Strategy HE-3J: Development Standards for Emergency Shelters	Ensure development standards for emergency shelters are consistent with State law per California Government Code Section 65583(a)(4)(A)(ii).	10/31/2022	6th Cycle	In Progress	The city hired a consultant to update the residential sections of the Zoning Code to comply with this program. Staff anticipates that the changes will be adopted in 2026.	Other		None
Strategy HE-4A: Housing Rehabilitation Program	Apply for rehabilitation funds to provide housing rehabilitation and weatherization services to very-low- and low-income households and facilitate place-based revitalization in areas of targeted rehabilitation need and reduce displacement risk due to housing condition. To improve effectiveness of this program, the City will advertise rehabilitation and weatherization programs on the City's website and provide brochures at City Hall.	10/31/2023	6th Cycle	Not Yet Started	Staff assesses community needs for this program and will seek funding based on the identified need.	Other		None

Strategy HE-4B: Code Enforcement	The City's Community Enhancement and Safety staff is responsible for ensuring compliance with building and property maintenance codes. Community Enhancement and Safety handles complaints on a reactive basis and deals with a variety of issues, including property maintenance, abandoned vehicles, housing conditions, and Health and Safety concerns. The City will continue to use Community Enhancement & Safety, as well as Building and Safety staff to ensure compliance with building and property maintenance codes.	10/15/2023	6th Cycle	Continuous	The City Council approved a recommendation to allocate all FY 2025/2026 Staff has requested that a portion of the City's CDBG funding be applied to the County's HEP program. The City's Community Enhancement and Safety team will help refer residents that may be eligible to the County.	Other		None
Strategy HE-4C: Preservation of At-Risk Housing Units	As of May 2021, the City does not have any publicly assisted affordable projects, but if it does in the future, the City shall maintain and update the affordable housing database as a mechanism to monitor and identify units at risk of losing their affordability subsidies or requirements. For complexes at risk of converting to market rate, the City shall: •Contact property owners of units at risk of converting to market-rate housing within one year of affordability expiration to discuss the City's desire to preserve complexes as affordable housing. •Coordinate with owners of expiring subsidies to ensure the required notices to tenants are sent out at 3 years, 12 months, and 6 months. •Reach out to agencies interested in purchasing and/or managing at-risk units. •Work with tenants to provide education regarding tenant rights and conversion procedures pursuant to California law.	10/15/2029	6th Cycle	Continuous	Staff will continue to monitor this program and report annually in the APR on updates.	Units		None
Strategy HE-4D: Replacement Housing	To facilitate place-based revitalization for households at risk of displacement due to new development, the City will require replacement housing units subject to the requirements of Government Code, section 65915, subdivision (c)(3) on sites identified in the site inventory when any new development (residential, mixed-use or non-residential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years. This requirement applies to, non-vacant sites and vacant sites with previous residential uses that have been vacated or demolished.	10/15/2029	6th Cycle	Continuous	Staff will continue to monitor this program and report annually in the APR on updates. To date, no units have been lost or restricted during the reporting period.	Units		None

Strategy HE-5A: Affirmatively Further Fair Housing (AFFH)	By December 2022, assign a point person to refer individuals, developers, landlords, and any other interested persons to the Fair Housing Council of Riverside County. Meet annually with fair housing service providers and enforcement organizations to track issues and identify patterns in Eastvale. Meet with developers within one year of Housing Element adoption to identify mechanisms to encourage construction of housing units with three or more bedrooms. Ensure that public outreach is accessible to all people by December 2022 by offering translation services at all public meetings and workshops. Annually host outreach events throughout the community at local gathering places to recruit underrepresented groups to participate. Meet with the Fair Housing Council of Riverside County by January 2023 to develop a strategy for bi-annual training for landlords and property owners on fair housing issues. Meet with disability service providers to identify whether there is unmet demand anywhere in the city by June 2022. Meet with school districts by June 2022 to assess whether existing and projected need can be accommodated with existing facilities. Meet annually with the Riverside Transit	12/31/2023	6th Cycle	Continuous	Due to staffing shortages, staff is evaluating potential options to dedicate staff to this important program but further updates have been provided below: The City maintains communication with Corona Norco Unified School District (CNUSD) regarding existing and projected needs. As new developments arise, the City communicates with the district to confirm they have adequate capacity. The City maintains constant communication and has regular meetings with RTA and meets with Caltrans representative quarterly. The City is an active member in the Western Riverside Council of Governments Solid Waste Committee where meetings are held approximately four times a year to discuss waste reduction strategies, implementation of organic waste recycling services.	Other		None
Strategy HE-5B: Mortgage Credit Certificate Program	Refer eligible residents to the Riverside County Mortgage Credit Certificate (MCC) Program for low- to moderate-income homeowner assistance. Promote the availability of this program by posting it on the City's website and in City buildings as well as by providing materials with information on this and other programs to provide to affordable housing providers to distribute to lower-income households that they work with.	10/31/2022	6th Cycle	Continuous	Staff directs interested parties to the County's website for more information about the MCC resources available.	Other		None

Strategy HE-5C: First-Time Homebuyer Program	Work with the County of Riverside to consider the implementation of a first-time homebuyer program to provide down payment assistance and closing cost assistance to low-income first-time homebuyers. In order to reduce displacement risk of prospective first-time homebuyers being priced out of the community, the City will promote the availability of this program in areas with concentrations of renters, particularly low-income renters.	12/31/2024	6th Cycle	Continuous	The City of Eastvale is a Cooperating City in the County of Riverside's Urban County Community Development Block Grant Program. Due to this, the HOME program is available to Eastvale residents who can apply directly with the County. Staff anticipates to evaluate with the County to discuss the options of either running the program internally or applying CDBG funds to the preexisting County program.	Other		None
Strategy HE-6A: Promote Energy Conservation	Promote energy efficiency in existing housing and new development: •Annually reviewing local building codes to ensure consistency with State-mandated green buildings standards. •Partnering with Southern California Edison (SCE) and the Southern California Gas Company (SoCalGas) to promote energy-saving programs, such as the residential Multifamily Energy Efficiency Rebate program and the heating and cooling rebate program, available to SCE and SoCalGas residential customers. •Encourage developers to be innovative in designing energy-efficient homes and improving the energy efficiency of new construction. •Promote the Low-Income Home Energy Assistance Program (LIHEAP) to assist low-income residents with one-time energy bill payments and home weatherization services for improved energy efficiency and health and safety. •Promote California's Low-Income Weatherization Program, which provides low-income households with solar photovoltaic (PV) systems and energy efficiency upgrades at no cost to residents.	7/31/2022	6th Cycle	Continuous	Staff reviews projects for compliance with the efficiency requirements of the California Building Code.	Other		None

Jurisdiction	Eastvale	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F									
Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)									
Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.									
Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.			TOTAL UNITS ⁺	The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the chcklist here :
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺		
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Eastvale	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code 65915(b)(1)(F)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note:
Cells in green

Table J												
Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915												
Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved						
1				2	3	4						
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Unit Category (SH - Student Housing)	Date	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income
Summary Row: Start Data Entry Below												

Jurisdiction	Eastvale	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Table K
Tenant Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	No	
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.		
Notes		

AGENDA STAFF REPORT

City Council Meeting

CONSENT CALENDAR

Agenda Item No. 11.6

March 25, 2026

Initiating Proceedings for Annual Levy and Collection of Assessments for Landscape and Lighting Maintenance Districts, Benefit Assessment Districts, and Illumination Districts for Fiscal Year 2026-27

Prepared By:

Amanda Wells, Finance Director/City Treasurer

Recommended Action(s)

Staff recommends that the City Council take the following actions:

1. Approve and Adopt A Resolution of the City of Eastvale, California, Initiating Proceedings for the Annual Levy and Collection of Assessments and Ordering the Preparation of an Annual Report for Landscape and Lighting Maintenance Districts No. 89-1 Consolidated, No. 2014-1, No. 2014-3, No. 2014-4, Illumination District No. 2 (Subareas: 35, 42, 46, 49, and 55), Lighting Maintenance District No. 98-2, Lighting Maintenance District No. 2001-1 (Zones: G and S), Lighting Maintenance District No. 2001-2 (Zones: A-H, J-K, and M), and Lighting Maintenance District No. 2001-3 (Zones: A-MMM); For Fiscal Year 2026-27; and
2. Approve and Adopt A Resolution of the City of Eastvale, California, Initiating Proceedings for the Annual Levy and Collection of Assessments and Ordering the Preparation of an Annual Report for Benefit Assessment District No. 2014-2 for Fiscal Year 2026-27.

Summary

The districts fund annual maintenance activities at various sites including maintenance servicing and operation of streetlights, maintenance and servicing of catch basin filtration system improvements and operation and maintenance of traffic signals.

Background

Landscape and Lighting Maintenance Districts No. 89-1 Consolidated, No. 2014-1, No. 2014-3, No. 2014-4, Illumination District No. 2 (Subareas: 35, 42, 46, 49, and 55), Lighting Maintenance District No. 98-2, Lighting Maintenance District No. 2001-1 (Zones: G and S), Lighting Maintenance District No. 2001-2 (Zones: A-H, J-K, and M), Lighting Maintenance District No. 2001-3 (Zones: A-MMM), and Benefit Assessment District No. 2014-2 (the “Districts”) are special financing districts established to fund specific maintenance activities within the City of Eastvale. Properties within the Districts receive special benefit from the maintenance activities and are assessed annually to fund those maintenance activities.

The annual budgets and assessment calculations are prepared and presented in the form of annual reports. These resolutions declare the City’s intention to initiate the annual assessment proceedings and order the preparation of the requisite annual reports. The next step in the process is to prepare the annual reports. Staff will bring the reports to City Council, along with the accompanying resolutions when they are available.

Environmental

The initiation of proceedings for levy and assessment collection is not a project subject to review under the California Environmental Quality Act.

Strategic Plan Action - Priority Level: 3 | Target #: C | Goal #: H

Ensure that City revenues align with expenditures.

Fiscal Impact

Costs associated with the preparation of the annual reports and the annual levy and collection of assessments are charged to the Districts. Failure to approve the accompanying resolutions would result in an inability to collect the annual assessments which, in Fiscal Year 2025-26, totaled approximately \$193,370.

Prior City Council/Commission Action

City Council held a Public Hearing and approved resolutions for the annual levy submittal for Fiscal Year 2025-26 to the County on June 25, 2025.

Attachment(s)

[Attachment 1 - Resolution to Initiate Proceedings LLMD, LMD, ID](#)

[Attachment 2 - Resolution to Initiate Proceedings BAD](#)

RESOLUTION NO. 26-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, INITIATING PROCEEDINGS FOR THE ANNUAL LEVY AND COLLECTION OF ASSESSMENTS AND ORDERING THE PREPARATION OF AN ANNUAL REPORT FOR FISCAL YEAR 2026-27 FOR THE FOLLOWING DISTRICTS:

**LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 89-1 CONSOLIDATED
LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 2014-1 (TRACT 36382)
LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 2014-3 (TRACT 36423)
LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 2014-4 (PARCEL MAP
35865)**

ILLUMINATION DISTRICT NO. 2 (SUBAREAS: 35, 42, 46, 49, AND 55)

LIGHTING MAINTENANCE DISTRICT NO. 98-2

LIGHTING MAINTENANCE DISTRICT NO. 2001-1 (ZONES: G AND S)

LIGHTING MAINTENANCE DISTRICT NO. 2001-2 (ZONES: A-H, J-K, AND M)

LIGHTING MAINTENANCE DISTRICT NO. 2001-3 (ZONES: A-MMM)

WHEREAS, the City Council (the “Council”) of the City of Eastvale (the “City”), or prior to the City’s incorporation the Board of Supervisors of the County of Riverside, previously completed the proceedings in accordance with and pursuant to the Landscape and Lighting Act of 1972, Part 2, Division 15 of the California Streets and Highways Code (commencing with Section 22500) (the “Act”) to establish the following, hereafter referred to collectively as the “Districts”:

Landscape and Lighting Maintenance District No. 89-1 Consolidated Landscape
and Lighting Maintenance District No. 2014-1 (Tract 36382) Landscape and
Lighting Maintenance District No. 2014-3 (Tract 36423) Landscape and Lighting
Maintenance District No. 2014-4 (Parcel Map 35865) Illumination District No. 2
(Subareas: 35, 42, 46, 49, AND 55)
Lighting Maintenance District No. 98-2
Lighting Maintenance District No. 2001-1 (Zones: G and S)
Lighting Maintenance District No. 2001-2 (Zones: A-H, J-K, and M)
Lighting Maintenance District No. 2001-3 (Zones: A-MMM); and

WHEREAS, the City has retained NBS for the purpose of assisting with the annual levy of the Districts, and to prepare and file an Annual Report; and

WHEREAS, the City Council wishes to initiate proceedings to provide for the levy of assessments for Fiscal Year 2026/27 in order to provide for the necessary costs and expenses pertaining to the maintenance of the improvements within the Districts.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EASTVALE DOES HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:

SECTION 1. RECITALS: The above recitals are true and correct.

SECTION 2. ANNUAL REPORT: The City Council hereby orders NBS, to prepare an Annual Report regarding the Districts containing the following information:

- A. The plans and specifications describing the general nature, location, and extent of the improvements to be maintained.
- B. An estimate of the costs of the maintenance and/or servicing of the improvements for the referenced fiscal year.
- C. A diagram showing the areas and the properties proposed to be assessed.
- D. An assessment of the estimated costs of the maintenance and/or servicing, assessing the net amount upon all assessable lots and/or parcels in proportion to the special benefits received.

NBS shall file the Annual Report with the City Clerk of the City, who shall then submit the Annual Report to the City Council for review and consideration.

SECTION 3. FISCAL YEAR: The assessments relating to these proceedings will constitute the District revenues for the Fiscal Year commencing July 1, 2026 and ending June 30, 2027.

SECTION 4. IMPROVEMENTS: There are no proposed new improvements or any substantial changes in existing improvements.

PASSED, APPROVED AND ADOPTED this 25th day of March, 2026.

Jocelyn Yow
Mayor

APPROVED AS TO FORM:

ATTEST:

Erica Vega
City Attorney

Marc A. Donohue, MMC
City Clerk

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) §
CITY OF EASTVALE)

I, Marc A. Donohue, City Clerk of the City of Eastvale, California, do hereby certify that the foregoing City Council Resolution No. 26-XX, was duly adopted by the City Council of the City of Eastvale, California, at a meeting held on the 25th day of March, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Marc A. Donohue, MMC
City Clerk

RESOLUTION NO. 26-XX

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA,
INITIATING PROCEEDINGS FOR THE ANNUAL LEVY AND COLLECTION OF
ASSESSMENTS AND ORDERING THE PREPARATION OF AN ANNUAL REPORT FOR
FISCAL YEAR 2026/27 FOR THE FOLLOWING DISTRICTS**

BENEFIT ASSESSMENT DISTRICT NO. 2014-2 (TRACT 32821 & 32821-1)

WHEREAS, the City Council (the “Council”) of the City of Eastvale (the “City”) previously completed the proceedings in accordance with and pursuant to the Benefit Assessment Act of 1982, Title 5 Division 2, of the California Government Code (commencing with Section 54703) (the “Act”) to establish the following, hereafter referred to as the “District”: Benefit Assessment District No. 2014-2 (Tract 32821 & 32821-1); and

WHEREAS, the City has retained NBS for the purpose of assisting with the annual levy of the District, and to prepare and file an Annual Report; and

WHEREAS, the City Council wishes to initiate proceedings to provide for the levy of assessments for Fiscal Year 2026/27 in order to provide for the necessary costs and expenses pertaining to the maintenance of the improvements within the District.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EASTVALE DOES HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:

SECTION 1. RECITALS: The above recitals are true and correct.

SECTION 2. ANNUAL REPORT: The City Council hereby orders NBS to prepare an Annual Report regarding the District containing the following information:

- A. The plans and specifications for the maintenance and operation of authorized services.
- B. An estimate of the costs of the maintenance and operation of the authorized services for the referenced fiscal year.
- C. A diagram showing the areas and the properties proposed to be assessed.
- D. An assessment of the estimated costs of the maintenance and operation of the authorized services.

NBS shall file the Annual Report with the City Clerk of the City, who shall then submit the Annual Report to the City Council for review and consideration.

SECTION 3. FISCAL YEAR: The assessments relating to these proceedings will constitute the District revenues for the Fiscal Year commencing July 1, 2026 and ending June 30, 2027.

SECTION 4. IMPROVEMENTS: There are no proposed new improvements or any substantial changes in existing improvements.

PASSED, APPROVED AND ADOPTED this 25th day of March, 2026.

Jocelyn Yow
Mayor

APPROVED AS TO FORM:

ATTEST:

Erica Vega
City Attorney

Marc A. Donohue, MMC
City Clerk

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) §
CITY OF EASTVALE)

I, Marc A. Donohue, City Clerk of the City of Eastvale, California, do hereby certify that the foregoing City Council Resolution No. 26-XX, was duly adopted by the City Council of the City of Eastvale, California, at a meeting held on the 25th day of March, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Marc A. Donohue, MMC
City Clerk

AGENDA STAFF REPORT

City Council Meeting

CONSENT CALENDAR

Agenda Item No. 11.7

March 25, 2026

Second Reading and Adoption of Chapter 4.06 of Title 4 to the Municipal Code to Update Guidelines for Purchasing Goods and Services.

Prepared By:

Karla Lopez, Purchasing Manager

Recommended Action(s)

Staff recommends that the City Council adopt the ordinance entitled: An Ordinance of the City Council of the City of Eastvale, California, Amending Chapter 4.06 of the Eastvale Municipal Code Pertaining to Purchasing Goods and Services

Summary

Staff recommends updates to the City's purchasing process as codified by ordinance in the City's municipal code to reflect corrections to minor clerical errors. This ordinance was recently updated and adopted on November 12, 2025. However, the version of the ordinance approved did not include certain amendments that staff intended to include in the ordinance as updated and introduced to the City Council at its meeting on March 11, 2026.

Background

The code was originally adopted in 2011 and had not been comprehensively updated until the most recent adoption dated November 12, 2025. Staff's intent continues to be the achievement of overall efficiencies and increasing effectiveness of existing systems and available resources, including emergency situations.

There are three proposed changes to the adopted ordinance. All three changes were within the scope of staff's original intent in drafting the ordinance updates adopted in November 2025,

however the language was not included in the final adopted version.

Below is an outline of the updates to Chapters 4.06:

A. Chapter 4.06 (Attachment 1)

1. Amend Section 4.06.010. Adoption of purchasing system; purpose and applicability.
 - a. Remove language that excludes public works projects from the applicability of the entire chapter. Instead, only those sections related to bidding practices (Sec. 4.06.060, 4.06.070, & 4.06.080) are not applicable to public projects subject to compliance with the Local Agency Public Construction Act (Public Contract Code Sec. 20100).
2. Amend Section 4.06.050. Authority to enter into contracts.
 - a. Add The City Manager "or their designee" to allow for greater administrative efficiencies in the delegation of approval of small dollar purchases and approval of invoices and purchase order requisitions.
3. Amend Section 4.06.060. Competitive informal bidding procedures – goods and services.
 - a. Remove requirement for informal bidding of professional service contracts between \$10,000.01 to \$199,999.99. Staff's intent was to add a formal bidding requirement for professional service contracts valued at \$200,000 or more only. Agreements for professional services below \$200,000 can be procured by any means.

If the amendment to Chapters 4.06 is approved by City Council, the Ordinance would become effective within 30 days.

Environmental

Adoption and amendments to the Purchasing of Goods and Services and Disaster Operation and Relief municipal code is categorically exempt from California Environment Quality Act (CEQA) review under the CEQA Guidelines Section 15303.

Strategic Plan Action - Priority Level: N/A | Target #: F | Goal #: C

- Target F: Innovation & Technology, Goal C: Empower staff to innovate for efficiencies; create a culture of innovation
- Target B: Economic Development, Goal D: Develop strategies for business retention, business support, and business reward

Fiscal Impact

The adoption of the amended purchasing ordinance for the City's municipal code should have little to zero impact on the city's operating and capital improvement budget.

Prior City Council/Commission Action

City Council:

- January 12, 2011: the current authorization limits were first established with the approval of Chapter 3.12, entitled "Purchasing; Professional Services; Disposition of Surplus Supplies and

Equipment” through Ordinance No. 2010-11;

- December 12, 2011: Chapter 2.10 "Administration of Disaster Operating and Relief" was established by City Council by adopting Ordinance No. 2011-14;
- June 27, 2018: Chapter 13.2 was subsequently amended by the City Council by the adoption of Ordinance No. 2018-06, adding a new section entitled “Federally Funded Procurements” and renumbered Chapter 3.12 to Chapter 4.06;
- June 26, 2019: Ordinance No. 2019-06 was adopted to remedy ambiguities, improve efficiencies, and increase transparency at the direction of City Council;
- February 9, 2022: Ordinance No. 2022-02 was adopted to implement Senate Bill No. 1383 compliance which required the addition of a section for mandatory organic waste recycling requirements.
- November 12, 2025: Ordinance No. 2025-12 was adopted to amend Chapter 4.06 of Title 4 and Chapter 2.100 of Title 2 to the Municipal Code, updating purchasing guidelines and administration of disaster operations and relief.
- March 11, 2025: An amendment to Chapter 4.06 of Title 4 to the Municipal Code was introduced to the City Council to correct scrivener's errors.

Finance Committee:

- February 18, 2025: Finance committee received a presentation on the changes outlined in this report on February 18, 2025. Feedback from the Committee was incorporated into the municipal code updates presented herein, including City Manager authority of \$50,000 and professional services request for proposal limit of \$200,000.

Attachment(s)

[Attachment 1 - Ordinance Amending Chapter 4.06 Purchasing 2026](#)

ORDINANCE NO. 26-04

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, AMENDING CHAPTER 4.06 OF THE EASTVALE MUNICIPAL CODE PERTAINING TO PURCHASING GOODS AND SERVICES

WHEREAS, the City Council has established by ordinance a purchasing system utilized by City staff to procure goods and services necessary and desirable for the administration of the City's affairs at competitive pricing; and

WHEREAS, the City Council last amended the purchasing ordinance on November 12, 2025 through the adoption of Ordinance No. 25-12; and **WHEREAS**, a clerical error occurred during the adoption of Ordinance No. 25-12 that resulted in a different version of the ordinance being adopted than what was introduced at the first reading of the ordinance on October 22, 2025; and

WHEREAS, it is the purpose of this Ordinance to correct that clerical error as well as incorporate two new changes clarifying the applicability of the purchasing ordinance to public projects subject to compliance with Public Contract Code requirements, and allowing professional services agreements valued up to \$199,999.99 to be procured by any means.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EASTVALE DOES ORDAIN AS
FOLLOWS:**

SECTION 1. Amendment of Chapter 4.06. Chapter 4.06 of the Eastvale Municipal Code is amended in its entirety to read as shown in Exhibit A hereto.

SECTION 2. Severability. If any chapter, subsection, subdivision, sentence, clause, phrase, or portion of this ordinance, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have adopted this ordinance, and each Chapter, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more Sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 3. Effective Date. This ordinance shall take effect thirty (30) days after its adoption.

SECTION 4. City Clerk Action. The City Clerk is authorized and directed to cause this Ordinance to be published within fifteen (15) days after its passage in a newspaper of general circulation and circulated within the City in accordance with Government Code Chapter 36933(a) or, to cause this Ordinance to be published in the manner required by law using the alternative summary and pasting procedure authorized under Government Code Chapter 39633(c).

PASSED, APPROVED AND ORDAINED this 25 day of March, 2026.

Jocelyn Yow
Mayor

APPROVED AS TO FORM:

ATTEST:

Erica L. Vega
City Attorney

Marc A. Donohue, MMC
City Clerk

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) §
CITY OF EASTVALE)

I, Marc A. Donohue, City Clerk of the City of Eastvale, California, do hereby certify that the foregoing Ordinance No. 26-04, was introduced at a regular meeting of the City Council of the City of Eastvale held on the 11 day of March, 2026, and was passed by the City Council of the City of Eastvale at a regular meeting held on the 25 day of March, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Marc A. Donohue, MMC
City Clerk

EXHIBIT "A"

CHAPTER 4.06 PURCHASING GOODS AND SERVICES; DISPOSITION OF SURPLUS SUPPLIES AND EQUIPMENT

Sec. 4.06.010. Adoption of purchasing system; purpose and applicability.

A centralized purchasing system is hereby adopted for the following purposes:

- (a) To establish efficient procedures for the purchase of supplies, equipment, labor and services (goods and services) required by the City at the lowest possible cost commensurate with quality needed;
- (b) To exercise responsible financial control over purchases;
- (c) To clearly define authority for the purchasing function through the use of purchase orders, contracts and other authorized procedures;
- (d) To establish the necessary procedures for the selection of vendors of all ranges of goods and services so as to avoid favor or prejudice;
- (e) To provide for identification of capital assets acquired for the City; and
- (f) To establish policy and procedures for the disposition of surplus goods.

This chapter applies to contracts for public projects, as defined herein, that are subject to compliance with the Local Agency Public Construction Act (Public Contract Code section 20100 et seq.) and other applicable State laws pertaining to the procurement of contracts for public projects, but only to the extent this chapter is not in conflict with State laws applicable to the public project. For the purpose of clarity, the informal and formal procurement procedures and exceptions thereto contained in Sections 4.06.060 through 4.06.090 of this chapter shall not apply to public projects.

This chapter does not apply to contracts that do not involve the payment of public money to a third party in exchange for goods or services, including but not limited to franchise agreements and agreements related to the acquisition or disposition of rights to real property.

Sec. 4.06.020. Definitions.

The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Contract means a mutually agreed upon, legally binding agreement between the city and the vendor, contractor, or consultant.

Department head means the person who is designated by the city manager as being responsible for each particular city department, including, but not limited to, city manager, city

clerk, finance, planning, community services, law enforcement services, fire protection services, and engineering/public works.

Economy and efficiency refers to cases where, in the case of sound judgment, the need for goods or services is best met by methods which do not comply with the strict procedures of this division, due to time constraints, economy of scale or other considerations.

Emergency means a condition of disaster or of extreme peril to the safety of persons and property within the state caused by such conditions as air pollution, fire, flood, hazardous material incident, storm, epidemic, riot, drought, sudden and severe energy shortage, plant or animal infestations or disease, the Governor's warning of an earthquake or volcanic prediction, or an earthquake or other conditions, other than conditions resulting from a labor controversy.

Finance director means the city's finance director, or in the absence of a finance director, the city manager or a person designated by the city manager to carry out the duties of the finance director under this division of the Code.

Goods means supplies, equipment, materials, and any other items for sale or use, but not including real property.

Invitation for bids means a formal solicitation for sealed bids, including invitations for proposals or statement of qualifications, for which a public notice is advertised in accordance with administrative policies or applicable state law for public work projects

Nonprofessional services means all services other than professional services, including but not limited to maintenance, repair, landscaping, janitorial, clerical, and other services that do not require advanced or specialized knowledge, expertise, training or skill. For the purposes of this division, nonprofessional services does not include any services that are performed on a public project and required to be procured and awarded in compliance with California Public Contracts Code.

Proclaimed emergency or disaster means the President or Governor has declared or proclaimed a State of Emergency for an area that includes the geographic territory of the city; or a local emergency has been proclaimed and is currently in effect.

Professional services means services that involve the exercise of professional discretion and independent judgment based on advanced or specialized knowledge, expertise or training gained by formal study or experience. Professional services include, but are not limited to, services provided by accountants, appraisers, attorneys, economists, finance, insurance advisors, medical professionals, planning, those professions listed in Government Code Section 4526, and other specialized consultants.

Public project shall have the same meaning as defined in Public Contract Code Section 20161.

Purchase order means a legal document issued by the city to the selected vendor that authorizes the purchase and payment of goods or services.

Purchasing Officer means the person(s) appointed by the finance director and functioning under his or her general direction and control to assist with the carrying out of the finance director's duties.

Services means the furnishing of labor, time or effort by an independent contractor.

Simplified acquisition threshold means the dollar amount below which a non-Federal entity may purchase property or services using small purchase methods, as set forth in Title 2 of the Code of Federal Regulations, Part 200, as it may be amended from time to time.

Sole source means when goods or services may be obtained from only one source.

Vendor means the supplier, company, consultant, contractor, firm, and/or organization selected by the city to provide goods and services.

Sec. 4.06.030. Authority and responsibility.

- (a) *The finance director*, at the direction of the city manager, has the authority and responsibility to designate a purchasing officer, establish a centralized purchasing system, and establish purchasing policy and procedures for the purchase of goods and services and disposition of surplus supplies and equipment in accordance with this chapter, as it may be amended from time to time by the city council.
- (b) *Purchasing officer*. The finance director shall designate a purchasing officer whose duties shall include but not be limited to the following.
 - (1) May promulgate administrative policies necessary or desirable to carry out the responsibilities of this chapter.
 - (2) Keep informed of current developments in market conditions and new products and maintain a bidder's list, and other records needed for the efficient purchase of supplies and equipment.
 - (3) Cause goods delivered to the city to be inspected to determine their conformance with specifications.
 - (4) Evaluate contract services performed to determine conformance with the specifications set forth in the contract and for compliance with applicable policies, laws and regulations.
 - (5) Consider and encourage the purchase and use of environmentally friendly, "green" and recyclable materials and products, whenever practicable.
 - (6) When a contract for a purchase of goods or services is not expressly required herein, determine, in consultation with the city attorney, when it is appropriate for a contract to be executed in conjunction with the purchase of goods or services.
 - (7) Making determinations as to whether a particular service to be procured qualifies as a professional or nonprofessional service for the purposes of determining the relevant procurement procedures to be followed.

- (c) *Department heads.* The head of each city department is responsible for administering and implementing for that department the purchasing policy and procedures set forth in this chapter and those established by the finance director. Each department head or his/her designee shall ensure that sufficient documentation is submitted to the purchasing officer with a request for purchase to demonstrate compliance with this chapter and any applicable administrative policies.
- (d) *Ethics Statement.* It is essential for taxpayers, residents, and businesses in the city to have complete confidence in the integrity of their public servants, particularly in the procurement of goods, services, and public projects. City employees, elected and appointed officials must uphold high standards of integrity in their conduct and ensure that their procurement activities align with administrative policies and any applicable federal, state, and local laws and procure without prejudice, seeking to obtain the maximum value for each dollar expended and avoid unfair practices. At a minimum, city employees are required to adhere to the standards outlined in the Political Reform Act, Government Code Section 8100 et seq.; Fair Political Practices Commission (FPPC), Government Code Section 1090, 87100, and 87103, and Anti-Kickback Enforcement Act of 1986 regulations

Sec. 4.06.040. Determination of purchasing requirements.

The adopted budget for each department for each fiscal year shall include funding for the necessary goods and services for that department during the fiscal year. Unless there is a proclaimed emergency or disaster, a purchase order for goods or services shall not be approved unless there exists an unencumbered appropriation in the department account against which such purchase is to be charged.

Sec. 4.06.050. Authority to enter into contracts

- (a) *Initial approval.* The City Manager or their designee is authorized to approve and execute contracts for goods and services provided that the amount of the contract does not exceed fifty thousand dollars (\$50,000.00). Contracts for goods and services greater than fifty thousand dollars (\$50,000.00) shall be approved by the City Council and executed by the City Manager after City Council approval.
- (b) *Change orders and amendments.*
 - (i) *Council approved contracts.* Change orders and amendments to a contract approved by the City Council may be approved by the City Manager, provided the aggregate amount of all change orders and amendments to a particular contract, including the change order under consideration, do not exceed ten percent of the original contract amount. Any change order or amendment to a contract approved by the City Council that exceeds ten percent of the original contract cost, when considered with the aggregate amount of all other changes to the contract, shall be approved by the City Council.

(ii) *City Manager approved contracts.* Change orders and amendments to a contract approved by the City Manager may be approved by the City Manager, provided that the aggregate amount of all change orders and amendments to a particular contract, including the change order under consideration, does not cause the total cost of the contract to exceed \$55,000. Any change order or amendment to a contract approved by the City Manager that results in the total cost of the contract exceeding \$55,000 shall be approved by the City Council.

(iii) Any proposed changes to a contract that does not increase the purchase price may be approved by the city manager in accordance with any applicable terms and conditions of the original contract related to change orders or amendments.

(c) The finance director shall provide a report to the city council, or a finance subcommittee established by the city council if one exists, on a recurring basis informing the council or its finance subcommittee of purchases approved administratively.

Sec. 4.06.060. Competitive informal procedures – good and services.

- (a) For purchases of goods and nonprofessional services not exceeding ten thousand dollars (\$10,000.00), purchases can be made without conducting informal or formal bidding. For purchases of professional services not exceeding \$199,999.99, purchases can be made without conducting informal or formal bidding.
- (b) For purchases of goods or nonprofessional services with a value of \$10,000.01 to \$49,999.99, at least three informal written bids, quotes or proposals must be obtained in accordance with the procedures established by the finance director, unless exempt pursuant to section 4.06.090. The purchase order or contract for such purchases shall be awarded to the lowest responsive, responsible vendor, consistent with the quality, quantity and delivery requirements.

The lowest responsive, responsible vendor shall be determined by such factors as price, ability, references, quality of supplies and equipment. Bids, quotes or proposals shall be submitted to the purchasing officer. The department head shall make a good faith effort to notify all businesses engaged in providing such goods or services located within the boundaries of the city of the opportunity to bid.

Sec. 4.06.070. Competitive formal procedures - goods.

Unless exempt pursuant to section 4.06.090, all purchases of goods of \$50,000.00 or more shall be let by the formal procedures set forth herein.

- (a) The purchasing officer shall advertise a public notice inviting formal bids.
 - (1) The public notices shall be transmitted by means established by the administrative code but not recited over the telephone or in person, to all qualified vendors on the city's bid list or who have requested their name to be added thereto. Any interested bidder may obtain an invitation for bid. (2) The public notices shall describe the goods or services in general terms, how to

obtain more detailed information, and state the time and place for submission of responses.

- (3) Public notices shall be transmitted by way of electronic bidding system for the purpose of receiving sealed electronic bids or proposed contracts no later than ten calendar days before the opening date of the bids.
- (4) Public notice shall be published at least ten calendar days before the date of opening of the bids.
- (b) All bids shall be submitted sealed and electronically in accordance with the instructions contained in the invitation for bid.
- (c) The bids shall be opened in public, at the time and place stated on the invitation for bid. All bids shall be publicly declared.
- (d) Contracts shall be awarded in accordance with invitation for bid instructions.
- (e) If two or more bids received are the same price and are the lowest price, the city may accept the one it chooses or accept the lowest bid made by negotiation with the bidders at the time of the bid opening.
- (g) If no bids are received, the purchase may be let in the open market or by the informal procedures set forth in section 4.06.060.
- (g) The purchasing officer shall have the right to waive any defect or informality in the bidding or in the procedures set forth in this section. A waiver of any defect or informality shall not void any contract subsequently entered into.
- (h) Formal bidding may require bidder's security as determined by the purchasing officer. Bidder's security shall be in an amount equal to at least 10 percent of the amount bid and shall be in one of the following forms:
 - (1) Cashier's check made payable to the City.
 - (2) A certified check made payable to the City.
 - (3) A bidder's bond executed by an admitted surety insurer which meets the rating requirements established by the City Clerk, made payable to the City.
- (j) A bid for which bidder's security is required shall not be considered unless one of the forms of bidder's security is enclosed with it. If the successful bidder fails to execute the contract, the amount of the bidder's security shall be forfeited to the City as set forth below.
- (k) The City Council may on refusal or failure of the successful bidder to execute the contract, award it to the next lowest responsive bidder. If the City awards the contract to the second lowest responsible bidder, the amount of the lowest bidder security shall be applied by the City to the difference between the low bid and the second lowest bid and the surplus if any shall be returned to the lowest bidder if a check is used or to the surety on the bidder's bond if a bond is used.

- (l) In its discretion, the City may abandon the project or cause to have the project re-advertised for bids by the formal procedures set forth in this section.

Sec. 4.06.080. Competitive formal procedures - services.

- (a) Contracts for professional services of an estimated value of \$200,000 or more shall be awarded upon completion of a competitive solicitation process which emphasizes value over price and permits the evaluation of criteria such as qualifications, experience, and performance data to determine the best overall value ("Best Value") to the city as determined by the purchasing officer, or may be exempted in accordance with Section 4.06.090.
- (b) Contracts for non-professional services of an estimated value of \$50,000 or more shall be awarded by a competitive solicitation process as described in paragraph a of this section or through formal bidding procedures as described in Section 4.06.070. The purchasing officer shall have the authority to determine the appropriate procedure to use for a purchase of non-professional services based on the nature of the services involved.
- (c) Notwithstanding section 4.06.050, all contracts for the performance of the annual audit of the city's financial statements shall be approved by the city council.

Sec. 4.06.090. Exemption from procedures upon determination of purchasing officer or city council.

The procurement procedures set forth in sections 4.06.060, 4.06.070 and 4.06.080 may be waived, at the discretion of the purchasing officer or city council, when any of the following are applicable:

- (a) After a reasonable attempt has been made to obtain bids, quotes, proposals or other submissions, and it has been determined by the purchasing officer that three responsive submissions cannot be obtained from responsible vendors.
- (b) The purchasing officer determines that due to the nature of the goods or services formal bidding or solicitation is not likely to result in the lowest price or Best Value.
- (c) The purchase of goods or services is made directly from a vendor at a price established by competitive procedures by another federal, state, county, other public agency or cooperative purchasing programs (also known as "piggybacking") , even if the agency has not established a cooperative purchase program or the city has not entered into a cooperative purchase agreement with the agency.
- (d) The goods or services are unique or proprietary, including, but not limited to, acquisition of data processing, telecommunications and word processing equipment, goods and services.
- (e) The goods or services can only be obtained from a sole source.

- (f) The purchase of a specific brand name, make or model is necessary to match existing city equipment or aesthetic or facilitate effective maintenance and support.
- (g) The purchasing officer determines that to further economy and efficiency it is in the city's best interest to waive strict compliance with the formal or informal solicitation procedures required herein.
- (h) The purchasing of advertising in print or other media formats where legal requirements exist regarding the manner and method of advertising, or where the advertising is aimed at reaching a specific target audience.
- (i) The purchasing officer finds that emergency conditions exist that require the immediate purchase of goods or services.

For purchases made from an emergency situation, in accordance with purchasing policy and procedures, the director of any department, with the approval of the city manager, may purchase supplies, equipment, or services directly subject to parameters set forth in City Council resolution(s) or administrative guidelines. The director will submit a report of the circumstances of the emergency to the purchasing officer within three business days. If the contract is one that in a non-emergency situation would have needed to be presented to city council for approval, then the report will be filed with the city council and will be entered in the minutes of the city council at its next regular meeting.

Sec. 4.06.100. Local preference.

The city council has encouraged all residents and businesses located within the City of Eastvale to shop locally at businesses located in the city. In keeping with this policy except for those contracts funded through programs or partners which prohibit the use of a local preference or as may be prohibited by state or federal law, the purchasing officer shall make every attempt to purchase goods from Eastvale businesses by giving preference to local vendors in the purchase of goods pursuant to the formal or informal competitive procedures. The city must inform prospective bidders that the city will be giving preference to local bidders at the time the bids for goods are solicited.

- (a) A vendor shall be considered a local vendor if it meets the following criteria:
 - (1) It has fixed facilities with employees located within the City limits; and
 - (2) All sales tax returns for the goods purchased must be reported to the state through a business within the geographic boundaries of the City.; and
 - (3) It has a City business registration
- (b) A purchase of goods where local vendor preference is being given shall be awarded as follows:
 - (1) If a local vendor submitted the lowest priced submission, then the contract shall be awarded to such qualifying local vendor.

- (2) If one or more qualifying local vendors have made a responsive submission but a qualifying local vendor did not submit the lowest priced submission, the submission price of each qualifying local vendor shall be reduced by ten percent for the purposes of comparison when evaluating bids. The reduced price of each qualifying local vendor will then be compared to the other submissions received by the City. If with this ten percent reduction a local vendor would be awarded the contract, the contract shall be awarded to the qualifying local vendor.

Sec. 4.06.110. Disposal of surplus supplies or equipment.

The head of any city department may declare supplies or equipment (collectively "personal property") held by such department surplus. Such declaration shall be in writing and the written declaration shall be delivered to the finance director who shall maintain a written inventory of surplus supplies and equipment for circulation to and review by each department. If any department has use for such personal property, the department head may request reassignment of such personal property from the finance director. The finance director shall have the authority to assign the personal property to the department best able to make use of such personal property. If no department head makes a request for use of such personal property after the inventory report has been circulated for one month, the personal property shall be deemed surplus.

- (a) The finance director shall have the authority to dispose of surplus supplies, vehicles, capital assets, equipment and other materials which cannot be used by any city agency or which have become unsuitable for city use by one or more of the following methods:
 - (1) *Sale on the open market.* The finance director shall cause to be published at least three days before the sale, in a locally adjudicated newspaper or newspaper circulated in the city, or by posting on any city website, a notice of sale setting forth a general description of the personal property to be sold, and the day, time and location of the sale. The terms of all such sales shall be cash in the amount of the full purchase price.
 - (2) *Sale by sealed bid or public auction.* As an alternative to the sale on the open market, the finance director may, when in his/her judgment it is in the best interest of the city, sell surplus personal property by means of sealed bid or public auction.

In the case of sale by sealed bid or public auction, the finance director shall cause to be published at least three days before the sale, in a locally adjudicated newspaper, or by posting on any city website, a notice setting forth a general description of the surplus personal property to be sold, and the day, time and location of the sale. The terms of all such sales shall be cash in the amount of the full purchase price.

In conducting an auction, the finance director may contract with a professional auctioneer and allow a flat fee, hourly fee or percentage of the amount of the

sale to be paid based upon that which is common and customary method and rate for such auctioneering services.

- (3) *Trade-in*, only when the finance director determines that the trade-in value is expected to exceed the value estimated to be obtained through the sale or other disposition of such surplus property.
- (4) *Scrap*. Surplus property may be sold as scrap if the finance director deems that the value of its parts exceeds the value of the surplus property as a whole.
- (5) *Low Value Item*. Where the finance director determines that surplus property is of minimal value to the City due to spoilage, obsolescence or other cause or where the City determines that the cost of disposal of such property would exceed the recovery value, the City shall dispose of the same in such a manner as they deem appropriate and in the best interest of the City, including but not limited to donation to any other governmental organization (including those outside the United States) or a non-profit group or corporation exempt from federal taxes pursuant to Internal Revenue Code Section 501(c)(3) located within or serving the City of Eastvale.
- (6) Other procedures permitted by law, as directed by the city council.

Sec. 4.06.120. Federally funded procurements.

- (a) *Purpose and applicability*. This section pertains to federally-funded projects and purchases. The purpose of this section is to ensure compliance with all applicable federal requirements when federal money is being expended by the city. To the extent that any provisions of this section are inconsistent with any other provisions of this chapter, the provisions of this section shall prevail with respect to federally-funded procurements. If any provision of this section becomes inconsistent with federal requirements, whether due to a change in federal law or regulations, through judicial precedent, or for any other reason, then the city shall not be required to comply with the inconsistent provision.
- (b) *Code of conduct*. As representatives of the City of Eastvale, all employees are expected to conduct themselves in a professional and ethical manner, maintaining high standards of integrity and the use of good judgement. Employees are expected to be principled in their business interactions and act in good faith with individuals both inside and outside the city. The following code of conduct shall govern the performance, behavior and actions of the city, including employees, directors, appointed or elected officials, volunteers, or agents who are engaged in any aspect of procurement, including, but not limited to, purchasing goods and services, awarding contracts and grants, and the administration and supervision of contracts:
 - (1) No employee, director, appointed or elected official, volunteer, or agent of the city shall participate in the selection, award, or administration of contracts supported by a federal award if a conflict of interest is real or apparent to a reasonable person.

- (2) Conflicts of interest may arise when any employee, officer, or agent of the city, any member of his or her immediate family, his or her partner, or an organization which employs or is about to employ any of the parties indicated herein, has a real or apparent financial or other interest in or a tangible personal benefit from a firm considered for the contract.
- (3) The city's employees, directors, appointed or elected officials, volunteers, or agents shall neither solicit nor accept gratuities, favors, gifts, consulting fees, trips, or anything having a monetary value in excess of the gift limitation amount established by the fair political practices commission from a vendor, potential vendor, family or employees of a vendor, contractor or parties to subcontractors.
- (4) Disciplinary measures for violations of the code of conduct by employees, directors, appointed or elected officials, volunteers, or agents who are engaged in any aspect of procurement, including, but not limited to, purchasing goods and services, awarding contracts and grants, and the administration and supervision of contracts could lead to disciplinary measures, up to and including possible termination of employment.

(c) *Solicitation procedures.*

- (1) Acquisition of unnecessary or duplicative items must be avoided. Consideration should be given to consolidating or dividing procurements to obtain a more economical purchase. When appropriate, an analysis will be made of lease versus purchase alternatives, and any other appropriate analysis to determine the most economical approach.
- (2) To foster greater economy and efficiency, and in accordance with efforts to promote cost-effective use of shared services, the city shall enter into state and local intergovernmental agreements or inter-entity agreements where appropriate for procurement or use of common or shared goods and services.
- (3) Federal excess and surplus property shall be utilized in lieu of purchasing new equipment and property whenever such use is feasible and reduces project costs.
- (4) Value engineering clauses may be used in contracts for construction projects of sufficient size to offer reasonable opportunities for cost reductions. Value engineering is a systematic and creative analysis of each contract item or task to ensure that its essential function is provided at the overall lower cost.
- (5) Contracts shall only be awarded to responsible contractors possessing the ability to perform successfully under the terms and conditions of a proposed procurement. Consideration will be given to such matters as contractor integrity, compliance with public policy, record of past performance, and financial and technical resources.
- (6) Records will be maintained to sufficiently detail the history of procurement. These records will include, but are not necessarily limited to the following: rationale for the method of procurement, selection of contract type, contractor selection or rejection, and the basis for the contract price. The city clerk will be the repository for said

records and shall be maintained in accordance with the city's adopted records retention schedule.

- (7) Time and material type contracts (open-ended) may be used only after a determination that no other contract is suitable. Time and material type contract means a contract where the cost to the city is the sum of the actual cost of materials and direct labor hours charged at fixed hourly rates that reflect wages, general and administrative expense, and profit. Each time and material contract will set a ceiling price that the contractor exceeds at its own risk. A higher degree of oversight is required in order to obtain reasonable assurance that the contractor is using efficient methods and effective cost controls.
- (8) The city alone will be responsible, in accordance with good administrative practice and sound business judgment, for the settlement of all contractual and administrative issues arising out of procurements. These issues include, but are not limited to, source evaluation, protests, disputes, and claims. These standards do not relieve the city of any contractual responsibilities under its contracts. The federal awarding agency will not substitute its judgment for that of the city unless the matter is primarily a federal concern. Violations of law will be referred to the local, state, or federal authority having proper jurisdiction.

(d) *Competition.*

- (1) All procurement transactions must be conducted in a manner providing full and open competition. In order to ensure objective contractor performance and eliminate unfair competitive advantage, contractors that develop or draft specifications, requirements, statements of work, and invitations for bids or requests for proposals will be excluded from competing for such procurements. Some of the situations considered to be restrictive of competition include, but are not limited to:
 - a. Placing unreasonable requirements on firms in order for them to qualify to do business;
 - b. Requiring unnecessary experience and excessive bonding;
 - c. Noncompetitive pricing practices between firms or between affiliated companies;
 - d. Noncompetitive contracts to consultants that are on retainer contracts;
 - e. Organizational conflicts of interest;
 - f. Specifying only a brand name product instead of allowing an equal product to be offered and describing the performance or other relevant requirements of the procurement; and
 - g. Any arbitrary action in the procurement process.
- (2) Procurements shall be conducted in a manner that prohibits the use of statutorily or administratively imposed state or local geographical preferences in the evaluation of bids or proposals, except in those cases where applicable federal statutes expressly

mandate or encourage geographic preference. Nothing in this section preempts state licensing laws. When contracting for architectural and engineering (A/E) services, geographic location may be a selection criterion provided its application leaves an appropriate number of qualified firms, given the nature and size of the project, to compete for the contract.

- (3) All solicitations will incorporate a clear and accurate description of the technical requirements for the material, product, or service to be procured. Such description must not, in competitive procurements, contain features which unduly restrict competition. The description may include a statement of the qualitative nature of the material, product or service to be procured and, when necessary, must set forth those minimum essential characteristics and standards to which it must conform if it is to satisfy its intended use. Detailed product specifications should be avoided if at all possible. When it is impractical or uneconomical to make a clear and accurate description of the technical requirements, a brand name or equivalent description may be used as a means to define the performance or other relevant requirements of procurement. The specific features of the named brand which must be met by offers must be clearly stated.
- (4) Bids and proposals shall identify all the requirements which the offerors must fulfill and all other factors to be used in evaluation bids or proposals

(e) *Methods of procurement.*

- (1) Micro-purchase: Micro-purchases may be made on the open market. Micro-purchases are purchases where the aggregate dollar amount does not exceed \$15,000.00, or \$2,000 for acquisitions of construction subject to 40 U.S.C. chapter 31, or \$2,500 for acquisitions of services subject to 41 U.S.C. chapter 67, or the current micro-purchase limitation set by the Federal Acquisition Regulation at 48 CFR Subpart 2.1. where this threshold is periodically adjusted.
- (2) Small purchases: Purchases up to the simplified acquisition threshold may be made by following informal purchasing procedures (§ 4.06.050). The simplified acquisition threshold is set by the Federal Acquisition Regulation at 48 CFR Subpart 2.1. and adjusted periodically. As of the date of this ordinance, the simplified acquisition threshold is \$350,000.00.
- (3) Large purchases: Purchases over the simplified acquisition threshold must be made by any of the following competitive processes:
 - a. Sealed bids. The fixed price (lump sum or unit price) is awarded to the responsible bidder who conformed to all material terms and is the lowest in price.
 - i. This method is the preferred procurement method for construction contracts, if the following conditions apply:
 - (a) A complete, adequate, and realistic specification or purchase description is available;

- (b) Two or more responsible bidders are willing and able to compete effectively for the business, and,
 - (c) The procurement lends itself to a firm fixed price contract and the selection of the successful bidder can be made principally based on price.
- ii. If sealed bids are used, the following requirements shall apply:
 - (a) The invitation for bids will be publicly advertised and bids must be solicited from an adequate number of known vendors, providing them sufficient response time prior to the date for opening the bids;
 - (b) The invitation for bids, which will include any specifications and pertinent attachments, must define the terms or services in order for the bidder to properly respond;
 - (c) All bids will be publicly opened at the time and place prescribed in the invitation for bids;
 - (d) A firm fixed price contract award will be made in writing to the lowest responsive and responsible bidder. Where specified in bidding documents, factors such as discounts will only be used in determining which bid is lowest. Payment discounts will only be used to determine the low bid when prior experience indicates that such discounts are usually taken advantage of; and
 - (e) Any or all bids may be rejected if there is a sound documented reason.
- b. Competitive proposals: This procurement method requires formal solicitation, fixed-price or cost-reimbursement contracts, and is used when sealed bids are not appropriate. The contract should be awarded to the responsible firm whose proposal is most advantageous to the project, with price being one of the various factors. If this method is used, the following requirements apply:
 - i. Requests for proposals must be publicized and identify all evaluation factors and their relative importance. Any response to publicized requests for proposals must be considered to the maximum extent practical;
 - ii. Proposals must be solicited from an adequate number of qualified sources;
 - iii. The methods for conducting technical evaluations of the proposals received and for selecting recipients may include, but not limited to: oral interviews, references, past performance, availability to perform work, and certifications as determined by project scope.
 - iv. Any response that takes exception to any mandatory items in this proposal process may be rejected and not considered;

- v. Contracts must be awarded to the responsible firm whose proposal is most advantageous to the project, with price and other factors considered; and,
 - vi. Competitive proposal procedures may be used for qualifications-based procurement of architectural/engineering (A/E) professional services whereby competitors' qualifications are evaluated and the most qualified competitor is selected, subject to negotiation of fair and reasonable compensation. The method, where price is not used as a selection factor, can only be used in procurement of A/E professional services. It cannot be used to purchase other types of services, though A/E firms are a potential source to perform the proposed effort.
- (4) Noncompetitive proposals: Also known as sole-source procurement, this may be appropriate only when one or more of the following criteria are met:
- a. The item is available only from a single source;
 - b. The public emergency for the requirement will not permit a delay resulting from competitive solicitation;
 - c. The federal awarding agency or pass-through entity expressly authorizes noncompetitive proposals in response to a written request from the non-federal entity; or
 - d. After solicitation of a number of sources, competition is determined inadequate.
- (f) *Contract cost and price.* A cost or price analysis shall be performed in connection with every procurement action in excess of the simplified acquisition threshold, including contract modifications. The method and degree of analysis is dependent on the facts surrounding the particular procurement situation, but as a starting point, independent estimates shall be made prior to receiving bids and proposals.
- 1. Profit shall be negotiated as a separate element of the price for each contract in which there is a no price competition and in all cases where cost analysis is performed. To establish a fair and reasonable profit, consideration must be given to the complexity of the work to be performed, the risk borne by the contractor, the contractor's investment, the amount of subcontracting, the quality of its record of past performance, and industry profit rates in the surrounding geographical area for similar work.
 - 2. Costs or prices based on estimated costs for contracts under the federal award are allowable only to the extent that costs incurred or cost estimates included in negotiated prices would be allowable for the city under Subpart E - Cost Principles of Part 200 - Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards.
 - 3. The cost plus a percentage of cost and percentage of construction cost methods of contracting shall not be used.
- (g) *Federal awarding agency or pass-through entity review.*

1. The city shall make available, upon request of the federal awarding agency or pass-through entity, technical specifications on proposed procurements where the federal awarding agency or pass-through entity believes such review is needed to ensure that the item or service specified is the one being proposed for acquisition. This review generally will take place prior to the time the specification is incorporated into a solicitation document. However, if the city desires to have the review accomplished after a solicitation has been developed, the federal awarding agency or pass-through entity may still review the specifications, with such review usually limited to the technical aspects of the proposed purchase.
 2. The city will make available upon request, for the federal awarding agency or pass-through entity pre-procurement review, procurement documents, such as requests for proposals or invitations for bids, or independent cost estimates, when:
 - a. Procurement procedures or operations fails to comply with the procurement standards in this part;
 - b. The procurement is expected to exceed the simplified acquisition threshold and is to be awarded without competition or only one bid or offer is received in response to a solicitation;
 - c. The procurement, which is expected to exceed the simplified acquisition threshold, specifies a "brand name" product;
 - d. The proposed contract is more than the simplified acquisition threshold and is to be awarded to other than the apparent low bidder under a sealed bid procurement; or
 - e. A proposed contract modification changes the scope of a contract or increases the contract amount by more than the simplified acquisition threshold.
 3. The city is exempt from the pre-procurement review in subsection 2 of this section if the federal awarding agency or pass-through entity determines that its procurement systems comply with the standards of this part.
 4. The city may request that its procurement system be reviewed by the federal awarding agency or pass-through entity to determine whether its system meets these standards in order for its system to be certified. Generally, these reviews must occur where there is continuous high-dollar funding, and third-party contracts are awarded on a regular basis;
 5. The city may self-certify its procurement system. Such self-certification must not limit the federal awarding agency's right to survey the system. Under a self-certification procedure, the federal awarding agency may rely on written assurances from the city that it is complying with these standards. The city must cite specific policies, procedures, regulations, or standards as being in compliance with these requirements and have its system available for review.
- (h) *Bonding requirements.* For construction or facility improvement contracts or subcontracts exceeding the simplified acquisition threshold, the federal awarding or pass-through entity

may accept the bonding policy and requirements of the city provided that the federal awarding agency or pass-through entity has made a determination that the federal interest is adequately protected. If such a determination has not been made, the minimum requirements must be as follows:

1. A bid guarantee from each bidder equivalent to five percent of the bid price. The bid guarantee must consist of a firm commitment such as a bid bond, certified check, or other negotiable instrument accompanying a bid as assurance that the bidder will, upon acceptance of the bid, execute such contractual documents as may be required within the time specified;
 2. A performance bond on the part of the contractor for 100 percent of the contract price. A performance bond is one executed in connection with a contract to secure fulfillment of all the contractor's obligations under such contract; and,
 3. A payment bond on the part of the contractor for 100 percent of the contract price. A payment bond is one executed in connection with a contract to assure payment as required by law of all persons supplying labor and material in the execution of the work provided for in the contract.
- (i) *Contract provisions.* Contracts where federal funding is utilized shall include the following contract clauses, the specific language of which shall be determined by the city attorney:
1. Equal employment opportunity - All contracts, when funded in whole or partly by monies derived from the federal government (either directly or indirectly), shall contain a provision requiring compliance with equal employment opportunity.
 2. Davis-Bacon Act - Applies to construction contracts in excess of \$2,000.00. It requires contracts to pay laborers and mechanics wages not less than the prevailing wage as determined by the Secretary of Labor and must be required to pay wages not less than once a week. Each bid solicitation published by the city must contain the current prevailing wage determination. Any award of the contract must be conditioned on contractor's acceptance of that wage determination and suspected or reported violations of this act shall be immediately reported to the federal awarding agency.
 3. Copeland "Anti-Kickback" Act - Applies to construction contracts in excess of \$2,000.00. It prohibits kickbacks in construction contracts funded with federal monies. Contractors and subcontractors or sub recipients shall be prohibited from inducing any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he or she is otherwise entitled and suspected or reported violations shall be immediately reported to the federal awarding agency.
 4. Contract Work Hours and Safety Standards Act - Applies to contracts in excess of \$150,000.00 that involve the employment of mechanics or laborers funded with federal money. Such contracts must include a provision for compliance with 40 U.S.C. 3702 and 3704, as supplemented by Department of Labor regulations (29 CFR Part 5).

5. Clean Air Act & Federal Water Pollution Control Act - Applies to contracts and sub grants in excess of \$150,000.00. Contractor shall be required to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act and the Federal Water Pollution Control Act. Suspected or reported violations must be reported to the federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA).
 6. Debarment and suspension - Contracts funded with federal grant monies may not be awarded to contractors that have been debarred or suspended from receiving federal monies pursuant to the System for Award Management (SAM).
 7. Byrd Anti-Lobbying Amendment - Contractors that apply or bid for an award of \$100,000.00 must certify that they will not and have not used federal funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any federal contract, grant or any other award.
- (j) *Contracting with small and minority business, women's business enterprises, and labor surplus area firms.* All necessary affirmative steps will be taken to assure that minority business, women's business enterprises, and labor surplus area firms are used when possible. Affirmative steps include:
1. Placing qualified small and minority businesses and women's business enterprises on solicitation lists;
 2. Assuring that small and minority businesses and women's business enterprises are solicited whenever they are potential sources;
 3. Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by small and minority businesses and women's business enterprises;
 4. Establishing delivery schedules, where the requirement permits, which encourage participation by small and minority businesses and women's business enterprises;
 5. Using the services and assistance, as appropriate, of such organizations as the Small Business Administration and the Minority Business Development Agency of the Department of Commerce; and,
 6. Requiring the prime contractor, if subcontracts are to be let, to take the affirmative steps listed in subsections (1) through (5) of this section.
- (k) *Proclaimed Emergencies or Disasters.* Notwithstanding any other provision in this section, the city shall follow the then-current applicable procurement procedures promulgated by the Federal Emergency Management Agency (FEMA) necessary to be eligible for FEMA funding or reimbursement for purchases during a proclaimed emergency or disaster.

Sec. 4.06.130. Recovered organic material product procurement and recycled-content paper procurement.

- (a) All city departments, and direct service providers to the city, as applicable, must comply with the city's recovered organic material produce and recycled-content paper procurement policy, as amended.
- (b) All vendors providing paper products and printing and writing paper shall:
 - (1) If fitness and quality are equal, provide recycled-content paper products and recycled-content printing and writing paper that consists of at least 30 percent, by fiber weight, postconsumer fiber instead of non-recycled products whenever recycled paper products and printing and writing paper are available at the same or lesser total cost than non-recycled items or at a total cost of no more than one percent of the total cost for non-recycled items.
 - (2) Provide paper products and printing and writing paper that meet Federal Trade Commission recyclability standard as defined in 16 Code of Federal Regulations (CFR) Section 260.12.
 - (3) Certify in writing, under penalty of perjury, the minimum percentage of postconsumer material in the paper products and printing and writing paper offered or sold to the city. This certification requirement may be waived if the percentage of postconsumer material in the paper products, printing and writing paper, or both can be verified by a product label, catalog, invoice, or a manufacturer or vendor internet website.
 - (4) Certify in writing, on invoices or receipts provided, that the paper products and printing and writing paper offered or sold to the city is eligible to be labeled with an unqualified recyclable label as defined in 16 Code of Federal Regulations (CFR) Section 260.12 (2013).
 - (5) Provide records to the city's recordkeeping designee, of all paper products and printing and writing paper purchases (both recycled-content and non-recycled content, if any is purchased). Records shall include a copy (electronic or paper) of the invoice or other documentation of purchase, written certifications as required in this Section, quantity purchased, date purchased, and recycled content (including products that contain none), and if non-recycled content paper products or printing and writing papers are provided, include a description of why recycled-content paper products or printing and writing papers were not provided.



AGENDA STAFF REPORT

City Council Meeting

PUBLIC HEARINGS

Agenda Item No. 12.1

March 25, 2026

Update of the City's participation in the Western Riverside County Transportation Uniform Mitigation Fee (TUMF) program, amendment of Chapter 4.72 of the Eastvale Municipal Code, and amendment of the TUMF Fee Schedule.

Prepared By:

David Murray, City Planner

Recommended Action(s)

Staff recommends that the City Council take the following actions:

1. Determine that the proposed updates and amendments related to the TUMF program are not subject to the California Environmental Quality Act ("CEQA") pursuant to Section 21080 (b)(8) of the Public Resources Code and Sections 15273 and 15378(b)(4) of the State CEQA Guidelines and that there is no possibility that the ordinance and resolution would have a significant impact on the environment;
2. Introduce an ordinance entitled: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, AMENDING CHAPTER 4.72 OF THE EASTVALE MUNICIPAL CODE TO ESTABLISH CONSTRUCTION COST INDEX ADJUSTMENTS TO THE WESTERN RIVERSIDE COUNTY TRANSPORTATION UNIFORM MITIGATION FEE (TUMF) PROGRAM; and
3. Adopt a resolution entitled: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EASTVALE AMENDING THE APPLICABLE TRANSPORTATION UNIFORM MITIGATION FEE (TUMF) APPLICABLE TO ALL DEVELOPMENTS IN EASTVALE.

Summary

The item to be considered is an ordinance updating the City's participation in the Transportation

Uniform Mitigation Fee (TUMF) program and amending Chapter 4.72 of the Eastvale Municipal Code establishing an automatic Construction Cost Index (CCI) process for calculating fee updates, and a resolution implementing the initial CCI adjustment and revised TUMF fee schedule effective July 2026 with automatic annual increases. Other clarifying changes as required to implement the program as approved by the WRCOG Executive Committee are also included within the draft ordinance.

Background

The City of Eastvale is a Member Jurisdiction of the Western Riverside County Council of Governments (WRCOG), a joint powers agency comprised of the County of Riverside and eighteen (18) cities located in Western Riverside County. The City of Eastvale is also a participant in the region-wide Transportation Uniform Mitigation Fee (TUMF), which was established in 2002. Developed by the WRCOG Member Jurisdictions, the TUMF program is intended to address the shortfall in funds needed to enhance and enlarge the capacity of the Regional System of Highways and Arterials in response to new residential, commercial, and industrial development throughout Western Riverside County. Prior to the City's incorporation, as a Member Jurisdiction of WRCOG and as a TUMF Participating Jurisdiction, the County participated in the preparation of the "Western Riverside County Transportation Uniform Fee Nexus Study," ("2002 Nexus Study") later adopted by the WRCOG Executive Committee. Based on the 2002 Nexus Study, the County adopted and implemented an Ordinance authorizing the County's participation in the TUMF Program within the portion of the unincorporated County that includes what is now Eastvale. Post-incorporation the City has continued participation in the TUMF Program and the TUMF Ordinance has been amended several times, the last of which was in 2025 by Ordinance 2025-01 and located in Chapter 4.72 ("Western Riverside County Transportation Uniform Mitigation Fee Program") of Title 4 ("Revenue and Finance") of the Eastvale Municipal Code.

The previously adopted WRCOG TUMF Administrative Plan calls for a CCI adjustment to be brought forth to the WRCOG Executive Committee on an annual basis. In an effort to establish a streamlined process that allows for greater consistency and predictability, the WRCOG Executive Committee approved the implementation of an automatic CCI adjustment for all TUMF land uses on December 1, 2025 with the expectation that member agencies would adopt implementing ordinances and resolutions locally to support the program. This CCI adjustment will be tied to the September indices of the National Association of Realtors and Engineering News record, with a cap of 5% of annual adjustment.

Analysis

The proposed Ordinance provides the legal basis for a revised TUMF schedule including the addition of the automatic CCI adjustment. According to WRCOG, implementing automatic CCI adjustment ensures that fee levels keep pace with increases in cost of constructing transportation projects and avoids large increases at comprehensive TUMF Nexus Study updates while ensuring that fair share principles under AB 1600 are satisfied. The actual TUMF schedule will be established through the Resolution.

In accordance with the Mitigation Fee Act, the proposed Ordinance and Resolution are consistent with the previously approved 2024 Nexus Study which: (1) identifies the purpose of the revised fees; (2) identifies the use to which the revised fees is to be put, including identification of any facilities to be financed; (3) determines how there is a reasonable relationship between the fee's use and the

type of development project on which the fee is imposed; (4) determines how there is a reasonable relationship between the need for the public facilities and the type of development project upon which the fees are imposed; and (5) determines how there is a reasonable relationship between the amount of the fees and the cost of the public facilities or portion of the public facility attributable to the development on which the fees are imposed.

As part of this amendment, the resolution will update the Fee Schedule for TUMF consistent with the decision of the WRCOG Executive Committee as follows with an effective date of July 1, 2026:

Development Category	Current Fee	Updated Fee (July 1, 2026)
Single Family Residential <1,800 sf	\$12,380/unit	\$12,705/unit
Single Family Residential 1,801-2,300 sf	\$13,927/unit	\$14,292/unit
Single Family Residential 2,301-2,700 sf	\$15,476/unit	\$15,881/unit
Single Family Residential >2,700 sf	\$19,344/unit	\$19,851/unit
Multi-family Residential	\$7,816/unit	\$8,021/unit
Industrial	\$2.33/sf	\$2.39/sf
Retail Commercial	\$7.72/sf	\$7.92/sf
Service Commercial	\$4.89/sf	\$5.02/sf
Class A and B Office	\$2.45/sf	\$2.51/sf

The draft ordinance also includes minor updates to the definitions portion of the previous ordinance to clarify the definitions of residential units as follows:

- “Multi-Family Residential Unit” means a residential dwelling unit that is physically attached to one or more other dwelling units by a shared wall, floor, ceiling, roof, or structural foundation, regardless of the lot or parcel configuration, ownership structure, or type of subdivision (including condominium subdivisions). Multi-family residential units include, but are not limited to, duplexes, townhomes, apartments, and condominiums with attached units. As outlined in the Ordinance, accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs), as defined by state law, are exempt from TUMF and shall not be counted in determining residential land use classification.
- “Single Family Residential Unit” means a residential dwelling unit that is physically detached from any other dwelling unit, sharing no common wall, floor, ceiling, roof, or structural foundation with another dwelling unit, regardless of the lot or parcel configuration, ownership structure, or type of subdivision (including condominium subdivisions). As outlined in the Ordinance, accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs), as defined by state law, are exempt from TUMF and shall not be counted in determining residential land use classification.

Environmental

Pursuant to the provisions of the California Environmental Quality Act (CEQA Public Resources Code, Section 21084 et. seq.), the proposed ordinance and resolution are exempt from the requirements of CEQA pursuant to Section 21080 (b)(8) of the Public Resources Code and Sections 15273 and 15378(b)(4) of the State CEQA Guidelines and that there is no possibility that the ordinance and resolution would have a significant impact on the environment.

Strategic Plan Action - Priority Level: N/A | Target #: N/A | Goal #: N/A

Not Applicable

Fiscal Impact

Participating in the TUMF program will provide the necessary resources to enhance and expand the capacity of the Regional System of Highways and Arterials due to new development in Western Riverside County. TUMF fees are paid by applicants of new development within the City and passed on to WRCOG for administration. There is no fiscal impact to the City associated with adoption of the ordinance and resolution. WRCOG prepared most of the information and templates for the draft ordinance, resolution and staff report to minimize City staff time. Any staff time used to review and prepare this report and attachments is included in the 2025/26 FY Community Development Department budget.

Prior City Council/Commission Action

The City Council previously adopted Resolution 2025-05 on January 8, 2025 and Ordinance 2025-01 on January 22, 2025 to amend Chapter 4.72 of the Eastvale Municipal Code and adopt new TUMF fees.

Attachment(s)

[Attachment 1 - Draft 2026 TUMF Ordinance Update](#)

[Attachment 2 - Draft 2026 TUMF Fee Update Resolution](#)

[Attachment 3 - Map of the Regional TUMF System](#)

ORDINANCE NO. 26-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EASTVALE AMENDING CHAPTER 4.72 OF THE EASTVALE MUNICIPAL CODE TO ESTABLISH CONSTRUCTION COST INDEX ADJUSTMENTS TO THE WESTERN RIVERSIDE COUNTY TRANSPORTATION UNIFORM MITIGATION FEE (TUMF) PROGRAM

WHEREAS, the City of Eastvale is a member agency of the Western Riverside Council of Governments (“WRCOG”), a joint powers agency comprised of the County of Riverside and 18 cities located in Western Riverside County. Acting in concert, the WRCOG Member Agencies developed a plan whereby the shortfall in funds needed to enlarge the capacity of the Regional System of Highways and Arterials in Western Riverside County (the “Regional System”) could be made up in part by a Transportation Uniform Mitigation Fee (“TUMF”) on future residential, commercial and industrial development; and

WHEREAS, in furtherance of this plan, the WRCOG Executive Committee adopted the “Western Riverside County Transportation Uniform Fee Nexus Study”, dated October 18, 2002 (the “2002 Nexus Study”); and

WHEREAS, based on the 2002 Nexus Study, the County of Riverside adopted an ordinance pursuant to California Government Code sections 66000 et seq. authorizing the County to impose the TUMF upon new development within areas of the unincorporated county including the area that would later incorporate to become the City of Eastvale; and

WHEREAS, in 2016, the TUMF Nexus Study (“2016 Nexus Study”) was updated for the purpose of updating the fees. On July 10, 2017, the WRCOG Executive Committee reviewed the 2016 Nexus Study and TUMF Program and recommended TUMF Participating Jurisdictions amend their applicable TUMF ordinances to reflect changes in the TUMF network and the cost of construction in order to update the TUMF Program; and

WHEREAS, on October 11, 2017, the City adopted Ordinance No. 2017-05, which adopted the 2016 Nexus Study and updated the TUMF; and

WHEREAS, in 2018, the TUMF Program was altered to adopt a process in which WRCOG calculates and collects TUMF on behalf of member agencies under the Western Riverside County Transportation Uniform Mitigation Fee Program Ordinance of 2018; and

WHEREAS, the City adopted Ordinance No. 2018-14 on December 12, 2018 allowing WRCOG to calculate and collect TUMF on behalf of the City; and

WHEREAS, WRCOG, with the assistance of TUMF Participating Jurisdictions, prepared an updated nexus study entitled “Transportation Uniform Mitigation Fee Nexus Study: 2024 Update” (“2024 Nexus Study”) pursuant to California Government Code sections 66000 et seq. (the Mitigation Fee Act), for the purpose of updating the fees; and

WHEREAS, in September 2024, the WRCOG Executive Committee reviewed the 2024 Nexus Study and TUMF Program and recommended TUMF Participating Jurisdictions amend their applicable TUMF ordinances to reflect changes in the TUMF network and the cost of construction in order to update the TUMF Program; and

WHEREAS, on January 22, 2025, the City Council approved Ordinance No. 25-01 which adopted the 2024 Nexus Study and its findings; and

WHEREAS, the TUMF Administrative Plan calls for a Construction Cost Index (“CCI”) adjustment to be brought forth to the WRCOG Executive Committee on an annual basis; and

WHEREAS, on December 1, 2025, the WRCOG Executive Committee approved the implementation of an automatic CCI adjustment for all TUMF land uses tied to the September indices of the National Association of Realtors and Engineering News Record with a cap at 5% of any annual adjustments; and

WHEREAS, an automatic CCI adjustment ensures that fee levels keep pace with increases in cost of constructing transportation projects and avoids large increases at comprehensive TUMF Nexus Study updates; and

WHEREAS, this approach also allows for consistency and predictability for the TUMF Program, while ensuring that the fair share principles under AB 1600 are satisfied; and

WHEREAS, the City Council desires to provide for automatic inflationary adjustments to the TUMF to reflect changes in construction costs over time, without modifying the underlying fee nexus, land use assumptions, or fee methodology; and

WHEREAS, this Ordinance also includes minor updates to the definitions portion of the previous Ordinance to clarify the definitions of residential units.

THE CITY COUNCIL OF THE CITY OF EASTVALE DOES ORDAIN AS FOLLOWS:

SECTION 1. Incorporation of Recitals. The above recitals are true and correct and are incorporated herein by this reference.

SECTION 2. Amendment of Section 4.72.030. The definition of “Multi-Family Residential Unit” in Eastvale Municipal Code Section 4.72.030(h) and the definition of “Single Family Residential Unit” in Eastvale Municipal Code Section 4.72.030(n) are hereby amended to read as follows:

“(h) “Multi-Family Residential Unit” means a residential dwelling unit that is physically attached to one or more other dwelling units by a shared wall, floor, ceiling, roof, or structural foundation, regardless of the lot or parcel configuration, ownership structure, or type of subdivision (including condominium subdivisions). Multi-family residential units include, but are not limited to, duplexes, townhomes, apartments, and condominiums with attached units. As outlined in the Ordinance, accessory dwelling units (ADUs) and junior accessory dwelling

units (JADUs), as defined by state law, are exempt from TUMF and shall not be counted in determining residential land use classification.”

“(n) Single Family Residential Unit” means a residential dwelling unit that is physically detached from any other dwelling unit, sharing no common wall, floor, ceiling, roof, or structural foundation with another dwelling unit, regardless of the lot or parcel configuration, ownership structure, or type of subdivision (including condominium subdivisions). As outlined in the Ordinance, accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs), as defined by state law, are exempt from TUMF and shall not be counted in determining residential land use classification.”

SECTION 3. Amendment of Section 4.72.040. Eastvale Municipal Code Section 4.72.040 is hereby amended to add a new subparagraph (1) to paragraph (c) to read as follows:

“(1) Beginning July 1, 2026, and annually thereafter, the Transportation Uniform Mitigation Fee (TUMF) shall be automatically adjusted to reflect changes in construction costs.

The annual adjustment shall be calculated by WRCOG based on a blended Construction Cost Index derived from: (1) the National Association of Realtors – Median Sales Price of Existing Single-Family Homes, and (2) the Engineering News-Record (ENR) Construction Cost Index, using the September values of each index from the prior calendar year.

The percentage adjustment applied to the TUMF shall equal the annual percentage change in the blended index; provided, however, that in no event shall the annual adjustment exceed five percent (5%), whether positive or negative.

The calculated adjustment shall be implemented on July 1 of the year following index calculation.

If either referenced index is discontinued or materially altered, WRCOG shall apply a comparable, industry-recognized index that most closely reflects regional transportation construction costs.”

SECTION 4. Effect. No provisions of this Ordinance shall entitle any person who has already paid the TUMF to receive a refund, credit or reimbursement of such payment. This Ordinance does not create new TUMF.

SECTION 5. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this ordinance, or any part thereof, is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portion of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause or phrase be declared unconstitutional. If for any reason any portion of this ordinance is found to be invalid by a court of competent jurisdiction, the balance of this ordinance shall not be affected.

SECTION 6. Ordinance No. 25-01. This Ordinance amends certain provisions of Ordinance No. 25-01 provided this Ordinance is not declared invalid or unenforceable by a court of competent jurisdiction. If, for whatever reason, this Ordinance is declared invalid or unenforceable by a court of competent jurisdiction, Ordinance No. 25-01 all other related ordinances and polices shall remain in full force and effect.

SECTION 7. Effective Date. This Ordinance shall take effect thirty (30) days after its adoption.

SECTION 8. City Clerk Action. The City Clerk is authorized and directed to cause this Ordinance to be published within fifteen (15) days after its passage in a newspaper of general circulation and circulated within the City in accordance with Government Code Chapter 36933(a) or, to cause this Ordinance to be published in the manner required by law using the alternative summary and pasting procedure authorized under Government Code Chapter 39633(c).

APPROVED and **ADOPTED** by the City Council and attested by the City Clerk this ____ day of _____ 2026.

Jocelyn Yow
Mayor

APPROVED AS TO FORM:

ATTEST:

Erica L. Vega
City Attorney

Marc A. Donohue, MMC
City Clerk

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) §
CITY OF EASTVALE)

I, Marc A. Donohue, City Clerk of the City of Eastvale, California, do hereby certify that the foregoing Ordinance No. 26-__, was introduced at a regular meeting of the City Council of the City of Eastvale held on the __ day of _____, 2026, and was passed by the City Council of the City of Eastvale at a regular meeting held on the __ day of _____, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Marc A. Donohue, MMC
City Clerk

RESOLUTION NO. 26-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EASTVALE AMENDING THE APPLICABLE TRANSPORTATION UNIFORM MITIGATION FEE (TUMF) APPLICABLE TO ALL DEVELOPMENTS IN EASTVALE

WHEREAS, the City of Eastvale (“City”) is a member agency of the Western Riverside Council of Governments (“WRCOG”), a joint powers agency comprised of the County of Riverside and eighteen cities located in Western Riverside County; and

WHEREAS, the member agencies of WRCOG recognized that there was insufficient funding to address the impacts of new development on the regional system of highways and arterials in Western Riverside County (the “Regional System”); and

WHEREAS, in order to address this shortfall, the member agencies formulated a plan whereby a transportation mitigation fee would be assessed on new development and would be used to fund the necessary improvements for the Regional System; and

WHEREAS, WRCOG, with the assistance of TUMF Participating Jurisdictions, prepared an updated nexus study entitled “Transportation Uniform Mitigation Fee Nexus Study: 2024 Update” (“2024 Nexus Study”) pursuant to California Government Code sections 66000 et seq. (the Mitigation Fee Act), for the purpose of updating the fees; and

WHEREAS, in September 2024, the WRCOG Executive Committee reviewed the 2024 Nexus Study and TUMF Program and recommended TUMF Participating Jurisdictions amend their applicable TUMF ordinances to reflect changes in the TUMF network and the cost of construction in order to update the TUMF Program; and

WHEREAS, consistent with its previous findings made in the adoption of Ordinance No. 25-01, codified in Section 4.72.020 of the Eastvale Municipal Code, the City Council has been informed and advised, and hereby finds, that if the capacity of the Regional System is not enlarged and unless development contributes to the cost of improving the Regional System, the result will be substantial traffic congestion in all parts of Western Riverside County, with unacceptable Levels of Service. Furthermore, the failure to mitigate growing traffic impacts on the Regional System will substantially impair the ability of public safety services (police and fire) to respond and, thus, adversely affect the public health, safety and welfare. Therefore, continuation of a TUMF Program is essential; and

WHEREAS, the City Council finds and determines that there is a reasonable and rational relationship between the use of the TUMF and the type of development projects on which the fees are imposed because the fees will be used to construct the transportation improvements that are necessary for the safety, health, and welfare of the residential and non-residential users

of the development in which the TUMF will be levied; and

WHEREAS, the City Council finds and determines that there is a reasonable and rational relationship between the need for the improvements to the Regional System and the type of development projects on which the TUMF is imposed because it will be necessary for the residential and non-residential users of such projects to have access to the Regional system. Such development will benefit from the Regional System improvements and the burden of such developments will be mitigated in part by payment of the TUMF; and

WHEREAS, the City Council finds and determines that the cost estimates set forth in the new 2024 Nexus Study are reasonable cost estimates for constructing the Regional System improvements and the facilities that compromise the Regional System, and that the amount of the TUMF expected to be generated by new development will not exceed the total fair share cost to such development; and

WHEREAS, the fees collected pursuant to the TUMF Ordinance shall be used to help pay for the design, planning, construction of and real property acquisition for the Regional System improvements and its facilities as identified in the 2024 Nexus Study. The need for the improvements and facilities is related to new development because such development results in additional traffic and creates the demand for the improvements;

WHEREAS, by notice duly given and published, the City Council set the time and place for a public hearing on the 2024 Nexus Study and the fees proposed thereunder and at least ten (10) days prior to this hearing, the City Council made the 2024 Nexus Study available to the public; and

WHEREAS, at the time and place set for the hearing, the City Council duly considered data and information provided by the public relative to the cost of the improvements and facilities for which the fees are proposed and all other comments, whether written or oral, submitted prior to the conclusion of the hearing; and

WHEREAS, Section 4.72.040(c) of the Eastvale Municipal Code authorizes periodic review and adjustment to the applicable TUMF in accordance with any adjustments made by the WRCOG Executive Committee; and

WHEREAS, Section 4.72.040(c)(1) of the Eastvale Municipal Code implements an annual automatic construction cost index ("CCI") adjustment to the TUMF; and

WHEREAS, the purpose of the Resolution is to implement the initial automatic CCI adjustment as provided for in Section 4.72.040(c)(1) of the Eastvale Municipal Code, added by Ordinance No. 26-___; and

WHEREAS, further CCI increases shall be automatically implemented pursuant to Section 4.72.040(c)(1) of the Eastvale Municipal Code; and

WHEREAS, the automatic CCI adjustment implemented by this Resolution is inflationary only and does not modify the underlying fee nexus, land use assumptions, improvement program, or proportionality findings previously adopted by the City; and

WHEREAS, the fees collected pursuant to this Resolution shall be used to finance the public facilities described or identified in the Nexus Study; and

WHEREAS, the levying of TUMF has been reviewed by the City Council and staff in accordance with the California Environmental Quality Act ("CEQA") and the CEQA Guidelines and it has been determined that the adoption of this Resolution is exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines.

NOW, THEREFORE, the City Council of Eastvale does resolve as follows:

SECTION 1. Findings. The recitals set forth above are hereby adopted as findings in support of this Resolution. In addition, the City Council re-adopts the findings contained in Section 4.72.020 of the Eastvale Municipal Code in support of the adjusted TUMF contained herein.

SECTION 2. TUMF Schedule. In accordance with Section 4.72.040(c)(1) of the Eastvale Municipal Code, there is hereby adopted the following fee schedule implementing the initial CCI adjustment for the TUMF which replaces the fee schedule set forth in Sections 2 and 3 of Resolution No. 25-05 in its entirety upon the Effective Date set forth in Section 4 below:

A. There is hereby adopted the following TUMF schedule:

- (1) \$12,705 per single family residential unit 1,800 square feet or less
- (2) \$14,292 per single family residential unit between 1,801 and 2,300 square feet
- (3) \$15,881 per single family residential unit between 2,301 and 2,700 square feet
- (4) \$19,851 per single family residential unit greater than 2,700 square feet
- (5) \$8,021 per multi-family residential unit
- (6) \$2.39 per square foot of an industrial project
- (7) \$7.92 per square foot of a retail commercial project
- (8) \$5.02 per square foot of a service commercial project
- (9) \$2.51 per square foot of a service Class A and B Office

SECTION 3. CEQA Findings. The City Council hereby finds that in accordance with the California Environmental Quality Act ("CEQA") and the CEQA Guidelines the adoption of this Resolution is exempt from CEQA pursuant to Section 15061(b)(3).

SECTION 4. Effective Date. This Resolution shall become on July 1, 2026.

PASSED, APPROVED AND ADOPTED this 25th day of March, 2026.

Jocelyn Yow
Mayor

APPROVED AS TO FORM:

ATTEST:

Erica L. Vega
City Attorney

Marc A. Donohue, MMC
City Clerk

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) §
CITY OF EASTVALE)

I, Marc A. Donohue, City Clerk of the City of Eastvale, California, do hereby certify that the foregoing City Council Resolution No. 26-XX, was duly adopted by the City Council of the City of Eastvale, California, at a meeting held on the 25th day of March, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Marc A. Donohue, MMC
City Clerk

[illegible]