



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, September 24, 2025

City Councilmembers

Michael McMinn, Mayor
Jocelyn Yow, Mayor Pro Tem
Christian Dinco, Councilmember
Clint Lorimore, 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. [Hispanic Heritage Month Proclamation](#)

9. AGENCY PARTNER UPDATES

9.1. [Nurse Navigation Program Presentation](#)

Submitted by: Tim Voigt, CAL FIRE Division Chief

RECOMMENDED ACTION(S):

Staff recommends that the City Council receive and file the presentation.

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 City Council Meeting minutes from the regular meeting on September 10, 2025.

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. Treasurer's Report: August 2025

Submitted by: Amanda Wells, Finance Director/City Treasurer

RECOMMENDED ACTION(S):

Staff recommends that the City Council receive and file the City Treasurer's Report.

11.5. Purchase of Two (2) 2025 Ford F-150 Lightning Pro Trucks for the Public Works Department and Budget Appropriation

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

RECOMMENDED ACTION(S):

Staff recommends that the City Council:

1. Authorize the issuance of a purchase order to National Auto Fleet Group, in an amount not to exceed \$110,000, for the acquisition of two (2) 2025 Ford F-150 Lightning trucks; and
2. Authorize the issuance of a purchase order, in amount not to exceed \$24,000, for the upfitting of the two (2) 2025 Ford F-150 Lightning trucks; and
3. Approve and adopt a resolution amending the Fiscal Year 2025-26 Budget by \$134,000 for the purchase and upfitting of two (2) 2025 Ford F-150 Lightning trucks; and
4. Authorize the City Manager to execute all necessary documents to complete the purchase.

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.)

13. CITY COUNCIL BUSINESS

13.1. Public Works Update: Crack Seal and Mastic Pavement Treatment Program

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

RECOMMENDED ACTION(S):

Staff recommends that the City Council directs City staff to commence the implementation of a standalone Crack Seal and Mastic Pavement Treatment Program for city-maintained roads.

13.2. Quarterly Economic Development Updates

Submitted by: Alexander Fung, Economic Development Manager

RECOMMENDED ACTION(S):

Staff recommends that the City Council receive and file the report.

13.3. Artificial Intelligence (AI) Presentation

RECOMMENDED ACTION(S):

Staff recommends that the City Council receive and file the presentation.

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 Tuesday, October 7, 2025, 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



AGENDA STAFF REPORT

City Council Meeting

AGENCY PARTNER UPDATES

Agenda Item No. 9.1

September 24, 2025

Nurse Navigation Program Presentation

Prepared By:

Tim Voigt, CAL FIRE Division Chief

Recommended Action(s)

Staff recommends that the City Council receive and file the presentation.

Summary

The Nurse Navigation program enables CAL FIRE/Riverside County Fire Department's Fire Communications Dispatchers to use a new procedure that connects people to the right type of care for callers' situations. These highly trained dispatchers use industry-best practices and protocols to determine if a call requires an immediate response from first responders, or if a transfer to Nurse Navigation is appropriate. Non-life-threatening emergencies will be assessed to determine if there is a more suitable alternative to an ambulance transport and a potential emergency department visit, such as self/home care or a visit with a clinician at a non-emergency facility. Nurse navigators will assess each situation and determine the most appropriate level of care necessary and assist the caller in obtaining those services.

Background

CAL FIRE/Riverside County Fire Department, in collaboration with the County of Riverside Emergency Management Department (EMD) and American Medical Response Ambulance Service, Inc. (AMR), a division of Global Medical Response (GMR), announced the implementation of a new Nurse Navigation program throughout Riverside County. The program took effect on September 17, 2025.

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 - Nurse Navigation Press Release](#)

[Attachment 2 - FAQ Sheet](#)

CONTACT:

Public Affairs and Community Education Bureau
Phone: (951) 940-6985
Email: RRUPIO@fire.ca.gov

CAL FIRE/RIVERSIDE COUNTY FIRE DEPARTMENT

210 West San Jacinto Avenue
Perris, CA 92570
www.rvcfire.org

PRESS RELEASE

CAL FIRE/Riverside County Fire Department Implements Nurse Navigation program for 911 callers

Perris, CA – September 15, 2025

CAL FIRE/Riverside County Fire Department, in collaboration with the County of Riverside Emergency Management Department (EMD) and American Medical Response Ambulance Service, Inc. (AMR), a division of Global Medical Response (GMR), is pleased to announce the debut of the new Nurse Navigation program throughout Riverside County, effective September 17, 2025.

The Nurse Navigation program enables CAL FIRE/Riverside County Fire Department's Fire Communications Dispatchers to use a new procedure that connects people to the right type of care for callers' situations. These highly trained dispatchers use industry-best practices and protocols to determine if a call requires an immediate response from first responders, or if a transfer to Nurse Navigation is appropriate. Non-life-threatening emergencies will be assessed to determine if there is a more suitable alternative to an ambulance transport and a potential emergency department visit, such as self/home care or a visit with a clinician at a non-emergency facility. Nurse navigators will assess each situation and determine the most appropriate level of care necessary and assist the caller in obtaining those services.

The Nurse Navigation program is intended to assist citizens in suggesting alternative methods that best meet the needs of the person calling 911, often at a lower cost than an emergency department visit. Every caller will continue to have the right to request and receive an emergency response from responders, regardless of the level of severity or recommendations of the Nurse Navigator.

(Page 1 of 2)

CONTACT:

Public Affairs and Community Education Bureau
Phone: (951) 940-6985
Email: RRUPIO@fire.ca.gov

CAL FIRE/RIVERSIDE COUNTY FIRE DEPARTMENT

210 West San Jacinto Avenue
Perris, CA 92570
www.rvcfire.org

PRESS RELEASE

"This program represents a proactive approach to public health and safety, ensuring that individuals receive the appropriate level of care tailored to their specific needs," stated Jeremy Shumaker, Associate Vice President of Global Medical Response. "It also enhances the efficiency of emergency response by allowing first responders to focus on life-threatening situations, while expanding care options for those seeking assistance."

"The implementation of Nurse Navigation marks the achievement of a long-standing objective for Riverside County Emergency Management Department and the Riverside County Emergency Medical Services Agency (REMSA)," said Dan Bates, Director of the Emergency Management Department. "We are pleased to see this initiative come to fruition, as it will provide significant benefits to the residents we serve."

"We are proud that CAL FIRE/Riverside County Fire Department is the first Emergency Communication Center in Riverside County to implement these enhanced protocols," stated Fire Chief Bill Weiser. "Our Fire Communications Dispatchers have demonstrated exceptional dedication in achieving the necessary accreditation to move forward with the Nurse Navigation program. We look forward to the positive impact Nurse Navigation will have on both our communities and emergency responders."

To find more information, please visit the Emergency Management Department's website at <https://rivcoready.org/911-nurse>, call, or email CAL FIRE/Riverside County Fire Department's Public Affairs and Community Education bureau at (951) 940-6985, or rrupio@fire.ca.gov.

About Us: The Riverside County Fire Department is a public safety agency committed to exemplary customer service and is recognized as a leader in emergency services through continuous improvement, innovation, and efficient use of resources. With over 1,200 career firefighters covering nearly 100 fire stations and 7,000+ square miles, we stand ready to protect our communities.

###

FAQ



How does 911 Nurse Navigation work?

Someone calling 911 for a non-life-threatening situation will be connected to a nurse, who will guide them through options for the most appropriate care.

What determines if a call is transferred to a nurse?

The 911 dispatcher reviews the symptoms using medical protocols to assess the callers' needs and determine if they can be transferred to the Nurse Navigation line.

Will the Fire Department still respond if someone calls 911?

If someone calls 911 with a serious or life-threatening emergency, the dispatcher will send first responders to assist them.

What are the Nurse Navigators' qualifications?

Nurse Navigators are nurses trained to use physician protocols to determine the best course of care according to the callers' needs.

If someone talks to the nurse and still wants to be transported to the hospital, what happens then?

Every caller has the right to have an ambulance respond to their call. If an ambulance is requested, one will be sent.



More Information: [RivCoReady.org/911-nurse](https://rivcoready.org/911-nurse)

MINUTES

CITY OF EASTVALE

CITY COUNCIL MEETING
Wednesday, September 10, 2025
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 McMinn.

2. ROLL CALL

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

Absent:

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—EXISTING LITIGATION. Name of case: Yakubovsky v. City of Eastvale, Riverside Superior Court Case No CVRI2401725

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

5. INVOCATION

Joan Anderson from The Church of Jesus Christ of Latter-day Saints offered the invocation.

6. PLEDGE OF ALLEGIANCE

Councilmember Dinco led the Pledge of Allegiance.

7. ADDITIONS/REVISIONS – None

8. PRESENTATIONS/ANNOUNCEMENTS

8.1 Eagle Boy Scout Recognitions

Certificates were presented to Andre Chen and Nicholas Peterson for their Eagle Scout Achievements.

8.2 Childhood Cancer Awareness Month Proclamation

The Childhood Cancer Awareness Month Proclamation was presented to Staci Conely.

8.3 National Preparedness Month Proclamation

Emergency Services Coordinator Mary Hayes-Maldonado provided a presentation, and the National Preparedness Month Proclamation was presented to her.

8.4 Introduction of CalFire Chief Tim Voight

City Manager Orme introduced CalFire Chief Tim Voight.

9. AGENCY PARTNER UPDATES

9.1 Mail Theft Presentation – United States Postal Service

United States Postal Inspectors provided an update.

10. PUBLIC COMMENT

The following individual provided public comment:

- Paula Avey

11. CONSENT CALENDAR

On motion of Councilmember Dinco second by Mayor Pro Tem Yow, the City Council voted unanimously by those present to approve the Consent Calendar.

Councilmember Lorimore was absent at the time of the vote.

11.1 City Council Meeting Minutes

The City Council approved the meeting minutes from the regular meeting on August 13, 2025.

11.2 Warrant Registers: May, June, and July 2025

The City Council approved the payment of warrants as submitted by the Finance Department under Attachments 1, 2, and 3.

11.3 Treasurer's Report: July 2025

The City Council received and filed the City Treasurer's Report.

11.4 Eastvale Crime Statistics – July 2025

The City Council received and filed the Eastvale Crime Statistics for July 2025.

11.5 Annual Statement of Investment Policy

The City Council approved and adopted the annual statement of investment policy for fiscal year 2025-26.

11.6 Approval of Agreement with Mariposa Tree Management Inc. for Tree Trimming and Maintenance Services

The City Council:

1. Approved an agreement with Mariposa Tree Management Inc. for Tree Trimming and Maintenance Services in a not-to-exceed amount of \$125,000 per fiscal year; and
2. Authorized the City Manager to execute the necessary documents.

11.7 PLN25-20033 City-Initiated Municipal Code Amendment for Drive-Through and Drive-In Restaurants, Carwashes, Gasoline Service Stations, Alternative Fueling Stations, Electric Vehicle Charging Stations, Mini-Storage Facilities, and Truck and Trailer Rental and Storage Facilities (Second Reading)

The City Council adopted Ordinance 25-09 entitled: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA TO AMEND OF SECTIONS 120.03.020, 120.03.030, 120.05.060, 120.06.010, AND THE ESTABLISHMENT OF SECTION 120.04.170 OF THE EASTVALE MUNICIPAL CODE MAKING CHANGES TO LAND USES SUCH AS DRIVE-IN AND DRIVE-THROUGH RESTAURANTS, CARWASHES, ELECTRIC VEHILCE CHARGING STATIONS, GASOLINE SERVICE STATIONS, ALTERNATIVE FUELING STATIONS, TRUCK AND TRAILER RENTAL AND STORAGE FACILITIES, AND MINI-STORAGE FACILITIES.

11.8 Construction Contract Award to All American Asphalt for the 2025 Residential Slurry Seal Project (CIP #94001)

The City Council approved the following actions for the 2025 Residential Slurry Seal Project (CIP #94001):

1. Award a Construction Contract to All American Asphalt in an amount of \$1,377,901.78 plus a 10% contingency of \$137,790.18, for a total not-to-exceed amount of \$1,515,691.96; and,
2. Authorized the City Manager to execute all necessary documents including the Notice of Completion.
3. Authorized City Staff to file a Notice of Exemption from the California Environmental Quality Act.

11.9 Purchase of Two (2) 2026 BMW R 1300 RT-P Police Motorcycles and Budget Appropriation

The City Council:

1. Approved a purchase order for Seavco Inc. (Irv Seaver BMW) in the amount of \$80,787.72 for two (2) 2026 BMW R 1300 RT-P motorcycle for the Police Department; and
2. Approved and Adopted Resolution 25-48, Amending the Fiscal Year 2025-26 Operating Budget by \$5,000 for the purchase of two police motorcycles; and
3. Authorized the City Manager to execute any agreements and purchase orders.

11.10 Second Reading of Ordinance Approving the Use of Electronic Filing of Campaign Statements

The City Council adopted Ordinance 25-10 entitled: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, REQUIRING ELECTRONIC FILING OF POLITICAL PRACTICES COMMISSION (FPPC) CAMPAIGN DISCLOSURE STATEMENTS.

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

The City Council adopted Ordinance 25-11 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.

11.12 Purchase of a Material Blower for Compost and Mulch

The City Council authorized the issuance of a purchase order to Clairemont Equipment Company an authorized Finn dealership utilizing cooperative purchase contract #070821-FNN in an amount not to exceed \$110,000 for the purchase of a mulch and compost material blower.

11.13 Purchase of One (1) Cargo Van for the Community Services & Recreation Department

The City Council authorized a purchase order to Jeep Chrysler Dodge Ram of Ontario in the amount of \$44,546 for the acquisition of one (1) 2024 Dodge Ram Promaster 2500 Cargo Van, to be utilized by the Community Services & Recreation Department for transportation of equipment and mobile recreation programming. Staff further recommends City Council authorize the City Manager to execute the necessary agreements and purchase orders.

12. PUBLIC HEARINGS – None

13. CITY COUNCIL BUSINESS – None

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

No report was provided.

15.2 Southern California Association of Governments

Councilmember Lorimore provided a report.

15.3 Western Riverside Council of Governments

No report was provided.

15.4 Riverside Transit Agency

Mayor Pro Tem Yow provided a report.

15.5 Northwest Mosquito and Vector Control District

No report was provided.

15.6 Riverside County Transportation Commission

Councilmember 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 McMinn adjourned the regular meeting at 7:30 P.M. The next regular meeting of the Eastvale City Council is scheduled for Wednesday, September 24, 2025, at 6:30 P.M.

Marc A. Donohue, MMC
City Clerk



AGENDA STAFF REPORT

City Council Meeting

CONSENT CALENDAR

Agenda Item No. 11.2

September 24, 2025

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 9.24.25](#)



CITY OF EASTVALE

Major Projects Summary

September 24, 2025
City of Eastvale Planning Division



CITY OF EASTVALE

12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
951.361.0900

Planning Division Major Projects Summary
September 24, 2025

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CITY OF EASTVALE

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Planning Division Major Projects Summary September 24, 2025

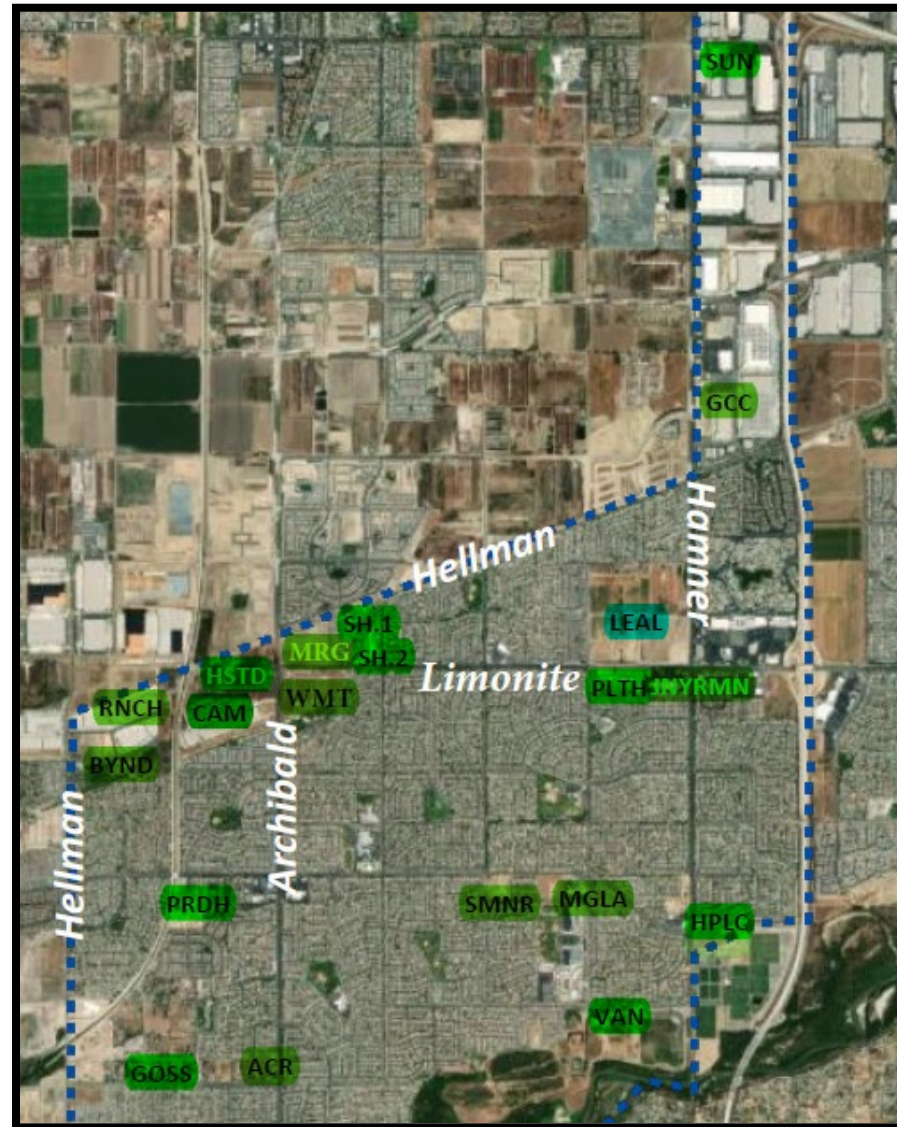
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CITY OF EASTVALE

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Planning Department Major Projects Summary
September 24, 2025



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
September 24, 2025

In-Process/Review

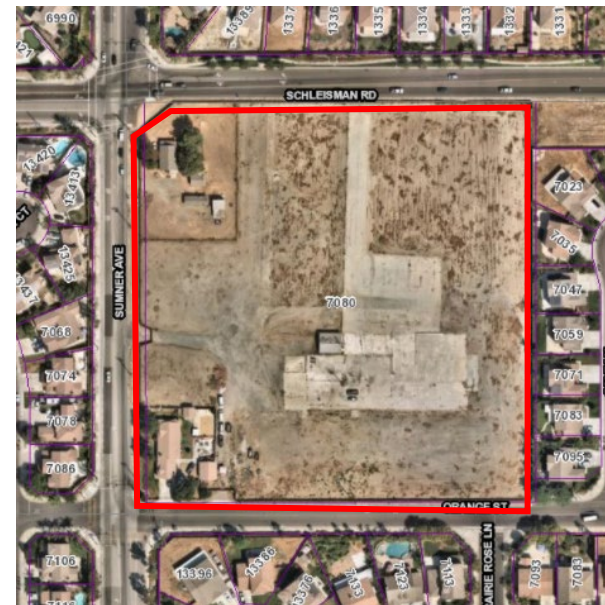
Sumner Place Residential Development (MAP ID: SMNR)

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

Project Map:



Current Status:

- On 2.26.2025 an incomplete letter was sent out to the applicant and 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.
3. **Highlighted Text** =Updated Information



CITY OF EASTVALE

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Planning Department Major Projects Summary
September 24, 2025

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.

- 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
September 24, 2025

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.

Project Map:



Current Status:

- On 7.20.25 a second incomplete letter was sent out to the applicant and 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.
3. **Highlighted Text** =Updated Information



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Planning Department Major Projects Summary
September 24, 2025

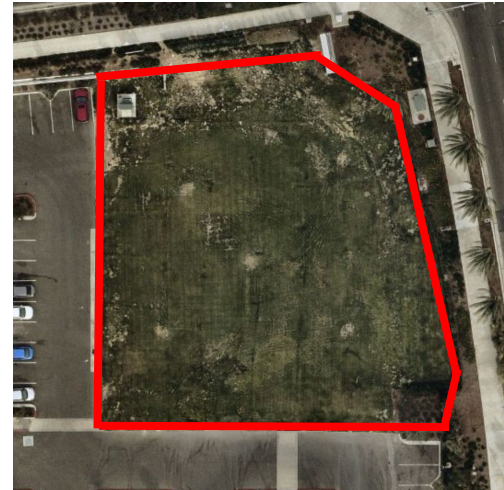
New Restaurant Shell (CR-1)

Project:	Commercial Restaurant Building (CR-1)
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

Project Map:



Current Status:

- On August 20, 2025, the Planning Commission approved entitlements for PLN25-20031 and is subject to conditions of approval.

- 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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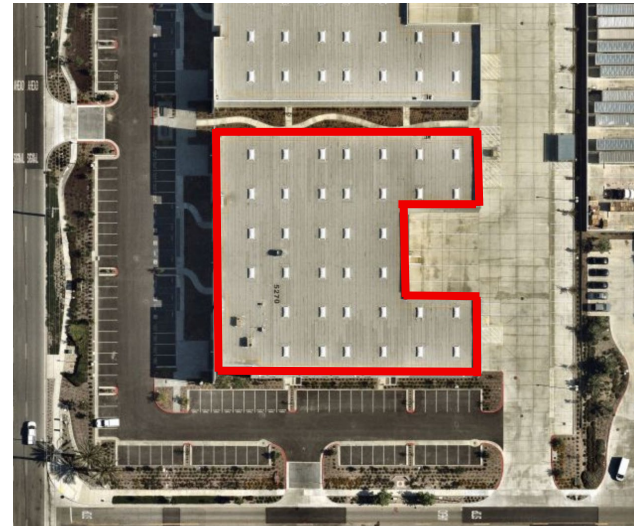
Team Up Arena

Project:	Team Up Arena
Project No.	PLN25-20031 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

Project Map:



Current Status:

- On 9.3.2025 the applicant received a correction letter and planning division 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 September 24, 2025

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 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

Project Map:



Current Status:

- On 9.8.25 the applicant resubmitted documents and the project is currently under review.

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
September 24, 2025

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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Planning Department Major Projects Summary
September 24, 2025

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.
- Highlighted Text** =Updated Information



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Planning Department Major Projects Summary
September 24, 2025

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<i>Leal Ranch Residential Overall Phase A DR (MAP ID: LEAL.2)</i>		
Project:	Leal Ranch Residential Overall DR (Phase A)	Project Map:
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	

1. New projects are added to the bottom of the list as they are submitted.
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Planning Department Major Projects Summary September 24, 2025

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.



Current Status:

- Actively under construction.

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

Project:	Leal Ranch Residential PA-1 (Phase A)
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Planning Department Major Projects Summary September 24, 2025

Project No.	PLN22-20089 DR007	Project Map:
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.		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
September 24, 2025

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.

1. New projects are added to the bottom of the list as they are submitted.
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Planning Department Major Projects Summary September 24, 2025

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.

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 September 24, 2025

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 September 24, 2025

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.

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
September 24, 2025

New Home Recreation Center

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

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.

Project Map:



Current Status:

- Construction documents have been submitted for review 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.
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Planning Department Major Projects Summary
September 24, 2025

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
September 24, 2025

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 September 24, 2025

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.

Project Map:



Current Status:

- On 4.16.2025 the Planning Commission approved entitlements for PLN24-20070 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
September 24, 2025

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

Project Map:



Current Status:

- On 4.16.2025 the Planning Commission approved entitlements for PLN24-20071 and is subject to conditions of approval.

- 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
September 24, 2025

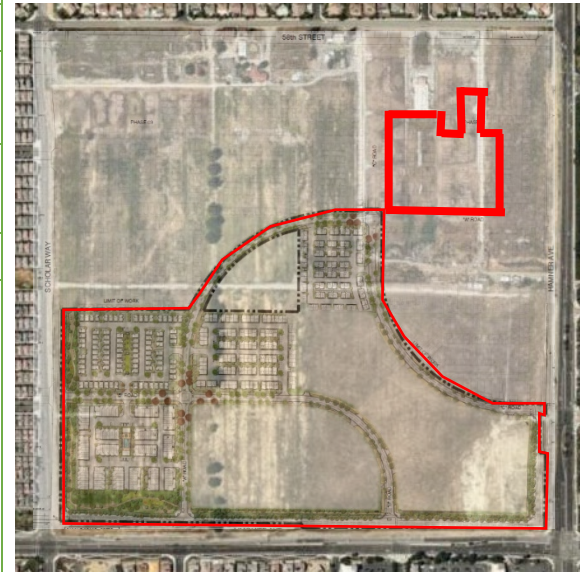
Leal Ranch Residential PA-11B

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

Project Map:



Current Status:

- On 4.16.2025 the Planning Commission approved entitlements for PLN24-20072 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.
3. **Highlighted Text** =Updated Information



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Planning Department Major Projects Summary
September 24, 2025

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

Project Map:



Current Status:

- On 4.16.2025 the Planning Commission approved entitlements for PLN24-20073 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.
3. **Highlighted Text** =Updated Information



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Planning Department Major Projects Summary September 24, 2025

Leal Ranch Residential PA-4 Quartererra 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
September 24, 2025

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.

Project Map:



Current Status:

- On 05.28.2025 City Council approved entitlements for PLN24-20053 and is subject to conditions of approval.

- 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 September 24, 2025

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

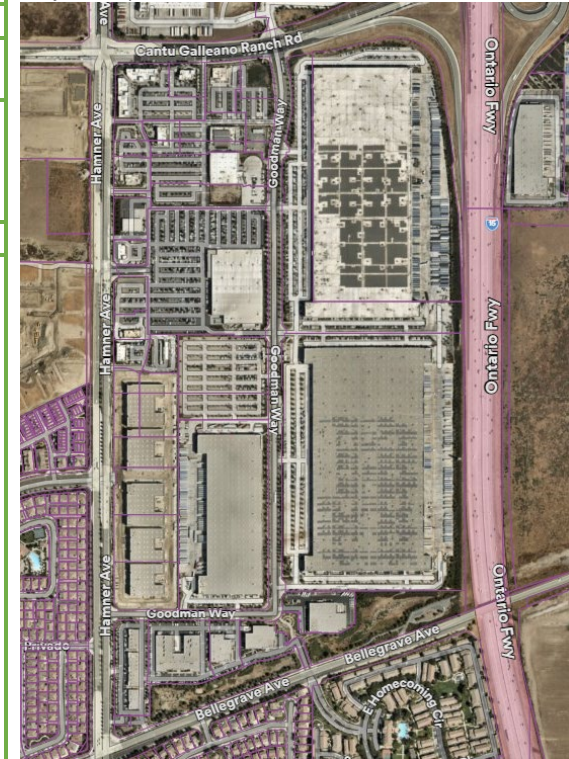
Notes:

- 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
September 24, 2025

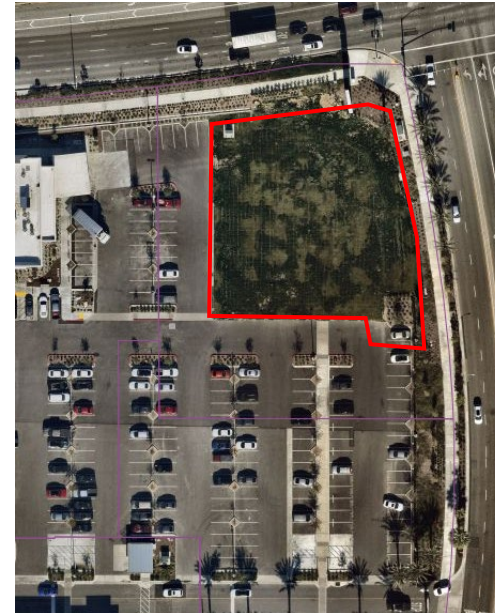
GCC CR-1 Chili's Alcohol CUP and VAR (MAP ID: GCC.13)

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.
- Projects that have been completed for more than one year are removed from this list.
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Planning Department Major Projects Summary
September 24, 2025

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.

Project Map:



Current Status:

- Building Permits issued on November 28, 2023 and are 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
September 24, 2025

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 approved building plans and grading plans and is 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 September 24, 2025

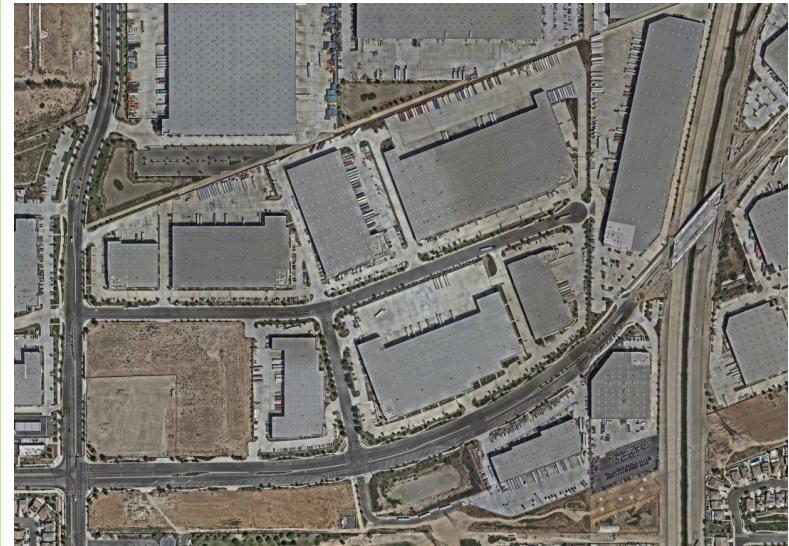
The Ranch (MAP ID: RNCH)

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.
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Planning Department Major Projects Summary September 24, 2025

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 September 24, 2025

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
September 24, 2025

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 September 24, 2025

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 September 24, 2025

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.
- Pad 2 is currently under Tenant Improvements with the Building Division.

- 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
September 24, 2025

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 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 September 24, 2025

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.

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
September 24, 2025

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.

Project Map:



Current Status:

- On February 19, 2025 Planning Commission approved entitlements for PLN24-20089 and is subject to conditions of approval.
- Currently awaiting construction documents to be submitted 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.
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Planning Department Major Projects Summary
September 24, 2025

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.
- 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 September 24, 2025

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.

- 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
September 24, 2025

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.

Project Map:



Current Status:

- On June 18, 2025, the Planning Commission approved entitlements for PLN24-20092 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 September 24, 2025

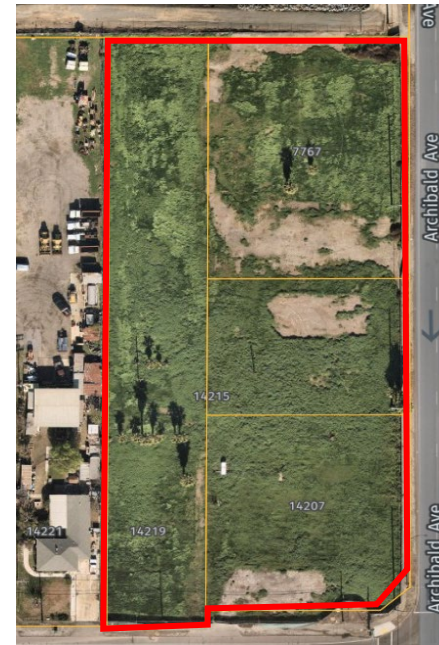
Archibald and Chandler Retail (MAP ID: ACR)

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.
- Projects that have been completed for more than one year are removed from this list.
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Planning Department Major Projects Summary September 24, 2025

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.

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

12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
951.361.0900

Planning Department Major Projects Summary
September 24, 2025

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.
3. **Highlighted Text** = Updated Information



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.
3. **Highlighted Text** =Updated Information



CITY OF EASTVALE

AGENDA STAFF REPORT

City Council Meeting

CONSENT CALENDAR

Agenda Item No. 11.3

September 24, 2025

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_Project Update List.pdf](#)

[Attachment 2_PW Grant Summary.pdf](#)



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: Earthwork/grading work has begun.

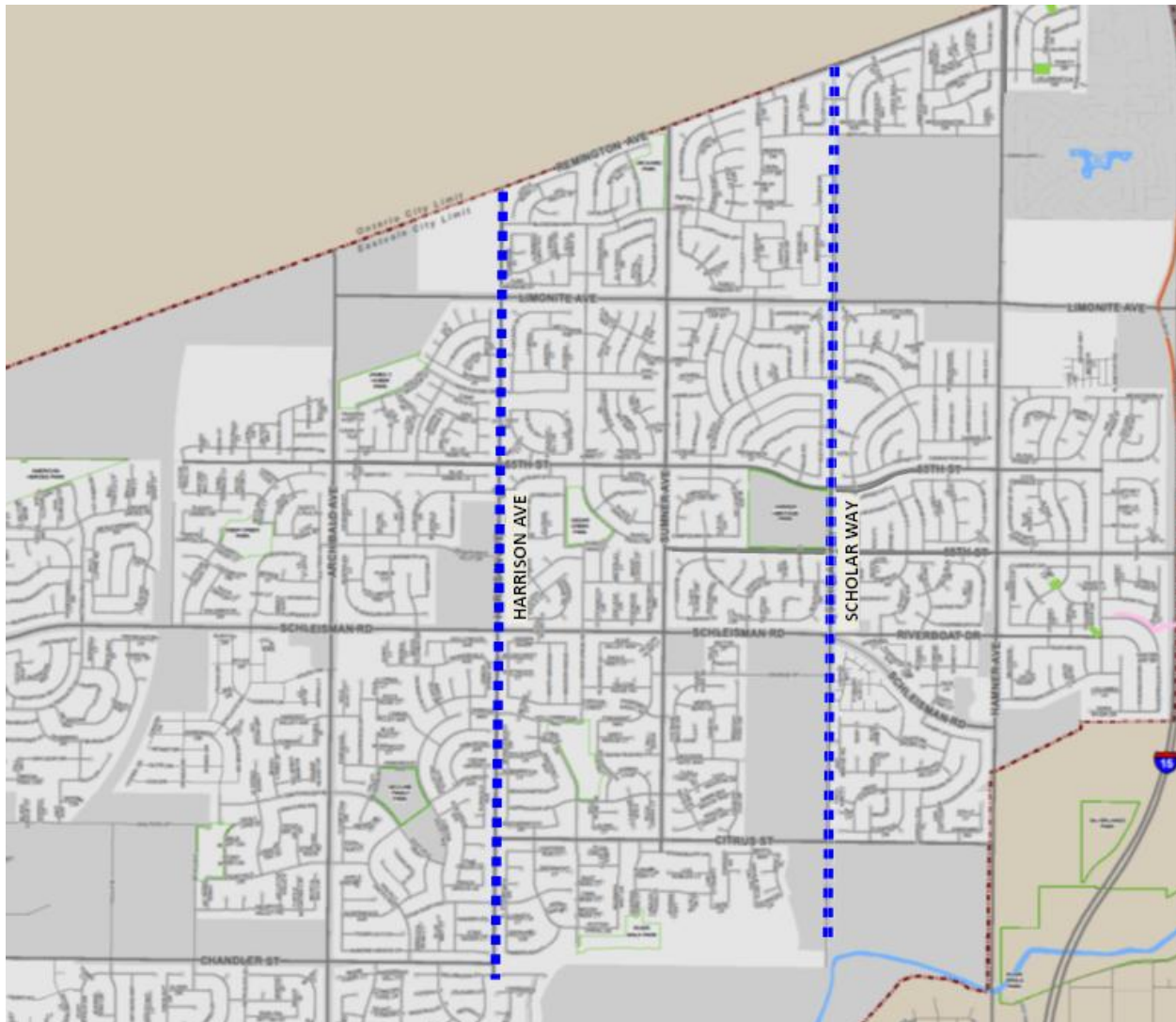
PROJECT RENDERING:





EASTVALE PUBLIC WORKS PROJECT UPDATES

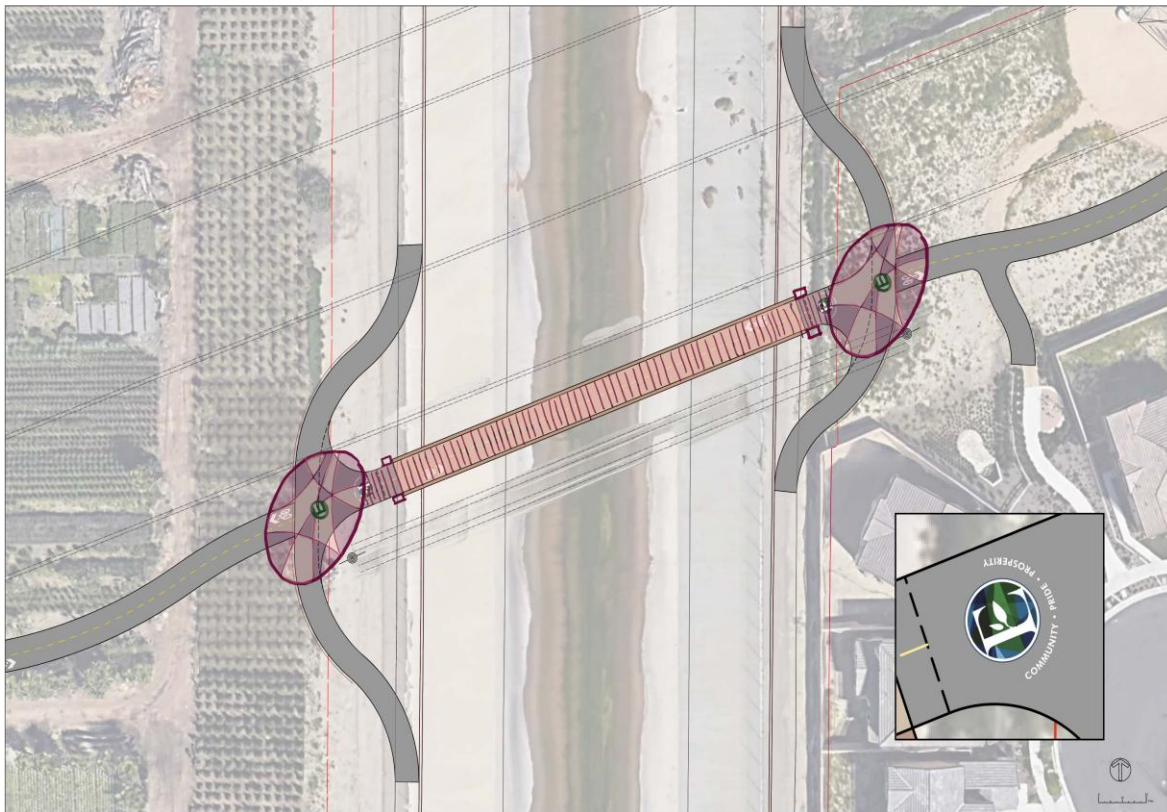
PROJECT TYPE:	Capital Improvements Project
PROJECT NAME:	Improvement of Bike Network Connectivity/ATP Trails
PROJECT DESCRIPTION:	Project will design and construct nearly 5 miles of multipurpose trails running along Scholar Way and Harrison Avenue. The project will provide dedicated space for people to bike and walk from northern City limit to the Santa Ana River Trail on the south.
PROJECT STATUS:	In Design – Engineering: Design contract was awarded to Mark Thomas. 100% PS&E was delivered in June and is currently under review.
PROJECT SCHEDULE:	Construction will begin as funding becomes available.
PROJECT MAP:	





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 December 2025.
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:	Construction activities have begun.

PROJECT IMAGE:

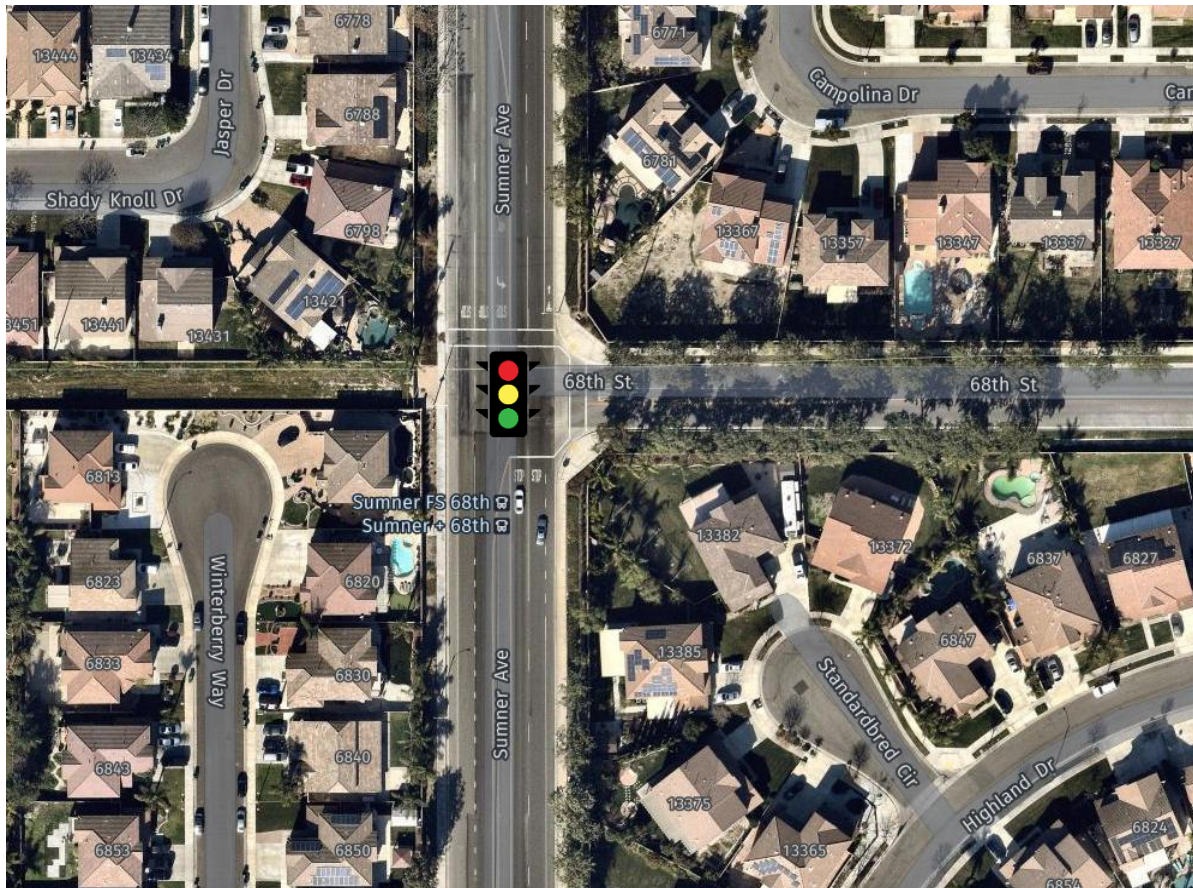




EASTVALE PUBLIC WORKS PROJECT UPDATES

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:	A kick-off meeting will be scheduled with the design engineer to discuss the schedule and milestones.
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 Feasibility Study: This project is receiving TUMF funding.
PROJECT SCHEDULE:	Construction for Phase 1 is tentatively scheduled for FY 2026-27, with Phase 2 planned for FY 2027-2028.
PROJECT IMAGE:	





EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE:	Capital Improvements Project
PROJECT NAME:	Schliesman 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:	Construction will begin as funding becomes available.
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 Grapwin 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 Chipotle is nearly complete.

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. Phase A homes are now on sale.

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: Developer has obtained precise grading, street, sewer and water, and building permits.

PROJECT MAP:



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.

AGENDA STAFF REPORT

City Council Meeting

CONSENT CALENDAR

Agenda Item No. 11.4

September 24, 2025

Treasurer's Report: August 2025

Prepared By:

Amanda Wells, Finance Director/City Treasurer

Recommended Action(s)

Staff recommends that the City Council receive and file the City Treasurer's Report.

Summary

In accordance with the City of Eastvale's Investment Policy, adopted September 10, 2025, the City Treasurer is required to submit a quarterly treasurer's report to the City Council. The report shall include types of investments, credit ratings, institutions involved, dates of purchases, dates of maturity, amount of deposits or cost of the security, current market value of the securities, interest rates, investment fund balances, and a statement as to whether investments are in compliance with the Investment Policy and whether there are sufficient funds to meet the City's cash obligations for the next six months.

Background

The Schedule of Investments includes a breakdown of the City's investments by "Active" or "Inactive" Deposits. "Active Deposits" are those accounts which receive revenues, whereas "Inactive Deposits" are available for use but are not earning revenues. Detail reports for the PFM Managed Investment Portfolio, with all supplemental information required by the City's investment policy, are included in the report.

The Dash Board Report Card, consists of two sections:

I. Portfolio Diversification – This section reflects the diversification of the City of Eastvale's portfolio by both type of instrument and length of maturity.

II. Portfolio Performance Measures – This section compares budget to actuals in for interest earnings. Also included is a cash breakdown report per the City’s fund balance reserve policy showing funds restricted, committed, designated, and unassigned in addition to investment income received as of August 31, 2025, broken down by investment type. The City of Eastvale’s Schedule of Investments complies with the City’s Investment Policy. The City has sufficient funds to meet its expenditure requirements for the next six months. Total cash and investments as of the end of August are \$341,778,296 (book value). Active deposits total \$273,409,767; inactive deposits total \$10,818,948. The remaining amount of \$57,549,582 accounts for cash with fiscal agent, which comprises bond proceeds for the Civic Center Project. Net investment income received for fiscal year 2025-26 through the end of August (two months of the fiscal year) is \$2,071,874. The net annualized yield on investments is 4.816%.

Environmental

Government investment reports are not considered a Project as defined by 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

The Treasurer's Report is an activity required by the city's investment policy.

Fiscal Impact

Not applicable.

Prior City Council/Commission Action

Not applicable.

Attachment(s)

[Attachment 1 - Investment Report: August 2025](#)

[Attachment 2 - PFM Statement: August 2025](#)



CITY OF EASTVALE
Treasurer's Report
Fiscal Year 2025-26 as of August 31, 2025

Introduction

In accordance with the City Investment Policy, a quarterly investment report shall be filed with the City Council which provides a clear picture of the status of the current investments. The report for the month ending August 31, 2025 has been prepared by City Staff. We hereby certify that this report accurately reflects all pooled investments and is in compliance with the City's Investment Policy. Combined with anticipated revenues, the portfolio contains sufficient investment liquidity to meet budgeted expenditures for the next six months.

This report is based on the city's fiscal year, July through June.

12 MONTH BALANCES

Month Ending	Active Deposits Ending Book Value	Inactive Deposits Ending Book Value	Cash With Fiscal Agent	Interest*	Realized Gain/(Loss)	Yield at Cost
September 30, 2024	\$ 220,619,776	\$ 12,000,700	\$ -	\$ 522,756	\$ (34,977)	4.423%
October 31, 2024	224,608,968	13,782,141	-	1,010,209	(6,859)	4.287%
November 30, 2024	224,951,865	12,000,700	-	496,917	(3,359)	4.166%
December 31, 2024	231,737,006	12,006,426	-	539,795	(1,210)	3.983%
January 31, 2025	237,042,136	12,022,010	-	1,189,848	(22,048)	3.828%
February 28, 2025	246,798,563	12,000,000	-	521,425	(3,188)	3.854%
March 31, 2025	253,346,989	8,000,000	-	533,139	(17,538)	4.198%
April 30, 2025	254,899,446	8,001,373	-	1,305,239	(2,205)	4.235%
May 31, 2025	262,369,797	8,001,373	-	542,829	(29,916)	4.115%
June 30, 2025	263,428,432	8,041,373	-	636,113	13,921	4.117%
July 31, 2025	267,263,935	8,003,111	-	1,408,122	23,852	4.951%
August 31, 2025	273,409,767	10,818,948	57,549,582	647,047	227	4.848%

*LAIF interest is received quarterly in July, October, January, and April



CITY OF EASTVALE
Treasurer's Report
Fiscal Year 2025-26 as of August 31, 2025

Schedule of Investments

Institution	Par Value	Book Value Price @ Cost	(Fair Value) Market Value	Yield
ACTIVE DEPOSITS				
Money Market Accounts:				
Citizens Business Bank - Money Market	\$ -	\$ -	\$ -	0.100%
First American Govt Oblig Fund CI Y	55,806	55,806	55,806	3.910%
Total Money Market	\$ 55,806	\$ 55,806	\$ 55,806	3.910%
Sweep Accounts:				
Citizens Business Bank - General Sweep	\$ 23,558,543	\$ 23,558,543	\$ 23,558,543	0.100%
Total Sweep Accounts	\$ 23,558,543	\$ 23,558,543	\$ 23,558,543	0.100%
Pooled Investment Accounts:				
CAMP Pool	\$ 136,008,606	\$ 136,008,606	\$ 136,008,606	4.400%
Local Agency Investment Fund*	73,387,255	73,387,255	73,475,196	4.400%
Total Pooled Investment	\$ 209,395,861	\$ 209,395,861	\$ 209,483,801	4.400%
PFM Managed Investment Portfolio:				
U.S. Treasury Bond / Note	\$ 19,555,000	\$ 18,959,221	\$ 19,434,182	3.520%
U.S. Treasury Bill	-	-	-	0.000%
Supra-National Agency Bond / Note	-	-	-	0.000%
Municipal Bond / Note	-	-	-	0.000%
Federal Agency Commercial	8,028,042	7,973,223	8,168,654	4.820%
Asset-Back Security / Collateralized	4,110,745	4,110,244	4,147,665	4.660%
Certificate of Deposit	360,000	360,000	364,435	5.080%
Federal Agency Bond / Note	-	-	-	0.000%
Bank Note	925,000	925,020	938,929	5.480%
Corporate Note	8,138,000	8,071,848	8,179,721	4.270%
Total PFM Managed Investments	\$ 41,116,788	\$ 40,399,556	\$ 41,233,585	4.101%
ACTIVE DEPOSITS TOTAL	\$ 274,126,998	\$ 273,409,767	\$ 274,331,736	4.848%
INACTIVE DEPOSITS				
Checking Account:				
Citizens Business Bank - General Account	\$ 10,818,948	\$ 10,818,948	\$ 10,818,948	0.000%
Citizens Business Bank - HdL Holding	\$ -	\$ -	\$ -	0.000%
Total Inactive Deposits	\$ 10,818,948	\$ 10,818,948	\$ 10,818,948	0.000%
INACTIVE DEPOSITS TOTAL	\$ 10,818,948	\$ 10,818,948	\$ 10,818,948	
CASH WITH FISCAL AGENT				
Revenue Lease Bonds				
US Bank Series 2025A**	\$ 57,549,582	\$ 57,549,582	\$ 57,549,582	4.100%
Total Cash with Fiscal Agent	\$ 57,549,582	\$ 57,549,582	\$ 57,549,582	4.100%
CASH WITH FISCAL AGENT TOTAL	\$ 57,549,582	\$ 57,549,582	\$ 57,549,582	
GRAND TOTAL CASH	\$ 342,495,528	\$ 341,778,296	\$ 342,700,266	

*yield as of the prior quarter end

**new as of 07/31/2025

Per Government Code requirements, the Investment Report is in compliance with the City of Eastvale's Investment Policy, and there are adequate funds available to meet budgeted and actual expenditures for the next six months.



CITY OF EASTVALE
Treasurer's Report
Fiscal Year 2025-26 as of August 31, 2025

Dash Board Report Card

I. PORTFOLIO DIVERSIFICATION*

DIVERSIFICATION BY INSTRUMENT

Money Market	0.02%
Sweep	8.59%
LAIF	26.78%
CAMP Pool	49.58%
Certificates of Deposit	0.13%
U.S. Treasury Bond/ Note	7.08%
U.S. Treasury Bill	0.00%
Supra-National Agency Bond/Note	0.00%
Municipal Bond / Note	0.00%
Federal Agency Collateralized Mortgage	2.98%
Asset-Backed Security/ Collateralized	1.51%
Federal Agency Bond/ Note	0.00%
Bank Note	0.34%
Corporate Note	2.98%
	<u>100.00%</u>

DIVERSIFICATION BY MATURITY

Less Than 90 Days	85.02%
90 days to Six Months (26 Weeks)	0.51%
Six Months to One Year (52 Weeks)	1.38%
One to Two Years (104 Weeks)	1.94%
Two to Three Years (156 Weeks)	3.50%
Three to Four Years (208 Weeks)	3.56%
Four to Five Years	4.09%
Five Years +	0.00%
	<u>100.00%</u>

II. PORTFOLIO PERFORMANCE MEASURES*

Yield at Cost - August 31, 2025	4.848%
Annual Investment Income Budget	\$ 7,781,585 A
Investment Income Received - YTD 08/31/2025	2,079,021 B
Less Investment Fees	<u>(7,147) C</u>
Net Investment Income Received - YTD 08/31/2025	\$ 2,071,874 B+C
<i>Over/(Under) Annual Budget</i>	<i>\$ (5,709,711) C-B</i>
% of Annual Budget	<u>26.625%</u>
Net Yield Annualized at Cost - August 31, 2025	<u>4.816%</u>

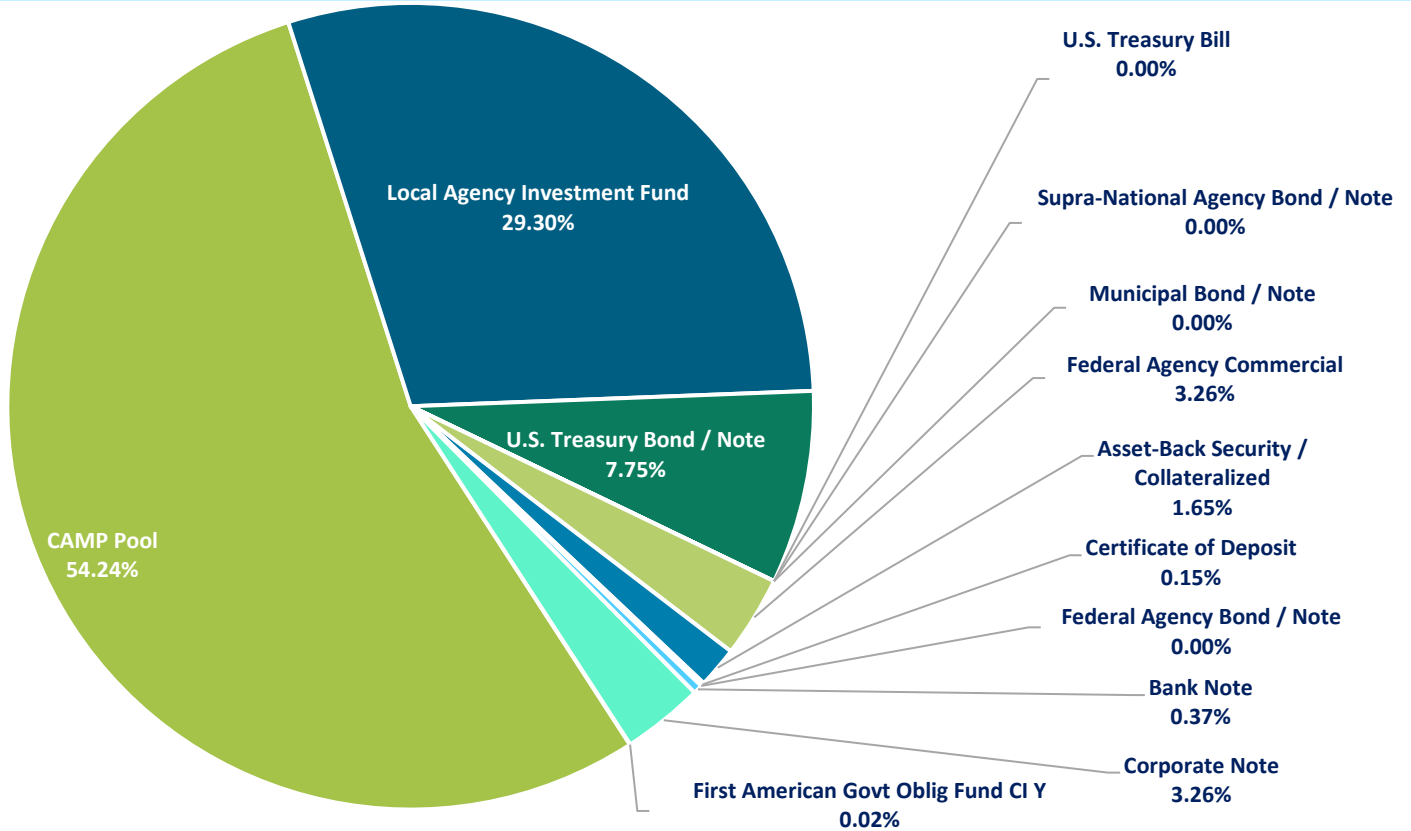
**excludes cash with fiscal agent*



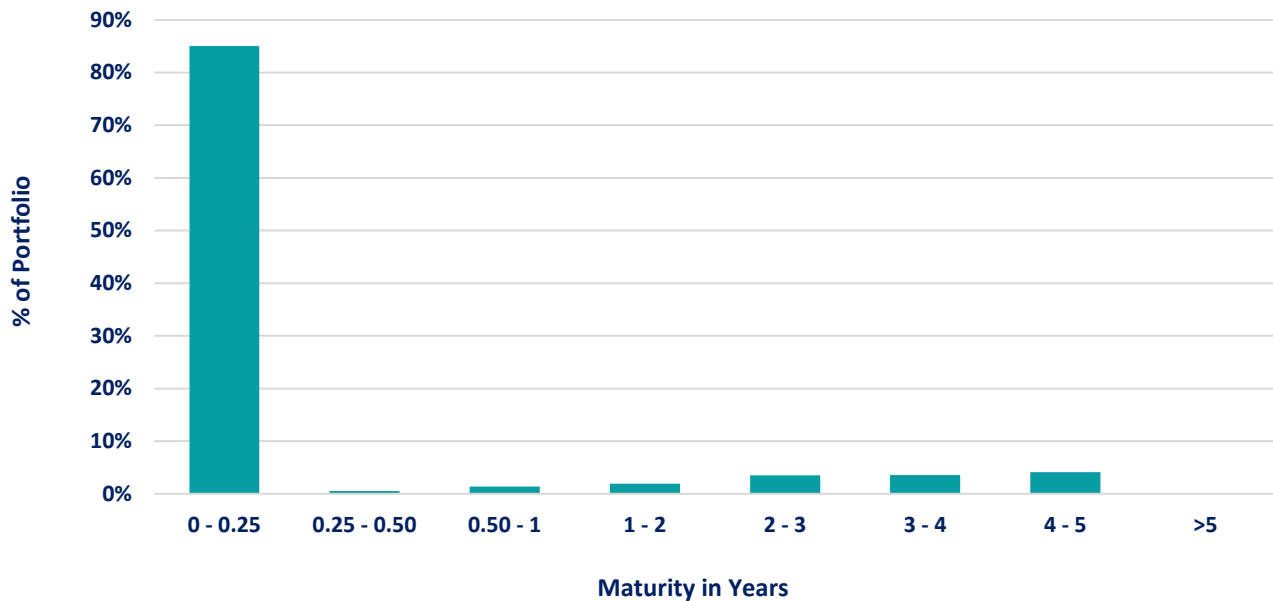
CITY OF EASTVALE
Treasurer's Report
Fiscal Year 2025-26 as of August 31, 2025

Dash Board Report Card

Active Investments: Diversification by Investment*



Active Investments: Diversification by Maturity*

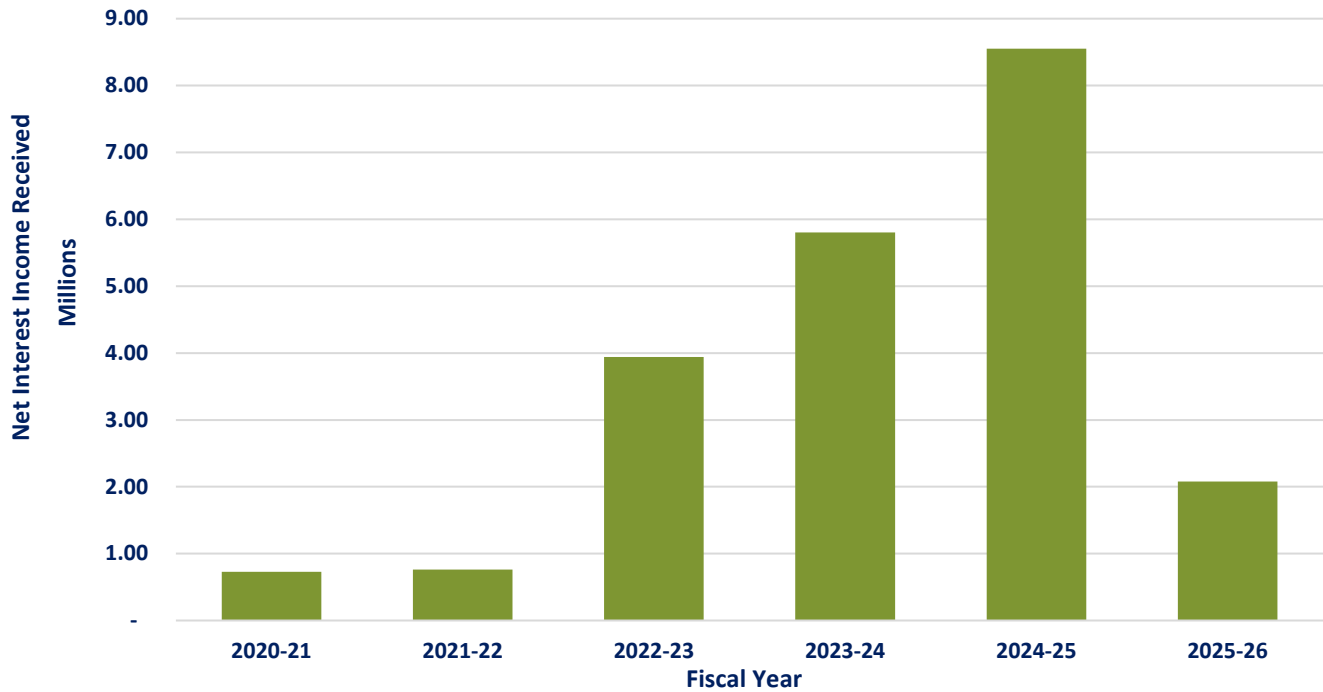




CITY OF EASTVALE
Treasurer's Report
Fiscal Year 2025-26 as of August 31, 2025

Dash Board Report Card

All Activity: Year Over Year Total Interest Income



**excludes cash with fiscal agent*



CITY OF EASTVALE
Treasurer's Report
Fiscal Year 2025-26 as of August 31, 2025

Cash Breakdown per Fund Balance Reserve Policy

Schedule of Investments - August 31, 2025

Money Market Accounts	\$ 55,806
Sweep Accounts	23,558,543
Pooled Investment Accounts	209,395,861
PFM Managed Investments	40,399,556
Checking Account	10,818,948
Cash with Fiscal Agent	57,549,582
Grand Total Cash - August 31, 2025	<u>\$ 341,778,296</u>

Breakdown of Total Cash at August 31, 2025

Non-Spendable & Restricted Funds (Non-Discretionary Per Law): <i>per 06/30/2024 audited financials</i>	<u>\$ 136,702,017</u>
Committed (Formal Action of City Council): <i>per fiscal year 2025-26 adopted budget</i>	<u>135,221,901</u>
Assigned (City's Intent): <i>per fiscal year 2025-26 adopted budget</i>	
Fire Operations <i>per fiscal year 2025-26 adopted budget</i>	9,296,150
General Fund Emergency Contingency: <i>per fund balance reserve policy (General and Fire Funds)</i>	+ 21,620,591
- Cash Flow for CIP Grants	16,854,090
- Cover Special Revenue Fund Negative Fund Balance	387,319
- Business Incentive Loan Program	130,000
- Land Purchases	12,000,000
- Financial System Implementation (FY 2025-26)	1,000,000
All Funds Adopted Budget	
Revenues	210,291,546
Expenditures	<u>198,702,740</u>
All Funds Net Revenue	- 11,588,806
Total Designated/ Assigned	<u>49,699,344</u>
Unassigned	<u>20,155,034</u>
Grand Total Cash - August 31, 2025	<u>\$ 341,778,296</u>

*Restricted, committed, and assigned figures based on estimated fund balances at the end of the fiscal year, 06/30/2026. However cash estimates in this report are based on the current month. As a result, it is typical that a variance exists between projected unassigned cash balance and current unassigned cash balances. The variance will not be resolved until the end of the fiscal year. A negative unassigned cash balance in the current period does not indicate a cash flow issue for the city.



CITY OF EASTVALE
Treasurer's Report
Fiscal Year 2025-26 as of August 31, 2025

Investment Income Detail

Yield at Cost - August 31, 2025 4.848%

Annual Investment Income Budget A **\$ 7,781,585**

Investment Income Received YTD:

Money Market (CBB)	\$ -
Sweep (CBB)	2,860
Money Market (PFM)	1,211
LAIF	795,435
CAMP Pool	1,012,606
Certificate of Deposits	9,144
Municipal Bond/Note	1,793
U.S. Treasury Bill	-
U.S. Treasury Bond/ Note	48,281
Federal Agency Bond/ Note	-
Federal Agency Commercial Mortgage Backed Security	24,732
Asset-Backed Security	62,837
Corporate Note	74,462
Bank Note	15,124
Supra-National Agency Bond/Note	-
US Bank Series 2025A	6,458
Realized Gain/ (Loss)	24,079
Total Investment Income Received - YTD 08/31/2025	B 2,079,021

Less Investment Fees Paid:

Trust Fees-U.S. Bank	(758)
Management Fee-PFM	(6,389)
Total Investment Fees Paid - YTD 08/31/2025	C (7,147)

Net Investment Income Received - YTD 08/31/2025 B+C **\$ 2,071,874**

Investment Income Over/(Under) Annual Budget C-B \$ (5,709,711)

Investment Income Annual Budget % Used 26.625%

Net Yield Annualized at Cost - August 31, 2025 4.816%



Customer Service
PO Box 11813
Harrisburg, PA 17108-1813

ACCOUNT STATEMENT

CITY OF EASTVALE

For the Month Ending
August 31, 2025

Client Management Team
Robert Montoya
Institutional Sales & Relationship Manager
633 W 5th Street, Suite/Floor 2560
Los Angeles, CA 90071
262-725-1090
robert.montoya@pfmam.com

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Cover/Disclosures
Summary Statement
Individual Accounts

Accounts included in Statement
20240100 CITY OF EASTVALE - INVESTMENT PORTFOLIO

CITY OF EASTVALE
AMANDA WELLS
12363 LIMONITE AVE
SUITE 910
EASTVALE, CA 91732

Online Access <https://www.pfmam.com> **Customer Service** 1-717-232-2723

Important Disclosures

Important Disclosures

This statement is for general information purposes only and is not intended to provide specific advice or recommendations. PFM Asset Management ("PFMAM") is a division of U.S. Bancorp Asset Management, Inc. ("USBAM"), a SEC-registered investment adviser. USBAM is direct subsidiary of U.S. Bank National Association ("U.S. Bank") and an indirect subsidiary of U.S. Bancorp. U.S. Bank is not responsible for and does not guarantee the products, services or performance of PFMAM. PFMAM maintains a written disclosure statement of our background and business experience. If you would like to receive a copy of our current disclosure statement, please contact Service Operations at the address below.

Proxy Voting PFMAM does not normally receive proxies to vote on behalf of its clients. However, it does on occasion receive consent requests. In the event a consent request is received the portfolio manager contacts the client and then proceeds according to their instructions. PFMAM's Proxy Voting Policy is available upon request by contacting Service Operations at the address below.

Questions About an Account PFMAM's monthly statement is intended to detail our investment advisory activity as well as the activity of any accounts held by clients in pools that are managed by PFMAM. The custodian bank maintains the control of assets and executes (i.e., settles) all investment transactions. The custodian statement is the official record of security and cash holdings and transactions. PFMAM recognizes that clients may use these reports to facilitate record keeping and that the custodian bank statement and the PFMAM statement should be reconciled and differences resolved. Many custodians use a settlement date basis which may result in the need to reconcile due to a timing difference.

Account Control PFMAM does not have the authority to withdraw funds from or deposit funds to the custodian outside the scope of services provided by PFMAM. Our clients retain responsibility for their internal accounting policies; implementing and enforcing internal controls and generating ledger entries or otherwise recording transactions.

Market Value Generally, PFMAM's market prices are derived from closing bid prices as of the last business day of the month as supplied by ICE Data Services. There may be differences in the values shown for investments due to accrued but uncollected income and the use of differing valuation sources and methods. Non-negotiable FDIC-insured bank certificates of deposit are priced at par. Although PFMAM believes the prices to be reliable, the values of the securities may not represent the prices at which the securities could have been bought or sold. Explanation of the valuation methods for a registered investment company or local government investment program is contained in the appropriate fund offering documentation or information statement.

Amortized Cost The original cost of the principal of the security is adjusted for the amount of the periodic reduction of any discount or premium from the purchase date until the date of the report. Discount or premium with respect to short term securities (those with less than one year to maturity at time of issuance) is amortized on a straightline basis. Such discount or premium with respect to longer term securities is amortized using the constant yield basis.

Tax Reporting Cost data and realized gains / losses are provided for informational purposes only. Please review for accuracy and consult your tax advisor to determine the tax consequences of your security transactions. PFMAM does not report such information to the IRS or other taxing authorities and is not responsible for the accuracy of such information that may be required to be reported to federal, state or other taxing authorities.

Financial Situation In order to better serve you, PFMAM should be promptly notified of any material change in your investment objective or financial situation.

Callable Securities Securities subject to redemption prior to maturity may be redeemed in whole or in part before maturity, which could affect the yield represented.

Portfolio The securities in this portfolio, including shares of mutual funds, are not guaranteed or otherwise protected by PFMAM, the FDIC (except for certain non-negotiable certificates of deposit) or any government agency. Investment in securities involves risks, including the possible loss of the amount invested. Actual settlement values, accrued interest, and amortized cost amounts may vary for securities subject to an adjustable interest rate or subject to principal paydowns. Any changes to the values shown may be reflected within the next monthly statement's beginning values.

Rating Information provided for ratings is based upon a good faith inquiry of selected sources, but its accuracy and completeness cannot be guaranteed. Shares of some local government investment programs and TERM funds are distributed by representatives of USBAM's affiliate, U.S. Bancorp Investments, Inc. which is registered with the SEC as a broker/dealer and is a member of the Financial Industry Regulatory Authority ("FINRA") and the Municipal Securities Rulemaking Board ("MSRB"). You may reach the FINRA by calling the FINRA Hotline at 1-800-289-9999 or at the FINRA website address <https://www.finra.org/investors/investor-contacts>. A brochure describing the FINRA Regulation Public Disclosure Program is also available from FINRA upon request.

Key Terms and Definitions

Dividends on local government investment program funds consist of interest earned, plus any discount ratably amortized to the date of maturity, plus all realized gains and losses on the sale of securities prior to maturity, less ratably amortization of any premium and all accrued expenses to the fund. Dividends are accrued daily and may be paid either monthly or quarterly. The monthly earnings on this statement represent the estimated dividend accrued for the month for any program that distributes earnings on a quarterly basis. There is no guarantee that the estimated amount will be paid on the actual distribution date.

Current Yield is the net change, exclusive of capital changes and income other than investment income, in the value of a hypothetical fund account with a balance of one share over the seven-day base period including the statement date, expressed as a percentage of the value of one share (normally \$1.00 per share) at the beginning of the seven-day period. This resulting net change in account value is then annualized by multiplying it by

365 and dividing the result by 7. The yields quoted should not be considered a representation of the yield of the fund in the future, since the yield is not fixed. **Average maturity** represents the average maturity of all securities and investments of a portfolio, determined by multiplying the par or principal value of each security or investment by its maturity (days or years), summing the products, and dividing the sum by the total principal value of the portfolio. The stated maturity date of mortgage backed or callable securities are used in this statement. However the actual maturity of these securities could vary depending on the level or prepayments on the underlying mortgages or whether a callable security has or is still able to be called. **Monthly distribution yield** represents the net change in the value of one share (normally \$1.00 per share) resulting from all dividends declared during the month by a fund expressed as a percentage of the value of one share at the beginning of the month. This resulting net change is then annualized by multiplying it by 365 and dividing it by the number of calendar days in the month. **YTM at Cost** The yield to maturity at cost is the expected rate of return, based on the original cost, the annual interest receipts, maturity value and the time period from purchase date to maturity, stated as a percentage, on an annualized basis. **YTM at Market** The yield to maturity at market is the rate of return, based on the current market value, the annual interest receipts, maturity value and the time period remaining until maturity, stated as a percentage, on an annualized basis. **Managed Account** A portfolio of investments managed discretely by PFMAM according to the client's specific investment policy and requirements. The investments are directly owned by the client and held by the client's custodian. **Unsettled Trade** A trade which has been executed however the final consummation of the security transaction and payment has not yet taken place.

Please review the detail pages of this statement carefully. If you think your statement is wrong, missing account information, or if you need more information about a transaction, please contact PFMAM within 60 days of receipt. If you have other concerns or questions regarding your account, or to request an updated copy of PFMAM's current disclosure statement, please contact a member of your client management team at PFMAM Service Operations at the address below.

PFM Asset Management
Attn: Service Operations
213 Market Street
Harrisburg, PA 17101

NOT FDIC INSURED NO BANK GUARANTEE MAY LOSE VALUE

Consolidated Summary Statement

For the Month Ending **August 31, 2025**

CITY OF EASTVALE

Portfolio Summary

Portfolio Holdings	Cash Dividends and Income	Closing Market Value
PFMAM Managed Account	181,615.45	41,233,585.05
CAMP Pool	0.00	136,008,605.57
Total	\$181,615.45	\$177,242,190.62

Investment Allocation

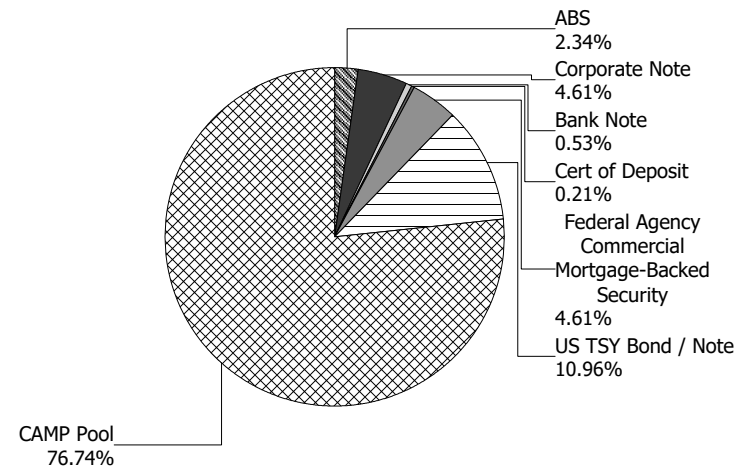
Investment Type	Closing Market Value	Percent
Asset-Backed Security	4,147,664.59	2.34
Corporate Note	8,179,720.78	4.61
Bank Note	938,929.02	0.53
Certificate of Deposit	364,434.84	0.21
Federal Agency Commercial Mortgage-Backed Se	8,168,654.06	4.61
U.S. Treasury Bond / Note	19,434,181.76	10.96
CAMP Pool	136,008,605.57	76.74
Total	\$177,242,190.62	100.00%

Maturity Distribution (Fixed Income Holdings)

Portfolio Holdings	Closing Market Value	Percent
Under 30 days	136,008,605.57	76.73
31 to 60 days	0.00	0.00
61 to 90 days	133,077.68	0.08
91 to 180 days	1,398,825.84	0.79
181 days to 1 year	3,775,481.27	2.13
1 to 2 years	5,314,703.19	3.00
2 to 3 years	9,613,353.86	5.42
3 to 4 years	9,765,045.36	5.51
4 to 5 years	11,233,097.85	6.34
Over 5 years	0.00	0.00
Total	\$177,242,190.62	100.00%

Weighted Average Days to Maturity **247**

Sector Allocation



Managed Account Summary Statement

For the Month Ending **August 31, 2025**

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Transaction Summary - Managed Account

Opening Market Value	\$40,764,858.04
Maturities/Calls	(52,706.47)
Principal Dispositions	(168,953.32)
Principal Acquisitions	384,821.59
Unsettled Trades	0.00
Change in Current Value	305,565.21
Closing Market Value	\$41,233,585.05

Cash Transactions Summary - Managed Account

Maturities/Calls	0.00
Sale Proceeds	170,345.65
Coupon/Interest/Dividend Income	180,155.13
Principal Payments	52,706.47
Security Purchases	(384,821.59)
Net Cash Contribution	(358.08)
Reconciling Transactions	0.00

Earnings Reconciliation (Cash Basis) - Managed Account

Interest/Dividends/Coupons Received	181,547.46
Less Purchased Interest Related to Interest/Coupons	0.00
Plus Net Realized Gains/Losses	67.99
Total Cash Basis Earnings	\$181,615.45

Cash Balance

Closing Cash Balance **\$105,325.17**

Earnings Reconciliation (Accrual Basis)

	Total
Ending Amortized Value of Securities	40,858,057.37
Ending Accrued Interest	235,744.15
Plus Proceeds from Sales	170,345.65
Plus Proceeds of Maturities/Calls/Principal Payments	52,706.47
Plus Coupons/Dividends Received	180,155.13
Less Cost of New Purchases	(384,821.59)
Less Beginning Amortized Value of Securities	(40,682,151.12)
Less Beginning Accrued Interest	(290,187.15)
Total Accrual Basis Earnings	\$139,848.91

Portfolio Summary and Statistics

For the Month Ending **August 31, 2025**

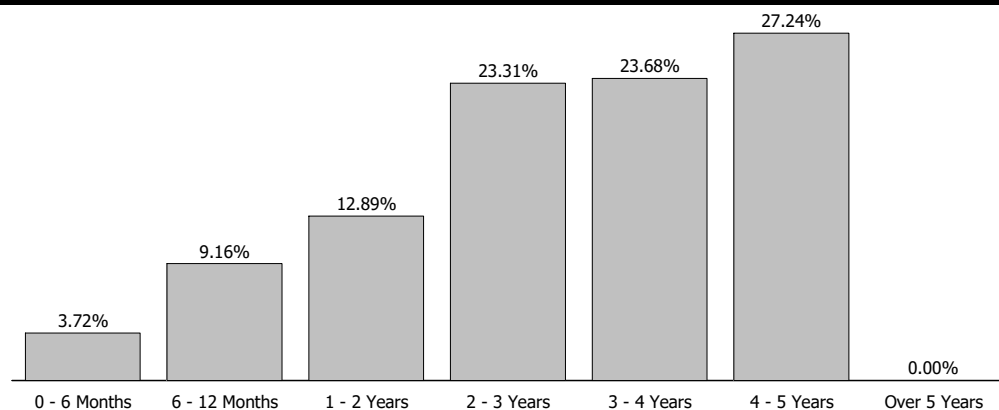
CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Account Summary

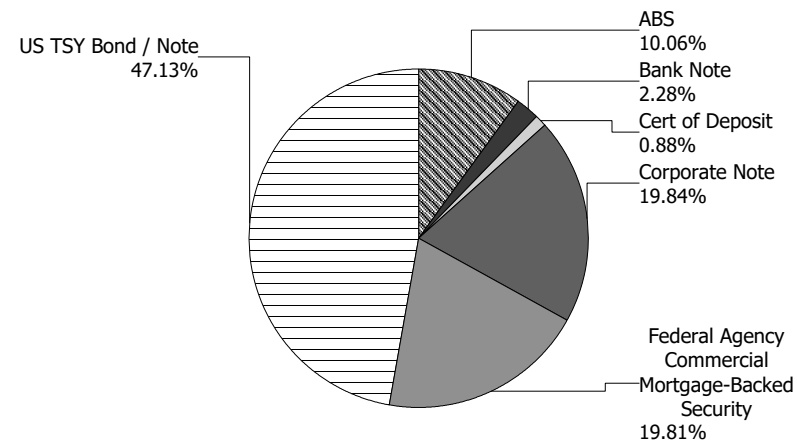
Description	Par Value	Market Value	Percent
U.S. Treasury Bond / Note	19,555,000.00	19,434,181.76	47.13
Federal Agency Commercial	8,028,042.43	8,168,654.06	19.81
Mortgage-Backed Security			
Corporate Note	8,138,000.00	8,179,720.78	19.84
Certificate of Deposit	360,000.00	364,434.84	0.88
Bank Note	925,000.00	938,929.02	2.28
Asset-Backed Security	4,110,745.18	4,147,664.59	10.06
Managed Account Sub-Total	41,116,787.61	41,233,585.05	100.00%
Accrued Interest		235,744.15	
Total Portfolio	41,116,787.61	41,469,329.20	

Unsettled Trades	0.00	0.00
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Maturity Distribution



Sector Allocation



Characteristics

Yield to Maturity at Cost	4.10%
Yield to Maturity at Market	3.91%
Weighted Average Days to Maturity	1060

Managed Account Issuer Summary

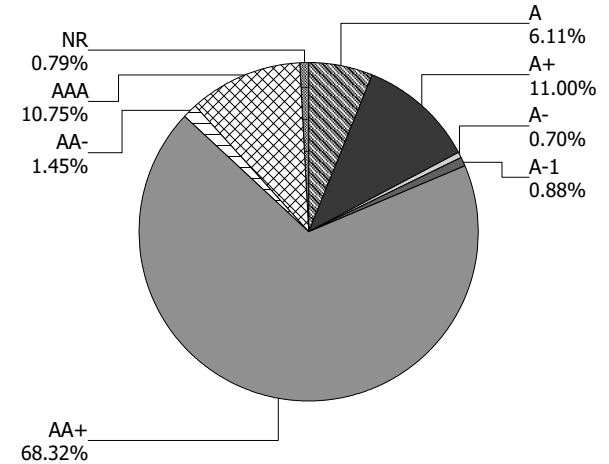
For the Month Ending **August 31, 2025**

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Issuer Summary

Issuer	Market Value of Holdings	Percent
Adobe Inc	390,533.60	0.95
American Express Co	541,391.92	1.31
Apple Inc	563,666.88	1.37
AstraZeneca PLC	233,040.92	0.57
BA Credit Card Trust	323,583.29	0.78
Bank of America Corp	593,744.91	1.44
Bank of New York Mellon Corp	608,236.00	1.48
BlackRock Inc	598,372.44	1.45
Bristol-Myers Squibb Co	133,077.68	0.32
Citigroup Inc	1,221,335.24	2.96
Cooperatieve Rabobank UA	364,434.84	0.88
Deere & Co	282,464.32	0.69
Eli Lilly & Co	297,542.90	0.72
Federal Home Loan Mortgage Corp	7,808,176.92	18.94
Federal National Mortgage Association	360,477.14	0.87
Fifth Third Auto Trust	215,023.93	0.52
GM Financial Consumer Automobile Receiv	100,685.66	0.24
Goldman Sachs Group Inc	402,886.40	0.98
Home Depot Inc	381,647.37	0.93
Honda Auto Receivables Owner Trust	698,474.33	1.69
Hyundai Auto Receivables Trust	448,675.52	1.09
JPMorgan Chase & Co	1,571,214.71	3.81
Kenvue Inc	225,481.74	0.55
Mastercard Inc	289,982.10	0.70
Microsoft Corp	458,143.57	1.11
Morgan Stanley	378,168.12	0.92
National Rural Utilities Cooperative Fi	155,524.52	0.38
PACCAR Inc	277,365.83	0.67
PepsiCo Inc	280,576.10	0.68
Target Corp	277,548.96	0.67
Toyota Auto Receivables Owner Trust	457,323.87	1.11
Toyota Motor Corp	299,840.66	0.73

Credit Quality (S&P Ratings)



Managed Account Issuer Summary

For the Month Ending **August 31, 2025**

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Issuer	Market Value of Holdings	Percent
United States Treasury	19,434,181.76	47.13
Wells Fargo & Co	560,760.90	1.36
Total	\$41,233,585.05	100.00%

Managed Account Detail of Securities Held

For the Month Ending **August 31, 2025**

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
U.S. Treasury Bond / Note											
US TREASURY N/B DTD 12/31/2020 0.375% 12/31/2025	91282CBC4	175,000.00	AA+	Aa1	05/05/21	05/07/21	172,163.08	0.73	112.35	174,797.96	172,870.60
US TREASURY N/B DTD 02/01/2021 0.375% 01/31/2026	91282CBH3	220,000.00	AA+	Aa1	05/03/22	05/04/22	200,062.50	2.95	71.74	217,784.72	216,634.66
US TREASURY N/B DTD 02/01/2021 0.375% 01/31/2026	91282CBH3	360,000.00	AA+	Aa1	01/06/22	01/10/22	345,740.63	1.38	117.39	358,537.50	354,493.08
US TREASURY N/B DTD 02/01/2021 0.375% 01/31/2026	91282CBH3	665,000.00	AA+	Aa1	02/17/22	02/18/22	627,931.45	1.84	216.85	661,095.34	654,827.50
US TREASURY N/B DTD 03/01/2021 0.500% 02/28/2026	91282CBQ3	705,000.00	AA+	Aa1	12/03/21	12/07/21	685,998.05	1.15	9.74	702,784.75	692,883.17
US TREASURY N/B DTD 06/01/2021 0.750% 05/31/2026	91282CCF6	105,000.00	AA+	Aa1	06/02/21	06/04/21	104,770.31	0.79	200.10	104,965.71	102,538.70
US TREASURY N/B DTD 06/01/2021 0.750% 05/31/2026	91282CCF6	1,040,000.00	AA+	Aa1	06/06/22	06/08/22	953,143.75	2.99	1,981.97	1,023,740.61	1,015,621.36
US TREASURY N/B DTD 09/30/2021 0.875% 09/30/2026	91282CCZ2	565,000.00	AA+	Aa1	04/05/22	04/07/22	520,219.34	2.77	2,080.16	554,222.00	547,409.86
US TREASURY N/B DTD 02/15/2017 2.250% 02/15/2027	912828V98	750,000.00	AA+	Aa1	07/05/22	07/07/22	730,605.47	2.85	779.55	743,872.99	734,385.00
US TREASURY N/B DTD 04/30/2020 0.500% 04/30/2027	912828ZN3	220,000.00	AA+	Aa1	08/03/22	08/05/22	196,625.00	2.92	370.65	211,807.26	208,819.60
US TREASURY N/B DTD 07/15/2024 4.375% 07/15/2027	91282CKZ3	165,000.00	AA+	Aa1	03/19/25	03/20/25	166,495.31	3.96	941.58	166,214.03	167,114.15
US TREASURY N/B DTD 08/15/2017 2.250% 08/15/2027	9128282R0	1,050,000.00	AA+	Aa1	09/01/22	09/06/22	995,490.23	3.40	1,091.37	1,028,455.95	1,022,560.35
US TREASURY N/B DTD 09/30/2022 4.125% 09/30/2027	91282CFM8	155,000.00	AA+	Aa1	11/01/22	11/03/22	153,988.87	4.27	2,690.27	154,571.74	156,525.82
US TREASURY N/B DTD 10/31/2022 4.125% 10/31/2027	91282CFU0	380,000.00	AA+	Aa1	12/06/22	12/08/22	385,284.38	3.81	5,281.79	382,334.82	383,888.92

Managed Account Detail of Securities Held

For the Month Ending **August 31, 2025**

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
U.S. Treasury Bond / Note											
US TREASURY N/B DTD 11/02/2020 0.500% 10/31/2027	91282CAU5	760,000.00	AA+	Aa1	01/04/23	01/06/23	647,217.19	3.91	1,280.43	709,347.12	711,134.28
US TREASURY N/B DTD 11/30/2022 3.875% 11/30/2027	91282CFZ9	575,000.00	AA+	Aa1	06/01/23	06/05/23	577,380.86	3.77	5,661.63	576,191.16	578,144.67
US TREASURY N/B DTD 01/03/2023 3.875% 12/31/2027	91282CGC9	520,000.00	AA+	Aa1	01/31/23	01/31/23	524,875.00	3.66	3,449.59	522,311.21	523,046.68
US TREASURY N/B DTD 02/01/2021 0.750% 01/31/2028	91282CBJ9	225,000.00	AA+	Aa1	05/16/23	05/18/23	197,868.16	3.56	146.74	211,078.95	210,278.25
US TREASURY N/B DTD 02/01/2021 0.750% 01/31/2028	91282CBJ9	385,000.00	AA+	Aa1	01/31/23	01/31/23	334,258.20	3.66	251.09	360,490.54	359,809.45
US TREASURY N/B DTD 02/28/2023 4.000% 02/29/2028	91282CGP0	100,000.00	AA+	Aa1	03/03/23	03/07/23	98,890.62	4.25	11.05	99,444.70	100,941.40
US TREASURY N/B DTD 03/31/2021 1.250% 03/31/2028	91282CBS9	930,000.00	AA+	Aa1	05/08/23	05/09/23	836,745.70	3.50	4,891.39	880,869.38	876,670.08
US TREASURY N/B DTD 05/01/2023 3.500% 04/30/2028	91282CHA2	315,000.00	AA+	Aa1	05/01/23	05/01/23	313,584.96	3.60	3,714.95	314,246.76	314,175.65
US TREASURY N/B DTD 04/30/2024 4.625% 04/30/2029	91282CKP5	355,000.00	AA+	Aa1	05/02/24	05/03/24	355,776.56	4.58	5,532.40	355,587.50	367,036.63
US TREASURY N/B DTD 05/31/2024 4.500% 05/31/2029	91282CKT7	165,000.00	AA+	Aa1	06/06/24	06/07/24	166,495.31	4.30	1,886.68	166,153.46	169,950.00
US TREASURY N/B DTD 05/31/2024 4.500% 05/31/2029	91282CKT7	790,000.00	AA+	Aa1	06/05/24	06/06/24	796,542.19	4.31	9,033.20	795,044.60	813,700.00
US TREASURY N/B DTD 07/01/2024 4.250% 06/30/2029	91282CKX8	165,000.00	AA+	Aa1	07/08/24	07/09/24	165,090.23	4.24	1,200.51	165,071.60	168,570.77
US TREASURY N/B DTD 07/01/2024 4.250% 06/30/2029	91282CKX8	375,000.00	AA+	Aa1	07/02/24	07/03/24	372,451.17	4.40	2,728.43	372,997.85	383,115.38
US TREASURY N/B DTD 07/31/2024 4.000% 07/31/2029	91282CLC3	40,000.00	AA+	Aa1	08/01/24	08/02/24	40,278.12	3.85	139.13	40,222.35	40,518.76

Managed Account Detail of Securities Held

For the Month Ending **August 31, 2025**

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
U.S. Treasury Bond / Note											
US TREASURY N/B DTD 09/03/2024 3.625% 08/31/2029	91282CLK5	1,090,000.00	AA+	Aa1	09/04/24	09/05/24	1,092,256.64	3.58	109.15	1,091,844.01	1,089,191.22
US TREASURY N/B DTD 09/30/2024 3.500% 09/30/2029	91282CLN9	500,000.00	AA+	Aa1	10/02/24	10/03/24	498,574.22	3.56	7,363.39	498,817.76	497,207.00
US TREASURY N/B DTD 10/31/2024 4.125% 10/31/2029	91282CLR0	270,000.00	AA+	Aa1	11/14/24	11/15/24	267,996.09	4.29	3,752.85	268,290.98	274,820.04
US TREASURY N/B DTD 10/31/2024 4.125% 10/31/2029	91282CLR0	300,000.00	AA+	Aa1	11/01/24	11/04/24	299,261.72	4.18	4,169.84	299,374.52	305,355.60
US TREASURY N/B DTD 12/02/2024 4.125% 11/30/2029	91282CMA6	295,000.00	AA+	Aa1	12/05/24	12/06/24	295,530.08	4.08	3,092.06	295,459.02	300,323.87
US TREASURY N/B DTD 12/31/2024 4.375% 12/31/2029	91282CMD0	845,000.00	AA+	Aa1	01/06/25	01/07/25	843,118.55	4.43	6,328.89	843,342.61	868,732.67
US TREASURY N/B DTD 01/31/2025 4.250% 01/31/2030	91282CMG3	725,000.00	AA+	Aa1	02/04/25	02/05/25	722,309.57	4.33	2,679.35	722,592.34	741,878.73
US TREASURY N/B DTD 02/28/2023 4.000% 02/28/2030	91282CGO8	1,300,000.00	AA+	Aa1	03/04/25	03/05/25	1,302,742.19	3.95	143.65	1,302,500.26	1,317,824.30
US TREASURY N/B DTD 03/31/2025 4.000% 03/31/2030	91282CMU2	905,000.00	AA+	Aa1	04/01/25	04/02/25	909,525.00	3.89	15,231.69	909,183.77	917,125.19
US TREASURY N/B DTD 05/31/2023 3.750% 05/31/2030	91282CHF1	785,000.00	AA+	Aa1	06/04/25	06/05/25	776,076.76	4.00	7,480.02	776,471.32	786,809.43
US TREASURY N/B DTD 06/30/2025 3.875% 06/30/2030	91282CNK3	285,000.00	AA+	Aa1	07/01/25	07/01/25	285,857.23	3.81	1,890.64	285,831.12	287,248.94
Security Type Sub-Total		19,555,000.00					18,959,220.69	3.52	108,114.26	19,347,950.27	19,434,181.76
Federal Agency Commercial Mortgage-Backed Security											
FHMS K061 A2 DTD 01/01/2017 3.347% 11/01/2026	3137BTUM1	254,083.14	AA+	Aa1	05/19/23	05/24/23	246,262.14	4.29	708.68	251,329.35	251,019.66
FHMS K064 A2 DTD 05/01/2017 3.224% 03/01/2027	3137BXOY1	390,000.00	AA+	Aa1	08/16/23	08/18/23	367,879.69	4.94	1,047.80	380,380.99	385,213.92

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Federal Agency Commercial Mortgage-Backed Security											
FHMS K065 A2 DTD 07/01/2017 3.243% 04/01/2027	3137F1G44	220,000.00	AA+	Aa1	08/16/23	08/18/23	207,427.34	4.93	594.55	214,372.15	217,135.38
FHMS K066 A2 DTD 08/01/2017 3.117% 06/01/2027	3137F2LJ3	345,000.00	AA+	Aa1	08/17/23	08/22/23	322,628.91	4.97	896.14	334,421.05	339,796.71
FHMS K507 A1 DTD 09/01/2023 4.800% 04/01/2028	3137HAMR4	330,662.45	AA+	Aa1	09/20/23	09/28/23	325,473.37	5.19	1,322.65	327,448.39	335,768.21
FHMS K506 A1 DTD 09/01/2023 4.650% 05/01/2028	3137HAMG8	186,112.34	AA+	Aa1	09/07/23	09/14/23	183,329.05	5.01	721.19	184,409.66	188,678.09
FHMS KJ46 A1 DTD 07/01/2023 4.777% 06/01/2028	3137HAD45	294,680.37	AA+	Aa1	07/19/23	07/27/23	294,672.98	4.78	1,173.07	294,676.13	297,118.26
FHMS K505 A2 DTD 07/01/2023 4.819% 06/01/2028	3137HACX2	360,000.00	AA+	Aa1	07/13/23	07/20/23	363,595.68	4.59	1,445.70	362,054.10	366,926.04
FNA 2023-M6 A2 DTD 07/01/2023 4.190% 07/01/2028	3136BQDE6	358,104.69	AA+	Aa1	07/18/23	07/31/23	352,033.70	4.58	1,250.38	354,571.74	360,477.14
FHMS KJ47 A1 DTD 09/01/2023 5.272% 08/01/2028	3137HAMN3	173,981.06	AA+	Aa1	09/19/23	09/28/23	173,980.18	5.27	764.36	173,980.58	177,743.05
FHMS K506 A2 DTD 09/01/2023 4.650% 08/01/2028	3137HAMH6	375,000.00	AA+	Aa1	09/07/23	09/14/23	369,452.63	4.99	1,453.13	371,485.49	381,074.25
FHMS K508 A2 DTD 10/01/2023 4.740% 08/01/2028	3137HAQ74	380,000.00	AA+	Aa1	10/11/23	10/19/23	371,664.32	5.25	1,501.00	374,613.81	387,889.18
FHMS K509 A2 DTD 10/01/2023 4.850% 09/01/2028	3137HAST4	285,000.00	AA+	Aa1	10/25/23	10/31/23	275,913.35	5.60	1,151.88	278,924.06	291,860.24
FHMS K507 A2 DTD 09/01/2023 4.800% 09/01/2028	3137HAMS2	370,000.00	AA+	Aa1	09/20/23	09/28/23	365,577.39	5.07	1,480.00	367,103.61	377,699.33
FHMS K510 A2 DTD 11/01/2023 5.069% 10/01/2028	3137HB3D4	145,000.00	AA+	Aa1	11/14/23	11/21/23	144,580.81	5.14	612.50	144,719.59	149,129.46
FHMS K511 A2 DTD 12/01/2023 4.860% 10/01/2028	3137HB3G7	210,000.00	AA+	Aa1	11/28/23	12/07/23	209,396.67	4.93	850.50	209,593.77	214,863.60

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Federal Agency Commercial Mortgage-Backed Security											
FHMS K512 A2 DTD 12/01/2023 5.000% 11/01/2028	3137HBCF9	190,000.00	AA+	Aa1	12/11/23	12/21/23	191,774.22	4.79	791.67	191,212.96	195,135.13
FHMS K513 A2 DTD 01/01/2024 4.724% 12/01/2028	3137HBFY5	215,000.00	AA+	Aa1	01/10/24	01/18/24	217,147.64	4.50	846.38	216,497.49	219,318.49
FHMS K514 A2 DTD 02/01/2024 4.572% 12/01/2028	3137HBLV4	220,000.00	AA+	Aa1	02/01/24	02/08/24	222,199.78	4.34	838.20	221,547.81	223,838.56
FHMS K517 A2 DTD 03/01/2024 5.355% 01/01/2029	3137HC2C5	335,000.00	AA+	Aa1	03/05/24	03/14/24	345,045.31	4.67	1,494.94	342,269.16	348,930.31
FHMS K515 A2 DTD 02/01/2024 5.400% 01/01/2029	3137HBPD0	375,000.00	AA+	Aa1	02/14/24	02/22/24	385,102.50	4.79	1,687.50	382,235.71	389,589.38
FHMS K516 A2 DTD 03/01/2024 5.477% 01/01/2029	3137HBPM0	375,000.00	AA+	Aa1	02/29/24	03/07/24	386,248.88	4.79	1,711.56	383,117.90	390,538.50
FHMS K524 A2 DTD 07/01/2024 4.720% 05/01/2029	3137HDV56	320,000.00	AA+	Aa1	07/16/24	07/25/24	321,965.12	4.58	1,258.67	321,581.79	327,300.80
FHMS K522 A2 DTD 06/01/2024 4.803% 05/01/2029	3137HDJJ0	365,418.38	AA+	Aa1	06/05/24	06/13/24	365,417.29	4.80	1,462.59	365,418.38	374,488.06
FHMS K526 A2 DTD 08/01/2024 4.543% 07/01/2029	3137HDXL9	350,000.00	AA+	Aa1	08/07/24	08/15/24	353,273.90	4.33	1,325.04	352,642.09	356,085.80
FHMS K529 A2 DTD 10/01/2024 4.791% 09/01/2029	3137HH6C0	205,000.00	AA+	Aa1	10/08/24	10/16/24	209,097.34	4.34	818.46	208,436.94	210,416.51
FHMS K530 A2 DTD 11/01/2024 4.792% 09/01/2029	3137HHJL6	400,000.00	AA+	Aa1	11/19/24	11/27/24	402,082.80	4.67	1,597.33	401,813.98	410,620.00
Security Type Sub-Total		8,028,042.43					7,973,222.99	4.82	30,805.87	8,010,858.68	8,168,654.06
Corporate Note											
BRISTOL-MYERS SQUIBB CO (CALLABLE) DTD 11/13/2020 0.750% 11/13/2025	110122DN5	134,000.00	A	A2	06/17/21	06/21/21	132,665.36	0.98	301.50	133,939.26	133,077.68
MICROSOFT CORP (CALLABLE) DTD 08/08/2016 2.400% 08/08/2026	594918BR4	465,000.00	AAA	Aaa	02/23/22	02/25/22	470,156.85	2.14	713.00	466,084.13	458,143.57

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Corporate Note											
PACCAR FINANCIAL CORP DTD 08/10/2023 5.050% 08/10/2026	69371RS56	275,000.00	A+	A1	08/09/23	08/11/23	276,130.25	4.90	810.10	275,355.10	277,365.83
BANK OF AMERICA NA (CALLABLE) DTD 08/18/2023 5.526% 08/18/2026	06428CAA2	300,000.00	A+	Aa2	10/23/23	10/24/23	297,474.00	5.85	598.65	299,135.58	303,732.90
TARGET CORP (CALLABLE) DTD 01/24/2022 1.950% 01/15/2027	87612EBM7	50,000.00	A	A2	01/19/22	01/24/22	49,915.00	1.99	124.58	49,976.55	48,692.80
TARGET CORP (CALLABLE) DTD 01/24/2022 1.950% 01/15/2027	87612EBM7	235,000.00	A	A2	01/27/22	01/31/22	234,856.65	1.96	585.54	234,960.31	228,856.16
BANK OF NY MELLON CORP (CALLABLE) DTD 01/26/2022 2.050% 01/26/2027	06406RBA4	380,000.00	A	Aa3	01/26/22	01/28/22	381,223.60	1.98	757.36	380,327.72	370,279.60
ADOBE INC (CALLABLE) DTD 02/03/2020 2.150% 02/01/2027	00724PAC3	400,000.00	A+	A1	12/13/22	12/15/22	369,240.00	4.20	716.67	389,443.07	390,533.60
GOLDMAN SACHS BANK USA (CALLABLE) DTD 05/21/2024 5.414% 05/21/2027	38151LAG5	400,000.00	A+	A1	05/21/25	05/22/25	402,516.00	5.08	6,015.56	401,830.52	402,886.40
HOME DEPOT INC (CALLABLE) DTD 09/14/2017 2.800% 09/14/2027	437076BT8	390,000.00	A	A2	01/25/23	01/27/23	368,000.10	4.15	5,065.67	380,326.38	381,647.37
BANK OF NY MELLON CORP (CALLABLE) DTD 02/07/2017 3.442% 02/07/2028	06406RAB3	240,000.00	A	Aa3	08/06/24	08/07/24	233,169.60	4.33	550.72	235,145.20	237,956.40
KENVUE INC (CALLABLE) DTD 10/17/2023 5.050% 03/22/2028	49177JAF9	220,000.00	A	A1	06/27/25	06/30/25	225,194.20	4.12	4,906.92	224,879.29	225,481.74
JPMORGAN CHASE & CO (CALLABLE) DTD 04/22/2024 5.571% 04/22/2028	46647PEE2	140,000.00	A	A1	06/03/24	06/04/24	140,933.80	5.38	2,794.79	140,548.77	142,971.64
APPLE INC (CALLABLE) DTD 05/10/2023 4.000% 05/10/2028	037833ET3	560,000.00	AA+	Aaa	05/16/23	05/18/23	561,024.80	3.96	6,906.67	560,546.13	563,666.88
JOHN DEERE CAPITAL CORP DTD 07/14/2023 4.950% 07/14/2028	24422EXB0	125,000.00	A	A1	07/11/23	07/14/23	124,813.75	4.98	807.81	124,893.11	128,392.87
JOHN DEERE CAPITAL CORP DTD 07/14/2023 4.950% 07/14/2028	24422EXB0	150,000.00	A	A1	07/13/23	07/17/23	152,037.00	4.64	969.38	151,170.96	154,071.45

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Corporate Note											
NATIONAL RURAL UTIL COOP (CALLABLE) DTD 08/25/2025 4.150% 08/25/2028	63743HFZ0	155,000.00	NR	A2	08/19/25	08/25/25	154,826.40	4.19	107.21	154,827.39	155,524.52
CITIBANK NA (CALLABLE) DTD 09/29/2023 5.803% 09/29/2028	17325FBB3	365,000.00	A+	Aa3	09/26/23	09/29/23	365,000.00	5.80	8,943.07	365,000.00	382,482.77
CITIBANK NA (CALLABLE) DTD 09/29/2023 5.803% 09/29/2028	17325FBB3	415,000.00	A+	Aa3	05/01/24	05/03/24	423,026.10	5.30	10,168.15	420,751.76	434,877.67
BANK OF AMERICA CORP (CALLABLE) DTD 01/24/2025 4.979% 01/24/2029	06051GMK2	285,000.00	A-	A1	04/01/25	04/02/25	288,157.80	4.66	1,458.43	287,717.97	290,012.01
ASTRAZENECA FINANCE LLC (CALLABLE) DTD 02/26/2024 4.850% 02/26/2029	04636NAL7	227,000.00	A+	A1	06/26/25	06/27/25	232,087.07	4.18	152.91	231,853.64	233,040.92
BLACKROCK FUNDING INC (CALLABLE) DTD 03/14/2024 4.700% 03/14/2029	09290DAA9	35,000.00	AA-	Aa3	03/05/24	03/14/24	34,936.65	4.74	763.10	34,953.79	35,859.95
BLACKROCK FUNDING INC (CALLABLE) DTD 03/14/2024 4.700% 03/14/2029	09290DAA9	277,000.00	AA-	Aa3	04/09/24	04/11/24	275,714.72	4.81	6,039.37	276,047.62	283,805.89
MASTERCARD INC (CALLABLE) DTD 05/31/2019 2.950% 06/01/2029	57636OAM6	300,000.00	A+	Aa3	06/26/24	06/27/24	275,595.00	4.82	2,212.50	280,922.59	289,982.10
PEPSICO INC (CALLABLE) DTD 07/17/2024 4.500% 07/17/2029	713448FX1	185,000.00	A+	A1	07/15/24	07/17/24	184,713.25	4.53	1,017.50	184,772.81	188,491.88
TOYOTA MOTOR CREDIT CORP DTD 08/09/2024 4.550% 08/09/2029	89236TMK8	50,000.00	A+	A1	08/06/24	08/09/24	49,898.50	4.60	139.03	49,918.18	50,820.45
TOYOTA MOTOR CREDIT CORP DTD 08/09/2024 4.550% 08/09/2029	89236TMK8	115,000.00	A+	A1	08/07/24	08/09/24	114,867.75	4.58	319.76	114,893.77	116,887.04
TOYOTA MOTOR CREDIT CORP DTD 08/09/2024 4.550% 08/09/2029	89236TMK8	130,000.00	A+	A1	08/08/24	08/09/24	129,465.70	4.64	361.47	129,569.40	132,133.17
ELI LILLY & CO (CALLABLE) DTD 08/14/2024 4.200% 08/14/2029	532457CQ9	65,000.00	A+	Aa3	08/12/24	08/14/24	64,857.65	4.25	128.92	64,885.24	65,560.30
ELI LILLY & CO (CALLABLE) DTD 08/14/2024 4.200% 08/14/2029	532457CQ9	230,000.00	A+	Aa3	08/13/24	08/14/24	230,335.80	4.17	456.17	230,271.47	231,982.60

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Corporate Note											
PEPSICO INC (CALLABLE) DTD 02/07/2025 4.600% 02/07/2030	713448GB8	90,000.00	A+	A1	02/05/25	02/07/25	89,848.80	4.64	276.00	89,864.38	92,084.22
JPMORGAN CHASE & CO (CALLABLE) DTD 04/22/2024 5.581% 04/22/2030	46647PEG7	450,000.00	A	A1	04/25/25	04/28/25	463,999.50	4.87	8,999.36	462,895.84	469,711.80
BLACKROCK INC (CALLABLE) DTD 01/27/2020 2.400% 04/30/2030	09247XAQ4	300,000.00	AA-	Aa3	06/26/25	06/27/25	275,166.00	4.31	2,420.00	275,991.39	278,706.60
Security Type Sub-Total		8,138,000.00					8,071,847.65	4.27	76,587.87	8,103,699.32	8,179,720.78
Certificate of Deposit											
COOPERAT RABOBANK UA/NY DTD 07/20/2023 5.080% 07/17/2026	21684LGS5	360,000.00	A-1	P-1	07/17/23	07/20/23	360,000.00	5.08	2,235.20	360,000.00	364,434.84
Security Type Sub-Total		360,000.00					360,000.00	5.08	2,235.20	360,000.00	364,434.84
Bank Note											
WELLS FARGO BANK NA (CALLABLE) DTD 08/09/2023 5.450% 08/07/2026	94988J6D4	555,000.00	A+	Aa2	08/18/23	08/22/23	554,239.65	5.50	2,016.50	554,760.11	560,760.90
MORGAN STANLEY BANK NA (CALLABLE) DTD 05/30/2024 5.504% 05/26/2028	61690U8B9	370,000.00	A+	Aa3	05/30/24	05/31/24	370,780.70	5.45	5,374.04	370,435.95	378,168.12
Security Type Sub-Total		925,000.00					925,020.35	5.48	7,390.54	925,196.06	938,929.02
Asset-Backed Security											
HAROT 2023-3 A3 DTD 08/22/2023 5.410% 02/18/2028	43815OAC1	178,709.33	AAA	NR	08/15/23	08/22/23	178,672.48	5.42	349.13	178,689.10	180,012.30
TAOT 2023-C A3 DTD 08/15/2023 5.160% 04/17/2028	89231FAD2	63,903.26	AAA	NR	08/08/23	08/15/23	63,888.81	5.17	146.55	63,895.13	64,291.02
TAOT 2023-D A3 DTD 11/14/2023 5.540% 08/15/2028	89239FAD4	75,000.00	AAA	NR	11/07/23	11/14/23	74,991.92	5.54	184.67	74,994.90	75,856.20
FITAT 2023-1 A3 DTD 08/23/2023 5.530% 08/15/2028	31680EAD3	213,132.59	AAA	Aaa	08/15/23	08/23/23	213,119.37	5.53	523.83	213,124.74	215,023.93

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Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Asset-Backed Security											
CHAIT 2023-A1 A DTD 09/15/2023 5.160% 09/15/2028	161571HT4	300,000.00	AAA	NR	09/07/23	09/15/23	299,916.84	5.17	688.00	299,946.95	303,386.10
AMXCA 2023-3 A DTD 09/19/2023 5.230% 09/15/2028	02582JKD1	310,000.00	AAA	NR	09/12/23	09/19/23	309,986.14	5.23	720.58	309,991.31	313,714.42
HART 2023-C A3 DTD 11/13/2023 5.540% 10/16/2028	44918CAD4	105,000.00	AAA	NR	11/03/23	11/13/23	104,986.19	5.54	258.53	104,990.98	106,082.45
BACCT 2023-A2 A2 DTD 12/14/2023 4.980% 11/15/2028	05522RDH8	135,000.00	NR	Aaa	12/07/23	12/14/23	134,981.87	4.98	298.80	134,988.02	136,484.46
GMCAR 2024-1 A3 DTD 01/17/2024 4.850% 12/18/2028	36268GAD7	35,000.00	NR	Aaa	01/09/24	01/17/24	34,992.96	4.85	70.73	34,995.10	35,188.41
CHAIT 2024-A1 A DTD 01/31/2024 4.600% 01/15/2029	161571HV9	330,000.00	AAA	NR	01/24/24	01/31/24	329,949.74	4.60	674.67	329,965.02	332,583.57
HAROT 2025-1 A3 DTD 02/11/2025 4.570% 09/21/2029	43814VAC1	285,000.00	AAA	NR	02/04/25	02/11/25	284,991.22	4.57	361.79	284,992.63	287,941.77
HART 2025-A A3 DTD 03/12/2025 4.320% 10/15/2029	44935CAD3	245,000.00	AAA	NR	03/04/25	03/12/25	244,963.86	4.32	470.40	244,967.68	246,667.96
TAOT 2025-B A3 DTD 04/30/2025 4.340% 11/15/2029	89231HAD8	150,000.00	AAA	NR	04/24/25	04/30/25	149,991.41	4.34	289.33	149,992.52	151,285.65
HART 2025-B A3 DTD 06/11/2025 4.360% 12/17/2029	44935XAD7	95,000.00	AAA	NR	06/03/25	06/11/25	94,991.42	4.36	184.09	94,991.83	95,925.11
HAROT 2025-3 A3 DTD 08/12/2025 4.040% 02/21/2030	43813OAD1	230,000.00	AAA	Aaa	08/05/25	08/12/25	229,995.19	4.04	490.41	229,995.30	230,520.26
TAOT 2025-C A3 DTD 07/30/2025 4.110% 03/15/2030	89238VAD0	165,000.00	AAA	Aaa	07/22/25	07/30/25	164,982.61	4.11	301.40	164,982.95	165,891.00
GMCAR 2025-2 A3 DTD 05/14/2025 4.280% 04/16/2030	362549AD9	65,000.00	AAA	Aaa	05/06/25	05/14/25	64,990.43	4.28	115.92	64,991.01	65,497.25
BACCT 2025-A1 A DTD 06/12/2025 4.310% 05/15/2030	05522RDK1	185,000.00	AAA	NR	06/05/25	06/12/25	184,999.30	4.31	354.38	185,000.00	187,098.83



Managed Account Detail of Securities Held

For the Month Ending August 31, 2025

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100											
Security Type/Description			S&P	Moody's	Trade	Settle	Original	YTM	Accrued	Amortized	Market
Dated Date/Coupon/Maturity	CUSIP	Par	Rating	Rating	Date	Date	Cost	at Cost	Interest	Cost	Value
Asset-Backed Security											
CCCIT 2025-A1 A DTD 06/26/2025 4.300% 06/21/2030	17305EHA6	400,000.00	AAA	Aaa	06/18/25	06/26/25	399,891.48	4.31	3,105.56	399,895.11	403,974.80
AMXCA 2025-4 A DTD 07/22/2025 4.300% 07/15/2030	02582JKV1	225,000.00	AAA	NR	07/15/25	07/22/25	224,967.58	4.30	430.00	224,968.40	227,677.50
CHAIT 2025-A1 A DTD 07/25/2025 4.160% 07/15/2030	161571HZ0	320,000.00	AAA	NR	07/18/25	07/25/25	319,993.57	4.16	591.64	319,994.36	322,561.60
Security Type Sub-Total		4,110,745.18					4,110,244.39	4.66	10,610.41	4,110,353.04	4,147,664.59
Managed Account Sub-Total		41,116,787.61					40,399,556.07	4.10	235,744.15	40,858,057.37	41,233,585.05
Securities Sub-Total		\$41,116,787.61					\$40,399,556.07	4.10%	\$235,744.15	\$40,858,057.37	\$41,233,585.05
Accrued Interest											\$235,744.15
Total Investments											\$41,469,329.20

Managed Account Fair Market Value & Analytics

For the Month Ending **August 31, 2025**

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	Broker	Next Call Date	Market Price	Market Value	Unreal G/L On Cost	Unreal G/L Amort Cost	Effective Duration	YTM at Mkt
U.S. Treasury Bond / Note										
US TREASURY N/B DTD 12/31/2020 0.375% 12/31/2025	91282CBC4	175,000.00	HSBC		98.78	172,870.60	707.52	(1,927.36)	0.33	4.12
US TREASURY N/B DTD 02/01/2021 0.375% 01/31/2026	91282CBH3	220,000.00	JPMorgan		98.47	216,634.66	16,572.16	(1,150.06)	0.41	4.30
US TREASURY N/B DTD 02/01/2021 0.375% 01/31/2026	91282CBH3	360,000.00	Citigrou		98.47	354,493.08	8,752.45	(4,044.42)	0.41	4.30
US TREASURY N/B DTD 02/01/2021 0.375% 01/31/2026	91282CBH3	665,000.00	Nomura		98.47	654,827.50	26,896.05	(6,267.84)	0.41	4.30
US TREASURY N/B DTD 03/01/2021 0.500% 02/28/2026	91282CBO3	705,000.00	WellsFar		98.28	692,883.17	6,885.12	(9,901.58)	0.48	4.12
US TREASURY N/B DTD 06/01/2021 0.750% 05/31/2026	91282CCF6	105,000.00	RBC Capi		97.66	102,538.70	(2,231.61)	(2,427.01)	0.73	4.18
US TREASURY N/B DTD 06/01/2021 0.750% 05/31/2026	91282CCF6	1,040,000.00	Citigrou		97.66	1,015,621.36	62,477.61	(8,119.25)	0.73	4.18
US TREASURY N/B DTD 09/30/2021 0.875% 09/30/2026	91282CCZ2	565,000.00	RBC Capi		96.89	547,409.86	27,190.52	(6,812.14)	1.05	3.85
US TREASURY N/B DTD 02/15/2017 2.250% 02/15/2027	912828V98	750,000.00	JPMorgan		97.92	734,385.00	3,779.53	(9,487.99)	1.41	3.73
US TREASURY N/B DTD 04/30/2020 0.500% 04/30/2027	912828ZN3	220,000.00	Nomura		94.92	208,819.60	12,194.60	(2,987.66)	1.62	3.68
US TREASURY N/B DTD 07/15/2024 4.375% 07/15/2027	91282CKZ3	165,000.00	BNP Sec		101.28	167,114.15	618.84	900.12	1.77	3.66
US TREASURY N/B DTD 08/15/2017 2.250% 08/15/2027	9128282R0	1,050,000.00	HSBC		97.39	1,022,560.35	27,070.12	(5,895.60)	1.88	3.65
US TREASURY N/B DTD 09/30/2022 4.125% 09/30/2027	91282CFM8	155,000.00	BOFAML		100.98	156,525.82	2,536.95	1,954.08	1.94	3.63
US TREASURY N/B DTD 10/31/2022 4.125% 10/31/2027	91282CFU0	380,000.00	Nomura		101.02	383,888.92	(1,395.46)	1,554.10	2.03	3.63
US TREASURY N/B DTD 11/02/2020 0.500% 10/31/2027	91282CAU5	760,000.00	WellsFar		93.57	711,134.28	63,917.09	1,787.16	2.11	3.62
US TREASURY N/B DTD 11/30/2022 3.875% 11/30/2027	91282CFZ9	575,000.00	Citigrou		100.55	578,144.67	763.81	1,953.51	2.11	3.62
US TREASURY N/B DTD 01/03/2023 3.875% 12/31/2027	91282CGC9	520,000.00	WellsFar		100.59	523,046.68	(1,828.32)	735.47	2.20	3.61

Managed Account Fair Market Value & Analytics

For the Month Ending **August 31, 2025**

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Security Type/Description	Dated Date/Coupon/Maturity	CUSIP	Par	Broker	Next Call Date	Market Price	Market Value	Unreal G/L On Cost	Unreal G/L Amort Cost	Effective Duration	YTM at Mkt
U.S. Treasury Bond / Note											
US TREASURY N/B	DTD 02/01/2021 0.750% 01/31/2028	91282CBJ9	225,000.00	GoldmanS		93.46	210,278.25	12,410.09	(800.70)	2.35	3.61
US TREASURY N/B	DTD 02/01/2021 0.750% 01/31/2028	91282CBJ9	385,000.00	Nomura		93.46	359,809.45	25,551.25	(681.09)	2.35	3.61
US TREASURY N/B	DTD 02/28/2023 4.000% 02/29/2028	91282CGP0	100,000.00	TD Secur		100.94	100,941.40	2,050.78	1,496.70	2.35	3.60
US TREASURY N/B	DTD 03/31/2021 1.250% 03/31/2028	91282CBS9	930,000.00	BNPPSA		94.27	876,670.08	39,924.38	(4,199.30)	2.48	3.60
US TREASURY N/B	DTD 05/01/2023 3.500% 04/30/2028	91282CHA2	315,000.00	BOFAML		99.74	314,175.65	590.69	(71.11)	2.49	3.60
US TREASURY N/B	DTD 04/30/2024 4.625% 04/30/2029	91282CKP5	355,000.00	WellsFar		103.39	367,036.63	11,260.07	11,449.13	3.30	3.63
US TREASURY N/B	DTD 05/31/2024 4.500% 05/31/2029	91282CKT7	165,000.00	JPMorgan		103.00	169,950.00	3,454.69	3,796.54	3.39	3.63
US TREASURY N/B	DTD 05/31/2024 4.500% 05/31/2029	91282CKT7	790,000.00	JPMorgan		103.00	813,700.00	17,157.81	18,655.40	3.39	3.63
US TREASURY N/B	DTD 07/01/2024 4.250% 06/30/2029	91282CKX8	165,000.00	Citigrou		102.16	168,570.77	3,480.54	3,499.17	3.49	3.64
US TREASURY N/B	DTD 07/01/2024 4.250% 06/30/2029	91282CKX8	375,000.00	HSBC		102.16	383,115.38	10,664.21	10,117.53	3.49	3.64
US TREASURY N/B	DTD 07/31/2024 4.000% 07/31/2029	91282CLC3	40,000.00	Citigrou		101.30	40,518.76	240.64	296.41	3.58	3.64
US TREASURY N/B	DTD 09/03/2024 3.625% 08/31/2029	91282CLK5	1,090,000.00	Citigrou		99.93	1,089,191.22	(3,065.42)	(2,652.79)	3.69	3.65
US TREASURY N/B	DTD 09/30/2024 3.500% 09/30/2029	91282CLN9	500,000.00	TD Secur		99.44	497,207.00	(1,367.22)	(1,610.76)	3.71	3.65
US TREASURY N/B	DTD 10/31/2024 4.125% 10/31/2029	91282CLR0	270,000.00	TD Secur		101.79	274,820.04	6,823.95	6,529.06	3.75	3.66
US TREASURY N/B	DTD 10/31/2024 4.125% 10/31/2029	91282CLR0	300,000.00	HSBC		101.79	305,355.60	6,093.88	5,981.08	3.75	3.66
US TREASURY N/B	DTD 12/02/2024 4.125% 11/30/2029	91282CMA6	295,000.00	WellsFar		101.80	300,323.87	4,793.79	4,864.85	3.83	3.66
US TREASURY N/B	DTD 12/31/2024 4.375% 12/31/2029	91282CMD0	845,000.00	BNP Sec		102.81	868,732.67	25,614.12	25,390.06	3.90	3.67

Managed Account Fair Market Value & Analytics

For the Month Ending **August 31, 2025**

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	Broker	Next Call Date	Market Price	Market Value	Unreal G/L On Cost	Unreal G/L Amort Cost	Effective Duration	YTM at Mkt
U.S. Treasury Bond / Note										
US TREASURY N/B DTD 01/31/2025 4.250% 01/31/2030	91282CMG3	725,000.00	BNP Sec		102.33	741,878.73	19,569.16	19,286.39	3.99	3.67
US TREASURY N/B DTD 02/28/2023 4.000% 02/28/2030	91282CGQ8	1,300,000.00	Nomura		101.37	1,317,824.30	15,082.11	15,324.04	4.09	3.67
US TREASURY N/B DTD 03/31/2025 4.000% 03/31/2030	91282CMU2	905,000.00	BNP Sec		101.34	917,125.19	7,600.19	7,941.42	4.09	3.68
US TREASURY N/B DTD 05/31/2023 3.750% 05/31/2030	91282CHF1	785,000.00	HSBC		100.23	786,809.43	10,732.67	10,338.11	4.28	3.70
US TREASURY N/B DTD 06/30/2025 3.875% 06/30/2030	91282CNK3	285,000.00	Citigrou		100.79	287,248.94	1,391.71	1,417.82	4.35	3.69
Security Type Sub-Total		19,555,000.00				19,434,181.76	474,961.07	86,231.49	2.64	3.75
Federal Agency Commercial Mortgage-Backed Security										
FHMS K061 A2 DTD 01/01/2017 3.347% 11/01/2026	3137BTUM1	254,083.14	Citigrou		98.79	251,019.66	4,757.52	(309.69)	1.11	4.26
FHMS K064 A2 DTD 05/01/2017 3.224% 03/01/2027	3137BXQY1	390,000.00	MorganSt		98.77	385,213.92	17,334.23	4,832.93	1.35	4.00
FHMS K065 A2 DTD 07/01/2017 3.243% 04/01/2027	3137F1G44	220,000.00	MorganSt		98.70	217,135.38	9,708.04	2,763.23	1.49	3.99
FHMS K066 A2 DTD 08/01/2017 3.117% 06/01/2027	3137F2LJ3	345,000.00	CantorFi		98.49	339,796.71	17,167.80	5,375.66	1.58	3.96
FHMS K507 A1 DTD 09/01/2023 4.800% 04/01/2028	3137HAMR4	330,662.45	BOFAML		101.54	335,768.21	10,294.84	8,319.82	2.15	3.99
FHMS K506 A1 DTD 09/01/2023 4.650% 05/01/2028	3137HAMG8	186,112.34	WellsFar		101.38	188,678.09	5,349.04	4,268.43	2.25	3.95
FHMS KJ46 A1 DTD 07/01/2023 4.777% 06/01/2028	3137HAD45	294,680.37	JPMorgan		100.83	297,118.26	2,445.28	2,442.13	1.71	4.15
FHMS K505 A2 DTD 07/01/2023 4.819% 06/01/2028	3137HACX2	360,000.00	JPMorgan		101.92	366,926.04	3,330.36	4,871.94	2.50	3.97
FNA 2023-M6 A2 DTD 07/01/2023 4.190% 07/01/2028	3136BQDE6	358,104.69	JPMorgan		100.66	360,477.14	8,443.44	5,905.40	2.63	3.86
FHMS KJ47 A1 DTD 09/01/2023 5.272% 08/01/2028	3137HAMN3	173,981.06	JPMorgan		102.16	177,743.05	3,762.87	3,762.47	1.98	4.07

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For the Month Ending **August 31, 2025**

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	Broker	Next Call Date	Market Price	Market Value	Unreal G/L On Cost	Unreal G/L Amort Cost	Effective Duration	YTM at Mkt
Federal Agency Commercial Mortgage-Backed Security										
FHMS K506 A2 DTD 09/01/2023 4.650% 08/01/2028	3137HAMH6	375,000.00	WellsFar		101.62	381,074.25	11,621.62	9,588.76	2.64	3.97
FHMS K508 A2 DTD 10/01/2023 4.740% 08/01/2028	3137HAQ74	380,000.00	BMO		102.08	387,889.18	16,224.86	13,275.37	2.67	3.90
FHMS K509 A2 DTD 10/01/2023 4.850% 09/01/2028	3137HAST4	285,000.00	MorganSt		102.41	291,860.24	15,946.89	12,936.18	2.75	3.91
FHMS K507 A2 DTD 09/01/2023 4.800% 09/01/2028	3137HAMS2	370,000.00	BOFAML		102.08	377,699.33	12,121.94	10,595.72	2.70	3.97
FHMS K510 A2 DTD 11/01/2023 5.069% 10/01/2028	3137HB3D4	145,000.00	JPMorgan		102.85	149,129.46	4,548.65	4,409.87	2.78	3.99
FHMS K511 A2 DTD 12/01/2023 4.860% 10/01/2028	3137HB3G7	210,000.00	BOFAML		102.32	214,863.60	5,466.93	5,269.83	2.81	3.98
FHMS K512 A2 DTD 12/01/2023 5.000% 11/01/2028	3137HBCF9	190,000.00	JPMorgan		102.70	195,135.13	3,360.91	3,922.17	2.83	3.99
FHMS K513 A2 DTD 01/01/2024 4.724% 12/01/2028	3137HBFY5	215,000.00	BMO		102.01	219,318.49	2,170.85	2,821.00	2.95	3.99
FHMS K514 A2 DTD 02/01/2024 4.572% 12/01/2028	3137HBLV4	220,000.00	JPMorgan		101.74	223,838.56	1,638.78	2,290.75	2.90	3.91
FHMS K517 A2 DTD 03/01/2024 5.355% 01/01/2029	3137HC2C5	335,000.00	BOFAML		104.16	348,930.31	3,885.00	6,661.15	3.05	3.95
FHMS K515 A2 DTD 02/01/2024 5.400% 01/01/2029	3137HBPD0	375,000.00	WellsFar		103.89	389,589.38	4,486.88	7,353.67	2.95	4.04
FHMS K516 A2 DTD 03/01/2024 5.477% 01/01/2029	3137HBPM0	375,000.00	MorganSt		104.14	390,538.50	4,289.62	7,420.60	2.99	4.05
FHMS K524 A2 DTD 07/01/2024 4.720% 05/01/2029	3137HDV56	320,000.00	PIER		102.28	327,300.80	5,335.68	5,719.01	3.33	3.99
FHMS K522 A2 DTD 06/01/2024 4.803% 05/01/2029	3137HDJJ0	365,418.38	MorganSt		102.48	374,488.06	9,070.77	9,069.68	3.21	3.99
FHMS K526 A2 DTD 08/01/2024 4.543% 07/01/2029	3137HDXL9	350,000.00	BMO		101.74	356,085.80	2,811.90	3,443.71	3.48	4.00
FHMS K529 A2 DTD 10/01/2024 4.791% 09/01/2029	3137HH6C0	205,000.00	MorganSt		102.64	210,416.51	1,319.17	1,979.57	3.59	4.02
FHMS K530 A2 DTD 11/01/2024 4.792% 09/01/2029	3137HHJL6	400,000.00	JPMorgan		102.66	410,620.00	8,537.20	8,806.02	3.61	4.02

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CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	Broker	Next Call Date	Market Price	Market Value	Unreal G/L On Cost	Unreal G/L Amort Cost	Effective Duration	YTM at Mkt
Security Type Sub-Total		8,028,042.43				8,168,654.06	195,431.07	157,795.38	2.62	3.99
Corporate Note										
BRISTOL-MYERS SQUIBB CO (CALLABLE) DTD 11/13/2020 0.750% 11/13/2025	110122DN5	134,000.00	Citigrou	10/13/25	99.31	133,077.68	412.32	(861.58)	0.20	4.24
MICROSOFT CORP (CALLABLE) DTD 08/08/2016 2.400% 08/08/2026	594918BR4	465,000.00	Citigrou	05/08/26	98.53	458,143.57	(12,013.28)	(7,940.56)	0.90	4.02
PACCAR FINANCIAL CORP DTD 08/10/2023 5.050% 08/10/2026	69371RS56	275,000.00	TD Secur		100.86	277,365.83	1,235.58	2,010.73	0.91	4.11
BANK OF AMERICA NA (CALLABLE) DTD 08/18/2023 5.526% 08/18/2026	06428CAA2	300,000.00	Citigrou	07/17/26	101.24	303,732.90	6,258.90	4,597.32	0.85	4.19
TARGET CORP (CALLABLE) DTD 01/24/2022 1.950% 01/15/2027	87612EBM7	50,000.00	Citigrou	12/15/26	97.39	48,692.80	(1,222.20)	(1,283.75)	1.32	3.92
TARGET CORP (CALLABLE) DTD 01/24/2022 1.950% 01/15/2027	87612EBM7	235,000.00	Barclays	12/15/26	97.39	228,856.16	(6,000.49)	(6,104.15)	1.32	3.92
BANK OF NY MELLON CORP (CALLABLE) DTD 01/26/2022 2.050% 01/26/2027	06406RBA4	380,000.00	JPMorgan	12/24/26	97.44	370,279.60	(10,944.00)	(10,048.12)	1.35	3.94
ADOBE INC (CALLABLE) DTD 02/03/2020 2.150% 02/01/2027	00724PAC3	400,000.00	CSFirstB	12/01/26	97.63	390,533.60	21,293.60	1,090.53	1.36	3.88
GOLDMAN SACHS BANK USA (CALLABLE) DTD 05/21/2024 5.414% 05/21/2027	38151LAG5	400,000.00	WellsFar	05/21/26	100.72	402,886.40	370.40	1,055.88	0.69	4.81
HOME DEPOT INC (CALLABLE) DTD 09/14/2017 2.800% 09/14/2027	437076BT8	390,000.00	Citigrou	06/14/27	97.86	381,647.37	13,647.27	1,320.99	1.87	3.90
BANK OF NY MELLON CORP (CALLABLE) DTD 02/07/2017 3.442% 02/07/2028	06406RAB3	240,000.00	Citigrou	02/07/27	99.15	237,956.40	4,786.80	2,811.20	1.38	4.65
KENVUE INC (CALLABLE) DTD 10/17/2023 5.050% 03/22/2028	49177JAF9	220,000.00	JPMorgan	02/22/28	102.49	225,481.74	287.54	602.45	2.28	4.01
JPMORGAN CHASE & CO (CALLABLE) DTD 04/22/2024 5.571% 04/22/2028	46647PEE2	140,000.00	JANE	04/22/27	102.12	142,971.64	2,037.84	2,422.87	1.53	4.61
APPLE INC (CALLABLE) DTD 05/10/2023 4.000% 05/10/2028	037833ET3	560,000.00	JPMorgan	04/10/28	100.65	563,666.88	2,642.08	3,120.75	2.45	3.74
JOHN DEERE CAPITAL CORP DTD 07/14/2023 4.950% 07/14/2028	24422EXB0	125,000.00	Citigrou		102.71	128,392.87	3,579.12	3,499.76	2.64	3.94
JOHN DEERE CAPITAL CORP DTD 07/14/2023 4.950% 07/14/2028	24422EXB0	150,000.00	SGSA		102.71	154,071.45	2,034.45	2,900.49	2.64	3.94

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CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Security Type/Description	CUSIP	Par	Broker	Next Call Date	Market Price	Market Value	Unreal G/L On Cost	Unreal G/L Amort Cost	Effective Duration	YTM at Mkt
Corporate Note										
NATIONAL RURAL UTIL COOP (CALLABLE) DTD 08/25/2025 4.150% 08/25/2028	63743HFZ0	155,000.00	MUFG	07/25/28	100.34	155,524.52	698.12	697.13	2.73	4.03
CITIBANK NA (CALLABLE) DTD 09/29/2023 5.803% 09/29/2028	17325FBB3	365,000.00	Citigrou	08/29/28	104.79	382,482.77	17,482.77	17,482.77	2.69	4.13
CITIBANK NA (CALLABLE) DTD 09/29/2023 5.803% 09/29/2028	17325FBB3	415,000.00	Citigrou	08/29/28	104.79	434,877.67	11,851.57	14,125.91	2.69	4.13
BANK OF AMERICA CORP (CALLABLE) DTD 01/24/2025 4.979% 01/24/2029	06051GMK2	285,000.00	Citigrou	01/24/28	101.76	290,012.01	1,854.21	2,294.04	2.24	4.48
ASTRAZENECA FINANCE LLC (CALLABLE) DTD 02/26/2024 4.850% 02/26/2029	04636NAL7	227,000.00	JPMorgan	01/26/29	102.66	233,040.92	953.85	1,187.28	3.14	4.02
BLACKROCK FUNDING INC (CALLABLE) DTD 03/14/2024 4.700% 03/14/2029	09290DAA9	35,000.00	Citigrou	02/14/29	102.46	35,859.95	923.30	906.16	3.13	3.95
BLACKROCK FUNDING INC (CALLABLE) DTD 03/14/2024 4.700% 03/14/2029	09290DAA9	277,000.00	GoldmanS	02/14/29	102.46	283,805.89	8,091.17	7,758.27	3.13	3.95
MASTERCARD INC (CALLABLE) DTD 05/31/2019 2.950% 06/01/2029	57636OAM6	300,000.00	Citigrou	03/01/29	96.66	289,982.10	14,387.10	9,059.51	3.42	3.92
PEPSICO INC (CALLABLE) DTD 07/17/2024 4.500% 07/17/2029	713448FX1	185,000.00	Citigrou	06/17/29	101.89	188,491.88	3,778.63	3,719.07	3.47	3.97
TOYOTA MOTOR CREDIT CORP DTD 08/09/2024 4.550% 08/09/2029	89236TMK8	50,000.00	MIZU		101.64	50,820.45	921.95	902.27	3.57	4.09
TOYOTA MOTOR CREDIT CORP DTD 08/09/2024 4.550% 08/09/2029	89236TMK8	115,000.00	MorganSt		101.64	116,887.04	2,019.29	1,993.27	3.57	4.09
TOYOTA MOTOR CREDIT CORP DTD 08/09/2024 4.550% 08/09/2029	89236TMK8	130,000.00	LoopCapM		101.64	132,133.17	2,667.47	2,563.77	3.57	4.09
ELI LILLY & CO (CALLABLE) DTD 08/14/2024 4.200% 08/14/2029	532457CO9	65,000.00	MorganSt	07/14/29	100.86	65,560.30	702.65	675.06	3.56	3.96
ELI LILLY & CO (CALLABLE) DTD 08/14/2024 4.200% 08/14/2029	532457CQ9	230,000.00	JPMorgan	07/14/29	100.86	231,982.60	1,646.80	1,711.13	3.56	3.96
PEPSICO INC (CALLABLE) DTD 02/07/2025 4.600% 02/07/2030	713448GB8	90,000.00	MorganSt	01/07/30	102.32	92,084.22	2,235.42	2,219.84	3.94	4.02
JPMORGAN CHASE & CO (CALLABLE) DTD 04/22/2024 5.581% 04/22/2030	46647PEG7	450,000.00	BOFAML	04/22/29	104.38	469,711.80	5,712.30	6,815.96	3.23	4.52
BLACKROCK INC (CALLABLE) DTD 01/27/2020 2.400% 04/30/2030	09247XAQ4	300,000.00	FTNF	01/30/30	92.90	278,706.60	3,540.60	2,715.21	4.27	4.09

Managed Account Fair Market Value & Analytics

For the Month Ending **August 31, 2025**

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	Broker	Next Call Date	Market Price	Market Value	Unreal G/L On Cost	Unreal G/L Amort Cost	Effective Duration	YTM at Mkt
Security Type Sub-Total		8,138,000.00				8,179,720.78	107,873.13	76,021.46	2.25	4.11
Certificate of Deposit										
COOPERAT RABOBANK UA/NY DTD 07/20/2023 5.080% 07/17/2026	21684LGS5	360,000.00	RABO UA		101.23	364,434.84	4,434.84	4,434.84	0.85	3.63
Security Type Sub-Total		360,000.00				364,434.84	4,434.84	4,434.84	0.85	3.63
Bank Note										
WELLS FARGO BANK NA (CALLABLE) DTD 08/09/2023 5.450% 08/07/2026	94988J6D4	555,000.00	JPMorgan	07/07/26	101.04	560,760.90	6,521.25	6,000.79	0.82	4.30
MORGAN STANLEY BANK NA (CALLABLE) DTD 05/30/2024 5.504% 05/26/2028	61690U8B9	370,000.00	MorganSt	05/26/27	102.21	378,168.12	7,387.42	7,732.17	1.63	4.55
Security Type Sub-Total		925,000.00				938,929.02	13,908.67	13,732.96	1.15	4.40
Asset-Backed Security										
HAROT 2023-3 A3 DTD 08/22/2023 5.410% 02/18/2028	43815OAC1	178,709.33	BOFAML		100.73	180,012.30	1,339.82	1,323.20	0.64	4.33
TAOT 2023-C A3 DTD 08/15/2023 5.160% 04/17/2028	89231FAD2	63,903.26	BNPPSA		100.61	64,291.02	402.21	395.89	0.66	4.29
TAOT 2023-D A3 DTD 11/14/2023 5.540% 08/15/2028	89239FAD4	75,000.00	JPMorgan		101.14	75,856.20	864.28	861.30	0.87	4.29
FITAT 2023-1 A3 DTD 08/23/2023 5.530% 08/15/2028	31680EAD3	213,132.59	JPMorgan		100.89	215,023.93	1,904.56	1,899.19	0.71	4.34
CHAIT 2023-A1 A DTD 09/15/2023 5.160% 09/15/2028	161571HT4	300,000.00	JPMorgan		101.13	303,386.10	3,469.26	3,439.15	0.99	4.08
AMXCA 2023-3 A DTD 09/19/2023 5.230% 09/15/2028	02582JKD1	310,000.00	Citigrou		101.20	313,714.42	3,728.28	3,723.11	0.99	4.08
HART 2023-C A3 DTD 11/13/2023 5.540% 10/16/2028	44918CAD4	105,000.00	BNPPSA		101.03	106,082.45	1,096.26	1,091.47	0.80	4.31
BACCT 2023-A2 A2 DTD 12/14/2023 4.980% 11/15/2028	05522RDH8	135,000.00	BOFAML		101.10	136,484.46	1,502.59	1,496.44	1.15	4.08
GMCAR 2024-1 A3 DTD 01/17/2024 4.850% 12/18/2028	36268GAD7	35,000.00	Barclays		100.54	35,188.41	195.45	193.31	0.85	4.26

Managed Account Fair Market Value & Analytics

For the Month Ending **August 31, 2025**

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	Broker	Next Call Date	Market Price	Market Value	Unreal G/L On Cost	Unreal G/L Amort Cost	Effective Duration	YTM at Mkt
Asset-Backed Security										
CHAIT 2024-A1 A DTD 01/31/2024 4.600% 01/15/2029	161571HV9	330,000.00	JPMorgan		100.78	332,583.57	2,633.83	2,618.55	1.30	4.05
HAROT 2025-1 A3 DTD 02/11/2025 4.570% 09/21/2029	43814VAC1	285,000.00	MUFG		101.03	287,941.77	2,950.55	2,949.14	1.73	4.02
HART 2025-A A3 DTD 03/12/2025 4.320% 10/15/2029	44935CAD3	245,000.00	Barclays		100.68	246,667.96	1,704.10	1,700.28	1.77	3.98
TAOT 2025-B A3 DTD 04/30/2025 4.340% 11/15/2029	89231HAD8	150,000.00	Barclays		100.86	151,285.65	1,294.24	1,293.13	2.03	3.96
HART 2025-B A3 DTD 06/11/2025 4.360% 12/17/2029	44935XAD7	95,000.00	JPMorgan		100.97	95,925.11	933.69	933.28	1.99	3.91
HAROT 2025-3 A3 DTD 08/12/2025 4.040% 02/21/2030	43813OAD1	230,000.00	Barclays		100.23	230,520.26	525.07	524.96	2.18	3.97
TAOT 2025-C A3 DTD 07/30/2025 4.110% 03/15/2030	89238VAD0	165,000.00	RBC Capi		100.54	165,891.00	908.39	908.05	2.26	3.91
GMCAR 2025-2 A3 DTD 05/14/2025 4.280% 04/16/2030	362549AD9	65,000.00	TD Secur		100.77	65,497.25	506.82	506.24	1.98	3.93
BACCT 2025-A1 A DTD 06/12/2025 4.310% 05/15/2030	05522RDK1	185,000.00	BOFAML		101.13	187,098.83	2,099.53	2,098.83	2.50	3.90
CCCIT 2025-A1 A DTD 06/26/2025 4.300% 06/21/2030	17305EHA6	400,000.00	Citigrou		100.99	403,974.80	4,083.32	4,079.69	2.60	3.92
AMXCA 2025-4 A DTD 07/22/2025 4.300% 07/15/2030	02582JKV1	225,000.00	Barclays		101.19	227,677.50	2,709.92	2,709.10	2.65	3.89
CHAIT 2025-A1 A DTD 07/25/2025 4.160% 07/15/2030	161571HZ0	320,000.00	JPMorgan		100.80	322,561.60	2,568.03	2,567.24	2.65	3.90
Security Type Sub-Total		4,110,745.18				4,147,664.59	37,420.20	37,311.55	1.71	4.03
Managed Account Sub-Total		41,116,787.61				41,233,585.05	834,028.98	375,527.68	2.41	3.91
Securities Sub-Total		\$41,116,787.61				\$41,233,585.05	\$834,028.98	\$375,527.68	2.41	3.91%
Accrued Interest						\$235,744.15				
Total Investments						\$41,469,329.20				

Managed Account Security Transactions & Interest

For the Month Ending **August 31, 2025**

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Transaction Type		Security Description	CUSIP	Par	Principal	Accrued	Total	Realized G/L	Realized G/L	Sale
Trade	Settle				Proceeds	Interest		Cost	Amort Cost	Method
BUY										
08/05/25	08/12/25	HAROT 2025-3 A3 DTD 08/12/2025 4.040% 02/21/2030	43813QAD1	230,000.00	(229,995.19)	0.00	(229,995.19)			
08/19/25	08/25/25	NATIONAL RURAL UTIL COOP (CALLABLE) DTD 08/25/2025 4.150% 08/25/2028	63743HFZ0	155,000.00	(154,826.40)	0.00	(154,826.40)			
Transaction Type Sub-Total				385,000.00	(384,821.59)	0.00	(384,821.59)			
INTEREST										
08/01/25	08/01/25	ADOBE INC (CALLABLE) DTD 02/03/2020 2.150% 02/01/2027	00724PAC3		0.00	4,300.00	4,300.00			
08/01/25	08/01/25	MONEY MARKET FUND DTD 01/01/2010 0.000% --	MONEY0002		0.00	642.67	642.67			
08/01/25	08/25/25	FHMS K517 A2 DTD 03/01/2024 5.355% 01/01/2029	3137HC2C5		0.00	1,494.94	1,494.94			
08/01/25	08/25/25	FHMS K510 A2 DTD 11/01/2023 5.069% 10/01/2028	3137HB3D4		0.00	612.50	612.50			
08/01/25	08/25/25	FHMS K526 A2 DTD 08/01/2024 4.543% 07/01/2029	3137HDXL9		0.00	1,325.04	1,325.04			
08/01/25	08/25/25	FHMS K509 A2 DTD 10/01/2023 4.850% 09/01/2028	3137HAST4		0.00	1,151.88	1,151.88			
08/01/25	08/25/25	FHMS K508 A2 DTD 10/01/2023 4.740% 08/01/2028	3137HAO74		0.00	1,501.00	1,501.00			
08/01/25	08/25/25	FHMS K514 A2 DTD 02/01/2024 4.572% 12/01/2028	3137HBLV4		0.00	838.20	838.20			
08/01/25	08/25/25	FNA 2023-M6 A2 DTD 07/01/2023 4.190% 07/01/2028	3136BODE6		0.00	1,250.50	1,250.50			
08/01/25	08/25/25	FHMS K507 A2 DTD 09/01/2023 4.800% 09/01/2028	3137HAMS2		0.00	1,480.00	1,480.00			
08/01/25	08/25/25	FHMS K506 A2 DTD 09/01/2023 4.650% 08/01/2028	3137HAMH6		0.00	1,453.13	1,453.13			
08/01/25	08/25/25	FHMS K506 A1 DTD 09/01/2023 4.650% 05/01/2028	3137HAMG8		0.00	722.00	722.00			
08/01/25	08/25/25	FHMS K512 A2 DTD 12/01/2023 5.000% 11/01/2028	3137HBCF9		0.00	791.67	791.67			

Managed Account Security Transactions & Interest

For the Month Ending **August 31, 2025**

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Transaction Type		Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L	Realized G/L	Sale
Trade	Settle							Cost	Amort Cost	Method
INTEREST										
08/01/25	08/25/25	FHMS K524 A2 DTD 07/01/2024 4.720% 05/01/2029	3137HDV56		0.00	1,258.67	1,258.67			
08/01/25	08/25/25	FHMS K505 A2 DTD 07/01/2023 4.819% 06/01/2028	3137HACX2		0.00	1,445.70	1,445.70			
08/01/25	08/25/25	FHMS KJ47 A1 DTD 09/01/2023 5.272% 08/01/2028	3137HAMN3		0.00	1,548.39	1,548.39			
08/01/25	08/25/25	FHMS K511 A2 DTD 12/01/2023 4.860% 10/01/2028	3137HB3G7		0.00	850.50	850.50			
08/01/25	08/25/25	FHMS K515 A2 DTD 02/01/2024 5.400% 01/01/2029	3137HBPD0		0.00	1,687.50	1,687.50			
08/01/25	08/25/25	FHMS KJ46 A1 DTD 07/01/2023 4.777% 06/01/2028	3137HAD45		0.00	1,174.23	1,174.23			
08/01/25	08/25/25	FHMS K513 A2 DTD 01/01/2024 4.724% 12/01/2028	3137HBFY5		0.00	846.38	846.38			
08/01/25	08/25/25	FHMS K529 A2 DTD 10/01/2024 4.791% 09/01/2029	3137HH6C0		0.00	818.46	818.46			
08/01/25	08/25/25	FHMS K064 A2 DTD 05/01/2017 3.224% 03/01/2027	3137BXQY1		0.00	1,047.80	1,047.80			
08/01/25	08/25/25	FHMS K061 A2 DTD 01/01/2017 3.347% 11/01/2026	3137BTUM1		0.00	710.14	710.14			
08/01/25	08/25/25	FHMS K065 A2 DTD 07/01/2017 3.243% 04/01/2027	3137F1G44		0.00	594.55	594.55			
08/01/25	08/25/25	FHMS K522 A2 DTD 06/01/2024 4.803% 05/01/2029	3137HDJJ0		0.00	1,462.73	1,462.73			
08/01/25	08/25/25	FHMS K507 A1 DTD 09/01/2023 4.800% 04/01/2028	3137HAMR4		0.00	1,331.07	1,331.07			
08/01/25	08/25/25	FHMS K516 A2 DTD 03/01/2024 5.477% 01/01/2029	3137HBPM0		0.00	1,711.56	1,711.56			
08/01/25	08/25/25	FHMS K530 A2 DTD 11/01/2024 4.792% 09/01/2029	3137HHJL6		0.00	1,597.33	1,597.33			
08/01/25	08/25/25	FHMS K066 A2 DTD 08/01/2017 3.117% 06/01/2027	3137F2LJ3		0.00	896.14	896.14			
08/07/25	08/07/25	WELLS FARGO BANK NA (CALLABLE) DTD 08/09/2023 5.450% 08/07/2026	94988J6D4		0.00	15,123.75	15,123.75			

Managed Account Security Transactions & Interest

For the Month Ending **August 31, 2025**

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Transaction Type		Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L Cost	Realized G/L Amort Cost	Sale Method
Trade	Settle									
INTEREST										
08/07/25	08/07/25	PEPSICO INC (CALLABLE) DTD 02/07/2025 4.600% 02/07/2030	713448GB8		0.00	2,070.00	2,070.00			
08/07/25	08/07/25	BANK OF NY MELLON CORP (CALLABLE) DTD 02/07/2017 3.442% 02/07/2028	06406RAB3		0.00	4,130.40	4,130.40			
08/08/25	08/08/25	MICROSOFT CORP (CALLABLE) DTD 08/08/2016 2.400% 08/08/2026	594918BR4		0.00	5,580.00	5,580.00			
08/09/25	08/09/25	TOYOTA MOTOR CREDIT CORP DTD 08/09/2024 4.550% 08/09/2029	89236TMK8		0.00	6,711.25	6,711.25			
08/10/25	08/10/25	PACCAR FINANCIAL CORP DTD 08/10/2023 5.050% 08/10/2026	69371RS56		0.00	6,943.75	6,943.75			
08/14/25	08/14/25	ELI LILLY & CO (CALLABLE) DTD 08/14/2024 4.200% 08/14/2029	532457CQ9		0.00	6,195.00	6,195.00			
08/15/25	08/15/25	BACCT 2023-A2 A2 DTD 12/14/2023 4.980% 11/15/2028	05522RDH8		0.00	560.25	560.25			
08/15/25	08/15/25	CHAIT 2025-A1 A DTD 07/25/2025 4.160% 07/15/2030	161571HZ0		0.00	739.56	739.56			
08/15/25	08/15/25	US TREASURY N/B DTD 02/15/2017 2.250% 02/15/2027	912828V98		0.00	8,437.50	8,437.50			
08/15/25	08/15/25	TAOT 2023-C A3 DTD 08/15/2023 5.160% 04/17/2028	89231FAD2		0.00	294.26	294.26			
08/15/25	08/15/25	BACCT 2025-A1 A DTD 06/12/2025 4.310% 05/15/2030	05522RDK1		0.00	664.46	664.46			
08/15/25	08/15/25	FITAT 2023-1 A3 DTD 08/23/2023 5.530% 08/15/2028	31680EAD3		0.00	1,053.54	1,053.54			
08/15/25	08/15/25	CHAIT 2024-A1 A DTD 01/31/2024 4.600% 01/15/2029	161571HV9		0.00	1,265.00	1,265.00			
08/15/25	08/15/25	HART 2023-C A3 DTD 11/13/2023 5.540% 10/16/2028	44918CAD4		0.00	484.75	484.75			
08/15/25	08/15/25	AMXCA 2023-3 A DTD 09/19/2023 5.230% 09/15/2028	02582JKD1		0.00	1,351.08	1,351.08			
08/15/25	08/15/25	CHAIT 2023-A1 A DTD 09/15/2023 5.160% 09/15/2028	161571HT4		0.00	1,290.00	1,290.00			

Managed Account Security Transactions & Interest

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CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Transaction Type		Security Description	CUSIP	Par	Principal	Accrued	Total	Realized G/L	Realized G/L	Sale
Trade	Settle				Proceeds	Interest		Cost	Amort Cost	Method
INTEREST										
08/15/25	08/15/25	AMXCA 2025-4 A DTD 07/22/2025 4.300% 07/15/2030	02582JKV1		0.00	618.13	618.13			
08/15/25	08/15/25	US TREASURY N/B DTD 08/15/2017 2.250% 08/15/2027	9128282R0		0.00	11,812.50	11,812.50			
08/15/25	08/15/25	HART 2025-B A3 DTD 06/11/2025 4.360% 12/17/2029	44935XAD7		0.00	345.17	345.17			
08/15/25	08/15/25	TAOT 2025-C A3 DTD 07/30/2025 4.110% 03/15/2030	89238VAD0		0.00	282.56	282.56			
08/15/25	08/15/25	HART 2025-A A3 DTD 03/12/2025 4.320% 10/15/2029	44935CAD3		0.00	882.00	882.00			
08/15/25	08/15/25	TAOT 2025-B A3 DTD 04/30/2025 4.340% 11/15/2029	89231HAD8		0.00	542.50	542.50			
08/15/25	08/15/25	TAOT 2023-D A3 DTD 11/14/2023 5.540% 08/15/2028	89239FAD4		0.00	346.25	346.25			
08/16/25	08/16/25	GMCAR 2024-1 A3 DTD 01/17/2024 4.850% 12/18/2028	36268GAD7		0.00	141.46	141.46			
08/16/25	08/16/25	GMCAR 2025-2 A3 DTD 05/14/2025 4.280% 04/16/2030	362549AD9		0.00	231.83	231.83			
08/18/25	08/18/25	HAROT 2023-3 A3 DTD 08/22/2023 5.410% 02/18/2028	43815OAC1		0.00	872.41	872.41			
08/18/25	08/18/25	BANK OF AMERICA NA (CALLABLE) DTD 08/18/2023 5.526% 08/18/2026	06428CAA2		0.00	8,289.00	8,289.00			
08/21/25	08/21/25	HAROT 2025-1 A3 DTD 02/11/2025 4.570% 09/21/2029	43814VAC1		0.00	1,085.37	1,085.37			
08/26/25	08/26/25	ASTRAZENECA FINANCE LLC (CALLABLE) DTD 02/26/2024 4.850% 02/26/2029	04636NAL7		0.00	5,504.75	5,504.75			
08/29/25	08/29/25	FHMS K522 A2 DTD 06/01/2024 4.803% 05/01/2029	3137HDJJ0		0.00	243.22	243.22			
08/31/25	08/31/25	US TREASURY N/B DTD 09/03/2024 3.625% 08/31/2029	91282CLK5		0.00	19,756.25	19,756.25			
08/31/25	08/31/25	US TREASURY N/B DTD 02/28/2023 4.000% 02/28/2030	91282CGQ8		0.00	26,000.00	26,000.00			

Managed Account Security Transactions & Interest

For the Month Ending **August 31, 2025**

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Transaction Type		Security Description	CUSIP	Par	Principal	Accrued	Total	Realized G/L	Realized G/L	Sale
Trade	Settle				Proceeds	Interest		Cost	Amort Cost	Method
INTEREST										
08/31/25	08/31/25	US TREASURY N/B DTD 02/28/2023 4.000% 02/29/2028	91282CGP0		0.00	2,000.00	2,000.00			
08/31/25	08/31/25	US TREASURY N/B DTD 03/01/2021 0.500% 02/28/2026	91282CBO3		0.00	1,762.50	1,762.50			
Transaction Type Sub-Total					0.00	180,155.13	180,155.13			
PAYDOWNS										
08/01/25	08/25/25	FHMS K061 A2 DTD 01/01/2017 3.347% 11/01/2026	3137BTUM1	524.57	524.57	0.00	524.57	16.15	6.07	
08/01/25	08/25/25	FHMS KJ47 A1 DTD 09/01/2023 5.272% 08/01/2028	3137HAMN3	14,693.12	14,693.12	0.00	14,693.12	0.07	0.04	
08/01/25	08/25/25	FNA 2023-M6 A2 DTD 07/01/2023 4.190% 07/01/2028	3136BQDE6	33.62	33.62	0.00	33.62	0.57	0.34	
08/01/25	08/25/25	FHMS K507 A1 DTD 09/01/2023 4.800% 04/01/2028	3137HAMR4	2,105.86	2,105.86	0.00	2,105.86	33.05	21.06	
08/01/25	08/25/25	FHMS K522 A2 DTD 06/01/2024 4.803% 05/01/2029	3137HDJJ0	35.33	35.33	0.00	35.33	0.00	0.00	
08/01/25	08/25/25	FHMS K506 A1 DTD 09/01/2023 4.650% 05/01/2028	3137HAMG8	210.39	210.39	0.00	210.39	3.15	1.98	
08/01/25	08/25/25	FHMS KJ46 A1 DTD 07/01/2023 4.777% 06/01/2028	3137HAD45	290.82	290.82	0.00	290.82	0.01	0.00	
08/15/25	08/15/25	TAOT 2023-C A3 DTD 08/15/2023 5.160% 04/17/2028	89231FAD2	4,528.65	4,528.65	0.00	4,528.65	1.02	0.59	
08/15/25	08/15/25	FITAT 2023-1 A3 DTD 08/23/2023 5.530% 08/15/2028	31680EAD3	15,483.03	15,483.03	0.00	15,483.03	0.96	0.58	
08/18/25	08/18/25	HAROT 2023-3 A3 DTD 08/22/2023 5.410% 02/18/2028	43815OAC1	14,801.08	14,801.08	0.00	14,801.08	3.05	1.70	
Transaction Type Sub-Total				52,706.47	52,706.47	0.00	52,706.47	58.03	32.36	
SELL										
08/06/25	08/08/25	US TREASURY N/B DTD 05/01/2023 3.500% 04/30/2028	91282CHA2	145,000.00	144,286.33	1,379.08	145,665.41	(62.30)	(358.38)	FIFO



Managed Account Security Transactions & Interest

For the Month Ending August 31, 2025

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100										
Transaction Type		Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L Cost	Realized G/L Amort Cost	Sale Method
Trade	Settle									
SELL										
08/19/25	08/21/25	US TREASURY N/B DTD 12/31/2020 0.375% 12/31/2025	91282CBC4	25,000.00	24,666.99	13.25	24,680.24	72.26	(301.52)	FIFO
Transaction Type Sub-Total				170,000.00	168,953.32	1,392.33	170,345.65	9.96	(659.90)	
Managed Account Sub-Total					(163,161.80)	181,547.46	18,385.66	67.99	(627.54)	
Total Security Transactions					(\$163,161.80)	\$181,547.46	\$18,385.66	\$67.99	(\$627.54)	



AGENDA STAFF REPORT

City Council Meeting

CONSENT CALENDAR

Agenda Item No. 11.5

September 24, 2025

Purchase of Two (2) 2025 Ford F-150 Lightning Pro Trucks for the Public Works Department and Budget Appropriation

Prepared By:

Jimmy Chung, Public Works Director, City Engineer

Recommended Action(s)

Staff recommends that the City Council:

1. Authorize the issuance of a purchase order to National Auto Fleet Group, in an amount not to exceed \$110,000, for the acquisition of two (2) 2025 Ford F-150 Lightning trucks; and
2. Authorize the issuance of a purchase order, in amount not to exceed \$24,000, for the upfitting of the two (2) 2025 Ford F-150 Lightning trucks; and
3. Approve and adopt a resolution amending the Fiscal Year 2025-26 Budget by \$134,000 for the purchase and upfitting of two (2) 2025 Ford F-150 Lightning trucks; and
4. Authorize the City Manager to execute all necessary documents to complete the purchase.

Summary

To support the essential fieldwork of the Public Works Department, the fiscal year 2025-26 budget must be amended by \$134,000 to fund the purchase of two (2) new 2025 Ford F-150 Lightning trucks. This amendment will allow for the issuance of a purchase order to National Auto Fleet Group, in an amount not to exceed \$110,000, for the acquisition of these vehicles, and a purchase order, in an amount not to exceed \$24,000, for their upfitting. One truck will be assigned to the Public Works Superintendent, and the other will support the new full-time Construction Inspector position, which is currently being filled. Reliable transportation is critical for both roles, which require frequent site visits and project inspections throughout Eastvale.

Background

The Public Works Department requires reliable transportation to support essential fieldwork and on-site project inspections. The proposed acquisition of two (2) new 2025 Ford F-150 Lightning trucks is critical for fulfilling the duties of the Public Works Superintendent and the incoming full-time Construction Inspector. This purchase, in an amount not to exceed \$110,000, will be funded by the Assembly Bill 2766 (AB 2766) Subvention Fund Program, while the upfitting, in an amount not to exceed \$24,000, will be funded by the General Fund, as upfitting costs are not eligible for AB 2766 funding. These vehicles will provide dependable transportation for these key roles, which require frequent site visits and project inspections throughout Eastvale.

Authorization for the purchase of both vehicles is contingent upon the availability of sufficient funds from the AB 2766 Subvention Fund Program, administered by the South Coast Air Quality Management District (AQMD). The City receives these funds on a quarterly basis, with the next disbursement anticipated in September. While current funds are sufficient for one vehicle, the purchase of both trucks will be phased based on fund availability. Upon Council approval, Public Works will coordinate with the Finance Department to confirm receipt of the AQMD disbursement before proceeding with the purchase.

The AB 2766 Program provides funding to cities and counties to support the purchase of clean vehicles and implementation of clean transportation programs. Staff has confirmed with AQMD that the proposed vehicle purchase meets program eligibility requirements. A preliminary cost estimate is included as an attachment for reference.

The procurement of these vehicles will be conducted through a cooperative purchasing agreement awarded by Sourcwell, which is compliant with Eastvale Municipal Code Section 4.06.080(d). Sourcwell is a public entity and partner to government agencies which develop solicitations for competitive bidding that meet or exceeds local requirements. Sourcwell awarded Contract No. 091521-NAF to National Auto Fleet Group for the procurement of Automobiles, SUVs, Vans, and Light Trucks with Related Equipment and Accessories. Staff researched available procurement options and determined that National Auto Fleet Group meets the City's specifications and is in accordance with the City's Purchasing guidelines. By leveraging the procurement power through cooperative purchasing, the City of Eastvale will obtain competitive pricing.

Environmental

The purchase of a new Ford F-150 Lightnings is not a "project" under the California Environmental Quality Act (CEQA), as project is defined to exclude ongoing administrative activities such as purchases of supplies and equipment. No environmental review pursuant to CEQA is required.

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

The purchase of pool vehicles supports the strategic plan goal to identify and recommend tools necessary for optimal employee performance (Target G, Goal C).

Fiscal Impact

The total fiscal impact for this item is \$134,000.

For the purchase of the vehicles, a budget resolution is required to amend the fiscal year 2025-26

operating budget in the amount of \$110,000 in the AQMD Fund, vehicles account 220-500-6610. As of the publish date of this report the AQMD Fund is projected to complete the fiscal year with a \$145,032 surplus; as such there is adequate fund balance to appropriate additional budget for this one-time expenditure. The AQMD fund is projected to have \$35,032 in available fund balance as of June 30, 2026 after approval of the budget resolution.

For the upfitting of the vehicles, a budget resolution is required to amend the fiscal year 2025-26 operating budget in the amount of \$24,000 in the General Fund, miscellaneous equipment account 100-510-6590. As of the publish date of this report the General Fund is projected to complete the fiscal year with a \$2.7 million surplus; as such there is adequate fund balance to appropriate additional budget for this one-time expenditure.

Adequate budget is available in the General Fund vehicle maintenance account 100-510-6330 to cover the cost of fuel, maintenance, and car washes for the remainder of the fiscal year.

Prior City Council/Commission Action

Not applicable.

Attachment(s)

[Attachment 1 - National Auto Fleet Quote \(2\) F-150](#)

[Attachment 2 - Letter of Intent \(2\) F-150](#)

[Attachment 3 - Budget Resolution](#)



National Auto Fleet Group

A Division of Chevrolet of Watsonville

490 Auto Center Drive, Watsonville, CA 95076

(855) 289-6572 • (831) 480-8497 Fax

Fleet@NationalAutoFleetGroup.com

8/5/2025

Quote ID: **32684**

Order Cut Off Date: **TBA**

Ms Amani Mahmoud
Eastvale Public Works

12363 Limonite Ave

Eastvale, California, 91752

Dear Amani Mahmoud,

National Auto Fleet Group is pleased to quote the following vehicle(s) for your consideration.

Two (2) New/Unused (2025 Ford F-150 Lightning (W1B) Pro 4WD SuperCrew 5.5' Box 145" WB,) and delivered to your specified location, each for

	One Unit (MSRP)	One Unit	Total % Savings	Extended Unit's (2)	Total Savings
Contract Price	\$51,975.00	\$50,837.78	2.188 %	\$101,675.56	\$2,274.44
Tax (7.7500 %)		\$3,939.93		\$7,879.86	
Tire fee		\$8.75		\$17.50	
Total		\$54,786.46		\$109,572.92	

- per the attached specifications.

This vehicle(s) is available under the **Sourcewell Contract 091521-NAF** . Please reference this Contract number on all purchase orders to National Auto Fleet Group. Payment terms are Net 20 days after receipt of vehicle.

Thank you in advance for your consideration. Should you have any questions, please do not hesitate to call.

Sincerely,

Jesse Cooper
Account Manager
Email: Fleet@NationalAutoFleetGroup.com
Office: (855) 289-6572
Fax: (831) 480-8497

Quoting Department
Account Manager
Fleet@NationalAutoFleetGroup.com
(855) 289-6572



GMC

Purchase Order Instructions & Resources

Once units are scheduled by OEM, no cancellations are accepted

In order to finalize your purchase please submit this purchase packet to your governing body for a purchase order approval and submit your purchase order in the following way:

Email: Fleet@NationalAutoFleetGroup.com

Fax: (831) 480-8497

Mail: National Auto Fleet Group

490 Auto Center Drive

Watsonville, CA 95076

We will send a courtesy confirmation for your order and a W-9 if needed.

Additional Resources

Learn how to track your vehicle: www.NAFGETA.com

Use the upfitter of your choice: www.NAFGpartner.com

Vehicle Status: ETA@NationalAutoFleetGroup.com

General Inquiries: Fleet@NationalAutoFleetGroup.com

For general questions or assistance please contact our main office at:

1-855-289-6572

Vehicle Configuration Options

ENGINE	
Code	Description
99K	Engine: Dual eMotor - Standard Battery, (STD)
TRANSMISSION	
Code	Description
44L	Transmission: Single-Speed, (STD)
WHEELS	
Code	Description
643	Wheels: 18" Alloy Gloss Black, (STD)
TIRES	
Code	Description
___	Tires: 275/65R18 A/T, (STD)
PRIMARY PAINT	
Code	Description
YZ	Oxford White
SEAT TYPE	
Code	Description
VS	Medium Dark Slate, Vinyl Bucket Heated Front Seats, -inc: 2-way manual driver/passenger w/flow-through console and floor shifter
ADDITIONAL EQUIPMENT	
Code	Description
153	Front License Plate Bracket, -inc: Standard in states requiring 2 license plates, optional to all others
OPTION PACKAGE	
Code	Description
110A	Equipment Group 110A Standard

2025 Fleet/Non-Retail Ford F-150 Lightning Pro 4WD

SuperCrew 5.5' Box 145" WB

WINDOW STICKER

2025 Ford F-150 Lightning Pro 4WD SuperCrew 5.5' Box 145" WB		
CODE	MODEL	MSRP
W1B	2025 Ford F-150 Lightning Pro 4WD SuperCrew 5.5' Box 145" WB	\$49,780.00
OPTIONS		
99K	Engine: Dual eMotor - Standard Battery, (STD)	\$0.00
44L	Transmission: Single-Speed, (STD)	\$0.00
643	Wheels: 18" Alloy Gloss Black, (STD)	\$0.00
—	Tires: 275/65R18 A/T, (STD)	\$0.00
YZ	Oxford White	\$0.00
VS	Medium Dark Slate, Vinyl Bucket Heated Front Seats, -inc: 2-way manual driver/passenger w/flow-through console and floor shifter	\$0.00
153	Front License Plate Bracket, -inc: Standard in states requiring 2 license plates, optional to all others	\$0.00
110A	Equipment Group 110A Standard	\$0.00
Please note selected options override standard equipment		
SUBTOTAL		\$49,780.00
Advert/ Adjustments		\$0.00
Manufacturer Destination Charge		\$2,195.00
TOTAL PRICE		\$51,975.00
Est City: N/A MPG		
Est Highway: N/A MPG		
Est Highway Cruising Range: N/A mi		

Any performance-related calculations are offered solely as guidelines. Actual unit performance will depend on your operating conditions.

Notes

Standard Equipment

MECHANICAL

Engine: Dual eMotor - Standard Battery -inc: 98 kWh usable capacity standard range battery (STD)
Transmission: Single-Speed (STD)

EXTERIOR

Wheels: 18" Alloy Gloss Black (STD)
Tires: 275/65R18 A/T (STD)

ADDITIONAL EQUIPMENT

Transmission w/Driver Selectable Mode
Full-Time All-Wheel
9.61 Axle Ratio
Battery w/Run Down Protection
Class IV Towing Equipment -inc: Hitch and Trailer Sway Control
Trailer Wiring Harness
2235# Maximum Payload
GVWR: 8,250 lbs
HD Gas-Pressurized Front Shock Absorbers and Gas-Pressurized Rear Shock Absorbers
Front And Rear Anti-Roll Bars
Electric Power-Assist Speed-Sensing Steering
Permanent Locking Hubs
Double Wishbone Front Suspension w/Coil Springs
Trailing Arm Rear Suspension w/Coil Springs
Regenerative 4-Wheel Disc Brakes w/4-Wheel ABS, Front And Rear Vented Discs, Brake Assist, Hill Hold Control and Electric Parking Brake
Lithium Ion (li-Ion) Traction Battery w/11.5 kW Onboard Charger, 11.9 Hrs Charge Time @ 220/240V and 1.517 Hrs Charge Time @ 440V
Regular Box Style
Tire Mobility Kit
Black Front Bumper w/Black Rub Strip/Fascia Accent and 2 Tow Hooks
Black Rear Step Bumper
Black Side Windows Trim
Black Door Handles
Black Power Heated Side Mirrors w/Manual Folding
Fixed Rear Window
Deep Tinted Glass

Variable Intermittent Wipers
Aluminum Panels
Black Grille
Tailgate Rear Cargo Access
Tailgate/Rear Door Lock Included w/Power Door Locks
Integrated Storage
Ford Co-Pilot360 - Autolamp Auto On/Off Projector Beam Led Low/High Beam Directionally Adaptive Auto High-Beam Daytime Running Lights Preference Setting Headlamps w/Delay-Off
Cargo Lamp w/High Mount Stop Light
LED Brakelights
Headlights-Automatic Highbeams
Radio w/Seek-Scan, Clock, Speed Compensated Volume Control, Steering Wheel Controls, Radio Data System and External Memory Control
Radio: SiriusXM w/360L -inc: FM stereo and 6 speakers, a three (3)-month prepaid subscription, Service is not available in Alaska and Hawaii, Trial length and service availability may vary by model, model year or trim, Details: SiriusXM audio and data services each require a subscription sold separately, or as a package, by Sirius XM Radio Inc, Your SiriusXM service will automatically stop at the end of your trial unless you decide to subscribe, If you decide to continue service after your trial, the subscription plan you choose will automatically renew thereafter and you will be charged according to your chosen payment method at then- current rates, Fees and taxes apply, To cancel you must call SiriusXM at 1-866-635-2349, See SiriusXM Customer Agreement for complete terms at www.siriusxm.com , All fees and programming subject to change, Not all vehicles or devices are capable of receiving all services offered by SiriusXM, Current information and features may not be available in all locations, or on all receivers, Satellite and streaming lineups vary slightly, 2020 Sirius XM Radio Inc, Sirius, XM, SiriusXM and all related marks and logos are trademarks of Sirius XM Radio Inc
Fixed Antenna
Vinyl Bucket Heated Front Seats -inc: 2-way manual driver/passenger w/flow-through console and floor shifter
Driver Seat
Passenger Seat
60-40 Folding Split-Bench Front Facing Fold-Up Cushion Rear Seat
Manual Tilt/Telescoping Steering Column
Gauges -inc: Speedometer, Odometer, Engine Coolant Temp, Traction Battery Level, Power/Regen, Traction Battery Temperature, Trip Odometer and Trip Computer
Power Rear Windows
FordPass Connect 4G Mobile Hotspot Internet Access
Front Cupholder
Rear Cupholder
3 12V DC Power Outlets
Compass
Proximity Key For Push Button Start Only
Remote Keyless Entry w/Integrated Key Transmitter and Panic Button
Cruise Control w/Steering Wheel Controls

Voice Activated Dual Zone Front Automatic Air Conditioning
HVAC -inc: Underseat Ducts and Console Ducts
Locking Glove Box
Driver Foot Rest
Interior Trim -inc: Cabback Insulator, Metal-Look Door Panel Insert and Metal-Look Interior Accents
Full Cloth Headliner
Urethane Gear Shifter Material
Day-Night Auto-Dimming Rearview Mirror
Driver And Passenger Visor Vanity Mirrors
Full Floor Console w/Locking Storage, Mini Overhead Console w/Storage, 3 12V DC Power Outlets and 6 Interior 120V AC Power Outlets
Front Map Lights
Fade-To-Off Interior Lighting
Full Vinyl/Rubber Floor Covering
Plastic Floor Trim
Cargo Area Concealed Storage
Cargo Features -inc: Tire Mobility Kit
Cab Mounted Cargo And Cargo Space Lights
Smart Device Remote Engine Start
SYNC 4 w/Enhanced Voice Recognition -inc: 12" LCD capacitive touchscreen w/swipe capability, information on demand panel, wireless phone connection, cloud connected, AppLink w/App catalog, 911 Assist, wireless Apple CarPlay and Android Auto compatibility, digital owners manual, conversational voice command recognition and connected navigation (includes 3-year trial), Note: Navigation services require SYNC4 and FordPass Connect (optional on select vehicles), complimentary connect service and the FordPass app (see FordPass Terms for details), Eligible vehicles receive a complimentary 3-year trial of navigation services that begins on the new vehicle warranty start date, Customers must unlock the navigation service trial by activating the eligible vehicle w/a FordPass member account, If not subscribed by the end of the complimentary period, the connected navigation service will revert to a moving-map and active routing will no longer be available, Connected service and features depend on compatible AT&T network availability, Evolving technology/cellular networks/vehicle capability may limit functionality and prevent operation of connected features, FordPass App, compatible w/select smartphone platforms, is available via a download, Message and data rates may apply
Instrument Panel Bin, Dashboard Storage, Interior Concealed Storage, Driver / Passenger And Rear Door Bins
Power 1st Row Windows w/Driver And Passenger 1-Touch Up/Down
Delayed Accessory Power
Power Door Locks w/Autolock Feature
Driver Information Center
Trip Computer
Outside Temp Gauge
Digital Appearance
Seats w/Vinyl Back Material
Manual Adjustable Front Head Restraints and Manual Adjustable Rear Head Restraints

Perimeter Alarm
3 12V DC Power Outlets and 6 Interior 120V AC Power Outlets
AdvanceTrac w/Roll Stability Control Electronic Stability Control (ESC) And Roll Stability Control (RSC)
ABS And Driveline Traction Control
Side Impact Beams
Dual Stage Driver And Passenger Seat-Mounted Side Airbags
Rear Parking Sensors
BLIS with Trailer Tow Coverage Blind Spot
PCA with AEB and Intersection Assist
Cross-Traffic Alert
Ford Co-Pilot360 - Lane-Keeping Assist Lane Keeping Assist
Ford Co-Pilot360 - Lane-Keeping Assist Lane Departure Warning
Collision Mitigation-Front
Driver Monitoring-Alert
Evasion Assist
Tire Specific Low Tire Pressure Warning
Dual Stage Driver And Passenger Front Airbags
Safety Canopy System Curtain 1st And 2nd Row Airbags
Airbag Occupancy Sensor
Driver And Passenger Knee Airbag
Mykey System -inc: Top Speed Limiter, Audio Volume Limiter, Early Low Fuel Warning, Programmable Sound Chimes and Beltminder w/Audio Mute
Rear Child Safety Locks
Outboard Front Lap And Shoulder Safety Belts -inc: Rear Center 3 Point, Height Adjusters and Pretensioners
Ford Co-Pilot360 - Reverse Camera Back-Up Camera



CITY OF EASTVALE

12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
951.361.0900

August 18, 2025

Fleet@NationalAutoFleetGroup.com

National Auto Fleet Group (NAFG)
490 Auto Center Drive
Watsonville, CA 95076

Subject: Intent to Procure Two (2) New 2025 Ford F-150 Lightning (W1B)
Pro 4WD Super Crew 5.5' Box 145 WB

Dear National Auto Fleet Group,

This letter will serve as notification of the City of Eastvale's intent to procure two (2) new 2025 Ford F-150 Lightning (W1B) Pro 4WD Super Crew 5.5' Box 145 WB in accordance with the pricing and specifications on Quote No.32684 dated August 5, 2025, for a total cost of \$109,572.92 including all documentation, labor, equipment and materials, and delivery related to this procurement. These vehicles are available under the Sourcewell Contract 091521-NAF.

The City of Eastvale Public Works Department intends to present the recommendation for award to City Council at the regularly scheduled meeting on September 10, 2025. Contingent upon City Council award, any corresponding paperwork and a Purchase Order will be subsequently issued and provided to NAFG. Please reference the Sourcewell Contract number on all invoices and documentation related to this project.

This letter serves as notification of intent to purchase. City staff cannot guarantee contract execution or payment for this project without appropriate approvals. Only Eastvale City Council can approve of contractual obligation on the City's behalf.

If you have any questions, please contact Karla Lopez at KaLopez@eastvaleca.gov.

Sincerely,

Karla Lopez, Purchasing Manager
Finance Department

Cc: Amanda Wells, Finance Director/City Treasurer
Jimmy Chung, City Engineer/Public Works Director

RESOLUTION NO. 25-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, AMENDING ITS 2025-26 FISCAL YEAR CAPITAL IMPROVEMENT BUDGET FOR THE PURCHASE AND UPFITTING OF TWO FORD LIGHTNING TRUCKS.

WHEREAS the budget for fiscal year 2025-26 of the City of Eastvale has been adopted by this Council in its original form, and said budget will need to be amended at times to fulfill the goals of the City; and

WHEREAS, the City departments may not exceed their appropriations by character of expense, with character of expense being defined as personnel services, services and supplies, capital outlay, debt service and transfers, without the consent of the City Council; and

WHEREAS, the City receives annual South Coast Air Quality Management District subvention funds and the funds are limited in scope and use, however electric vehicles qualify as an approved use of the funds; and

WHEREAS, the Public Works Department has identified the need for two additional trucks and electric vehicles will satisfy the city's needs; and

WHEREAS, the Budget Plan does not include budget for two Public Works Ford Lightening Truck purchases, however adequate Air Quality Management District fund balance is available to fund the one-time purchases; and

WHEREAS, the Budget Plan does not include budget for upfitting of the two Public Works Ford Lightening Truck purchases, however adequate General Fund fund balance is available to fund the one-time purchases; and

WHEREAS, staff desires to adjust the 2025-26 Operating Budget and appropriate additional South Coast Air Quality Management District Fund resources to cover the full cost of the electric vehicles; and

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

SECTION 1. AUTHORIZE AN APPROPRIATION IN THE AQMD FUND, VEHICLES EXPENDITURE ACCOUNT NO. 220-500-6610 IN THE AMOUNT OF \$110,000 FOR THE PURCHASE OF TWO FORD LIGHTNING TRUCKS.

SECTION 2. AUTHORIZE AN APPROPRIATION IN THE GENERAL FUND, VEHICLES EXPENDITURE ACCOUNT NO. 100-500-6610 IN THE AMOUNT OF \$24,000 FOR THE UPFITTING OF TWO FORD LIGHTNING TRUCKS.

PASSED, APPROVED AND ADOPTED this 24th day of September 2025.

Mike McMinn
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. 25-XX, was duly adopted by the City Council of the City of Eastvale, California, at a meeting held on the 24th day of September 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Marc A. Donohue, MMC
City Clerk



AGENDA STAFF REPORT

City Council Meeting

CITY COUNCIL BUSINESS

Agenda Item No. 13.1

September 24, 2025

Public Works Update: Crack Seal and Mastic Pavement Treatment Program

Prepared By:

Jimmy Chung, Public Works Director/City Engineer

Recommended Action(s)

Staff recommends that the City Council directs City staff to commence the implementation of a standalone Crack Seal and Mastic Pavement Treatment Program for city-maintained roads.

Summary

The Public Works Department proposes implementing a standalone Crack Seal and Mastic Pavement Treatment Program to enhance the longevity and safety of city-maintained roads. Historically, crack sealing has been applied as part of slurry seal projects in Eastvale. However, due to the cost-effectiveness and proven pavement preservation benefits of crack seal and mastic treatments, staff recommends adopting these as standalone maintenance strategies. Crack sealing is ideal for narrow cracks (1/8 to 1/2 inches), while mastic asphalt is suited for wider cracks (>1/2 inches), potholes, and distressed areas, particularly on high-traffic arterial and collector streets. This program will extend pavement life, reduce long-term repair costs, and improve roadway safety.

Background

Eastvale's city-maintained roads, including arterial, collector, and residential streets, experience cracking due to traffic loads, thermal expansion/contraction, and environmental factors. Left untreated, cracks allow water and debris infiltration, leading to potholes, base erosion, and costly repairs. Crack sealing and mastic treatments are proven pavement preservation techniques that prevent water intrusion and slow deterioration. Crack sealing involves applying hot-pour or cold-pour sealants to fill narrow cracks, while mastic asphalt, a hot-applied, aggregate-filled, polymer-modified material, addresses wider cracks and distressed areas with superior load-bearing and skid-

resistant properties.

To date, Eastvale has applied crack sealing as a pretreatment in slurry seal projects, extending pavement life by 3–7 years. However, a standalone program targeting specific pavement conditions will maximize cost-effectiveness. Studies, such as those by the National Center for Asphalt Technology (NCAT), show that crack sealing reduces cracking by up to 75% compared to untreated pavements, with only 1% of sealed cracks developing into potholes within three years. Mastic treatments, such as Crafcó's TechCrete or Mastic One, are effective for severe distresses, offering quick application (30–60 minutes curing) and long-term durability.

Staff proposes prioritizing mastic treatments on arterial and collector streets (e.g., Limonite Ave, Sumner Ave, River Road) due to their high traffic volumes and structural demands, while crack sealing will be applied citywide to address early-stage cracks on all road types.

Cost Analysis

- Crack Sealing:
 - Unit Cost: Average \$1.50/linear foot for 1/2-inch deep/wide cracks
 - Example Project Cost: \$25,000 for a typical project, covering approximately 16,667 linear feet at \$1.50/linear foot (e.g., multiple residential or collector street segments).
 - Material: Hot-pour rubberized asphalt or cold-pour fillers
 - Pros: Low-cost, quick application, extends pavement life by 3–7 years, environmentally friendly (uses recycled tire rubber).
 - Cons: Temporary aesthetic impact (visible sealant lines, though they fade over time)
- Mastic Asphalt Repair:
 - Unit Cost: Average \$6/linear foot and for 1–2 inch deep repairs.
 - Example Project Cost: \$25,000 for a typical project, covering approximately 4,167 linear feet at \$6 per linear foot (e.g., targeted repairs on arterial streets like Limonite Ave).
 - Material: Hot-applied mastic and small gravel
 - Pros: Durable for wide cracks/potholes, quick curing (30–60 minutes), skid-resistant, ideal for arterial/collector streets.
 - Cons: Higher cost than crack sealing, visible patches (gray or black, less uniform than new asphalt).

Cost Benefits: Crack sealing is 13–38 times more energy-efficient than hot mix asphalt paving and costs significantly less than repaving (\$2 million/lane mile). Mastic repairs avoid the need for full-depth patching, saving up to 50% compared to hot mix asphalt cut-and-patch methods. Both treatments extend pavement life, reducing the frequency of costly overlays or reconstructions.

Environmental

Under CEQA, crack sealing and mastic repairs are classified as maintenance activities for existing facilities, qualifying for a categorical exemption under Section 15301 (Class 1: Existing Facilities). These activities involve minor alterations to existing public roads with no significant expansion of use, no substantial ground disturbance, and no adverse effects on sensitive resources (e.g., biological, cultural, or water resources). Crack sealants often incorporate recycled tire rubber, reducing waste, and mastic products like Crafcó's Mastic One have low volatile organic compound (VOC) formulations, minimizing air quality impacts. Dust control routers and box-less packaging further reduce particulate matter and waste during application.

Strategic Plan Action - Priority Level: 1 | Target #: E | Goal #: C

Plan for landscape, roads, and street maintenance e.g. One Dig Policy, Fiber, and Purple Pipe

Fiscal Impact

Implementing a standalone Crack Seal and Mastic Pavement Treatment Program is already budgeted and identified in the Capital Improvement Plan (CIP).

Prior City Council/Commission Action

Not Applicable.

Attachment(s)

Not Applicable.



AGENDA STAFF REPORT

City Council Meeting

CITY COUNCIL BUSINESS

Agenda Item No. 13.2

September 24, 2025

Quarterly Economic Development Updates

Prepared By:

Alexander Fung, Economic Development Manager

Recommended Action(s)

Staff recommends that the City Council receive and file the report.

Summary

The City's Economic Development Division aims to support the City Council's Strategic Plan by fostering economic growth, stability, and prosperity in the community. As a result, the Economic Development Team develops, supports, and implements programs in areas such as business development, business retention, neighborhood development, business finance, and workforce development. Additionally, the Division leads special projects and programs that address the City's emerging challenges and collaborates with other departments to support efforts that fund infrastructure and services.

Staff desires to provide the City Council with updates regarding the City's economic development programs and initiatives in the past several months.

Background

The 2025 Eastvale Strategic Plan has outlined specific actions for the City's Economic Development Team to support the City Council's goals. Target B of the Strategic Plan specifically highlights the following actions:

- Goal A: Attract and retain businesses;
- Goal B: Create "Destination Eastvale;"
- Goal C: Develop branding for Eastvale;
- Goal D: Develop strategies for business retention, business support, and business reward;

- Goal E: Implement strategies to retain local talent;
- Goal F: Reinvest in and revitalize existing shopping centers;
- Goal G: Streamline the development process; and
- Goal H: Prioritize City beautification in order to increase business attraction.

A copy of the 2025 Eastvale Strategic Plan can be found in Attachment 1.

Analysis

This section summarizes major updates regarding the City's Economic Development programs and initiatives for the past several months.

Business Attraction Analysis

To identify innovative ways to attract desirable businesses in Eastvale, the City's Economic Development Division launched the Business Attraction Analysis Project to identify top sales tax generating businesses in California, align outreach strategies with market trends and consumer demand, optimize Eastvale's retail mix to reduce sales leakage, and guide land use decisions. This initiative is underway and staff will adjust economic development programs based on the results of the study.

Business First Initiative

On July 31, 2025, the City publicly unveiled the Business First Initiative to enhance the City's effectiveness and service delivery for Eastvale's businesses. This initiative serves as a comprehensive citywide program launched by the Economic Development Division to foster a more business-friendly environment. It also reflects the City's commitment to treating residents and businesses as valued customers.

As part of the Business First Initiative, staff established a Business Concierge Program to offer fully personalized assistance for businesses for every phase of the business development process. Additionally, flowcharts and videos were created to clarify permitting and inspection processes for businesses. Collaborative efforts were coordinated across city departments to improve efficiency without compromising safety. The City also held a series of staff training to elevate customer experiences for residents and businesses. Information regarding the Business First Initiative, and its resources, can be found at <https://www.eastvaleca.gov/business/business-first-program>.

Business First Walks

The Eastvale Business First Walks is a collaborative business outreach program that is now expanded to include multiple partners such as elected officials, Riverside County Workforce Development Board, Riverside County Sheriff's Department, Eastvale Chamber of Commerce, and the Eastvale Volunteers. It includes three distinct walks, each designated to strengthen relationships with the local business community:

- **Council Business Walks:** Councilmembers, Chamber representatives, and city staff visit the three most frequented businesses in each shopping center. The longest-serving and newest businesses in each shopping center are also recognized.
- **Public Safety Walks:** Conducted in partnership with the Riverside County Sheriff's Department, Public Safety Walks focus on sharing public safety recommendations and fostering safer business environments.
- **Staff Business Walks:** City and county staff, in partnership with the Eastvale Volunteers, visit

every business in Eastvale's shopping centers to share resources, build connections, and gather feedback.

Community Outreach and Engagement

The Economic Development Division embraces the importance of engaging with community members and actively partners with the Communications Division to share relevant economic development news with local residents and businesses. Information is shared via the City's social media platforms, newsletters, podcast episodes, and website. The City's economic development webpage, which can be found at <https://www.eastvaleca.gov/business>, includes various resources for business owners and individuals who are interested in starting businesses in Eastvale.

Currently, staff implements a total of 4 economic development social media series, including the Business Walk Series that highlight the City's Business First Walks updates, the Eastvale Insider Series that showcase the stories of Eastvale's local businesses, the Takeout Tuesday Series to feature Eastvale's eateries and restaurants, and the Self-care Sunday Series to highlight Eastvale businesses that provide beauty and healthcare services.

Staff also fosters and maintains a close partnership with neighboring cities' economic development teams, key community organizations such as the Eastvale Chamber of Commerce, and federal, state, and county economic development organizations and alliances. These relationships allow the City to expand its networks and inform partners of available retail and development opportunities in Eastvale.

Furthermore, staff launched the City's first quarterly broker and developer newsletter directed at sharing the City's available commercial spaces in detail. This newsletter is shared with the Inland Empire's commercial brokers and agents to generate additional awareness about the City's vacant spaces.

Film Ordinance

The Economic Development Team is taking the lead on updating the City's Film Ordinance, which can encourage production companies to choose Eastvale as a filming location. Productions can elevate Eastvale's visibility and reputation, which can bring jobs, tourism, and spending into the community. Production teams often spend on hotels, catering, equipment rentals, and retail. Updating the City's Film Ordinance signals the City's readiness and commitment to support film businesses. Staff will present a draft Film Ordinance for the City Council's consideration towards the end of Fall 2025.

Grants

The Economic Development Division manages and coordinates several grant-related initiatives to leverage available grant opportunities. In particular, the Economic Development Team manages the City's Community Development Block Grant (CDBG) and efforts to obtain specific federal and state grants.

The CDBG Program, which is directly administrated by the U.S. Department of Housing and Urban Development (HUD), provides annual grants on a formula basis to states and local governments to implement projects that expand economic opportunities for their communities. Each year, the City releases a call-for-application seeking projects from eligible entities and community organizations that support the CDBG's objectives. The CDBG Program is beginning its FY 2026-2027 funding cycle.

The City of Eastvale, in partnership with the County of Riverside, will be releasing the Notice of Funding Availability (NOFA) in the coming weeks. Once additional information becomes available, staff will share the funding opportunities via the City's community outreach channels such as the website and newsletter. Details regarding the City's involvement with the CDBG Program can be found at <https://www.eastvaleca.gov/community/community-development-block-grants>.

Additionally, staff submitted an application to the California Department of Forestry and Fire Protection's (CAL FIRE) Wildfire Prevention Grants Program to seek funds to support efforts that reduce hazardous fuels around the Santa Ana Riverbed. Specifically, the City requested \$950,000 in funds to clear hazardous brush fire fuels near the Santa Ana Riverbed in Eastvale's jurisdiction. CAL FIRE will announce projects that are selected for funding in the coming months.

I-15 Economic Development Collaborative

Last year, the City of Eastvale led the formation of the I-15 Economic Development Collaborative with the Cities of Corona, Eastvale, Fontana, Jurupa Valley, Norco, Ontario, and Rancho Cucamonga to leverage resources in preparation for the 2028 Los Angeles Summer Olympics (LA28). The Collaborative convenes quarterly to share best practices and discuss LA28 preparation strategies. Examples of collaborative opportunities include hosting Olympic Fan Zones throughout the Inland Empire, exploring the possibility of streamlining permitting requirements across multiple jurisdictions during LA28, developing a regional branding and marketing campaign, and creating art installations. This Fall, the Collaborative will begin developing detailed plans to begin official preparation activities.

ICSC Real Estate Conference

As part of the Economic Development Division's business attraction strategy, staff attends International Council of Shopping Centers' (ICSC) conferences to build and maintain relationships with business representatives. The upcoming ICSC conference, known as ICSC Western, will be held at the Palm Springs Convention Center between September 28, 2025 and September 30, 2025. These conferences are excellent opportunities for the City to meet with brokers, business owners, and developers to understand their needs and encourage business expansion. Business representatives who are interested in connecting with city staff at ICSC Western can contact staff at economicdevelopment@eastvaleca.gov.

Industrial Business Outreach

This fall, the Economic Development Division began to implement actions to engage the City's industrial businesses. While staff proactively engages with the City's commercial businesses and Top 25 sales tax generating businesses, engaging industrial businesses also ensure retention, support job growth, strengthen the City's competitiveness, and position Eastvale to plan proactively for workforce and infrastructure needs. Collaborative with industrial businesses can align vocational training programs and partnerships with local schools to meet future talent needs.

Shopping Center Success Roundtable

The City continues to host its Shopping Center Success Roundtable on a periodic basis to engage local property managers and lessors. The Roundtable is designed to foster collaboration and support among city representatives and local shopping centers. Meetings are structured to allow city staff to share updates on city initiatives and provide a platform for shopping center representatives to network with one another. The recent meeting was held on June 17, 2025 and focused on the City's Business First Initiative, Eastvale's retail market data, and Civic Center updates.

Workforce Development

As Eastvale continues to grow and develop, the Economic Development Division aims to network with medical institutions and higher education institutions and encourage these institutions to expand in Eastvale. Higher education and medical institutions bring in students and attract employers that value an educated workforce, resulting in an increase in the number of jobs available in the community. The Economic Development Team is supportive of collaborating with interested universities and businesses to drive innovation and workforce development, and is in the process of meeting with representatives from interested entities.

Environmental

Pursuant to Section 15378 of the California Environmental Quality Act (CEQA) Guidelines, organizational or administrative activities of governments that do not result in direct or indirect physical changes in the environment are not considered as CEQA projects.

Strategic Plan Action - Priority Level: 1 | Target #: B | Goal #: A

The City's Economic Development Team supports efforts to attract and retain businesses in Eastvale.

Fiscal Impact

Funds to implement the City's economic development initiatives are budgeted within the Economic Development Division in the General Fund. Staff actively continues to search for relatable grant funding to support additional economic development efforts.

Prior City Council/Commission Action

The City Council receives quarterly economic development updates during City Council meetings. The Planning Commission and the Public Safety Commission also receive periodic updates from the Economic Development Team. The previous update provided to the City Council was on May 28, 2025.

Attachment(s)

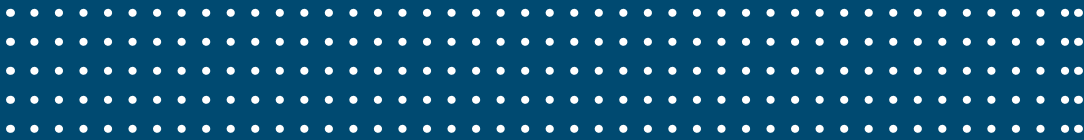
[Attachment 1 - 2025 Eastvale Strategic Plan](#)



CITY OF
EASTVALE

2025 UPDATE

STRATEGIC PLAN



INTRODUCTION

The City of Eastvale operates under a Council-Manager form of government. The City Council - comprised of five elected members - sets policy based on community needs and priorities. The City Manager, appointed by the Council, is responsible for implementing its vision by directing the City's departments and leveraging the professional expertise of the Executive Team and City Staff.

To promote organizational alignment and ensure that services reflect the evolving needs of the community, the City of Eastvale conducts an annual strategic planning process. As part of this effort, interviews were held with each Council Member and all Executive Team members in January and February of 2025. On February 26, 2025, the City Council, staff, and community members gathered at Eastvale City Hall for a facilitated, participatory Strategic Planning Workshop. This collaborative session reaffirmed the Council's long-standing priorities and introduced thoughtful refinements to better address current challenges and emerging opportunities.

The resulting Strategic Plan serves as both a compass and a roadmap—clarifying priorities, aligning efforts across departments, and guiding resource allocation. Progress updates will be provided throughout the year, allowing the City Council to recalibrate as needed while staying true to Eastvale's core mission.

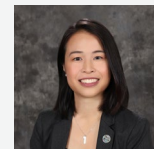
This plan is more than a document; it is a commitment to purposeful action, accountable leadership, and a thriving future for all who live and work in Eastvale.



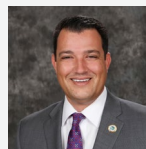
CITY COUNCIL MEMBERS IN ATTENDANCE:



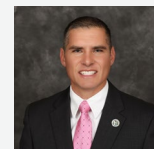
Mike McMinn
Mayor



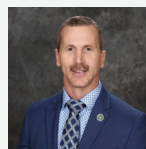
Jocelyn Yow
Mayor Pro Tem



Clint Lorimore
Councilmember



Todd Rigby
Councilmember



Christian Dinco
Councilmember

ACTION PLAN TARGETS

PRIORITY LEVEL 1 GOALS

- Develop and Construct Civic Center (Target E, Goal A)
- Attract and retain Business (Target B, Goal A)
- Conduct financial planning for newly proposed infrastructure (Target C, Goal A)
- Construct a Police Substation building (Target A, Goal A)
- Create "Destination Eastvale" (Target B, Goal B)
- Broaden Eastvale Parks and Recreation Services (Target E, Goal B)

PRIORITY LEVEL 2 GOALS

- Develop branding for Eastvale (Target B, Goal C)
- Improve traffic mobility and management around the schools (Target E, Goal F)

PRIORITY LEVEL 3 GOALS

- Continue to provide cultural and diverse events and celebration (Target D, Goal A)
- Develop and Implement a Smart City (Target F, Goal B)
- Develop City-wide WIFI (Target F, Goal A)
- Develop long-term financial model (Target C, Goal C)
- Ensure that City revenues align with expenditures (Target C, Goal G)

TARGETS



Target A
Public Safety



Target B
Economic Development



Target C
Financial Planning



Target D
Inclusion



Target E
Infrastructure



Target F
Innovation & Technology



Target G
Organizational Development

TARGET A

PUBLIC SAFETY

PRIORITY LEVEL	GOAL	DESCRIPTION
1	A	Construct a Police Substation building
	B	Implement a K-9 program
	C	Increase community involvement with law enforcement (e.g. volunteerism)
	D	Increase law enforcement involvement within the community
	E	Enhance Fire Response and Preparedness
	F	Use innovation and technology to enhance public safety with consideration and balance of privacy and public trust



TARGET B

ECONOMIC DEVELOPMENT

PRIORITY LEVEL	GOAL	DESCRIPTION
1	A	Attract and retain business
1	B	Create “Destination Eastvale”
2	C	Develop branding for Eastvale
	D	Develop strategies for business retention, business support, and business reward
	E	Implement strategies to retain local talent
	F	Re-invest in and revitalize existing shopping centers
	G	Streamline the development process
	H	Prioritize City beautification in order to increase business attraction

TARGET C

FINANCIAL PLANNING

PRIORITY LEVEL	GOAL	DESCRIPTION
1	A	Conduct financial planning for newly proposed infrastructure
	B	Be intentional about how we spend our money – do it once, and do it right
3	C	Develop long-term financial model
	D	Develop ongoing strategies for investing
	E	Develop strategies to manage/control the public safety contract
	F	Ensure that the City's infrastructure keeps pace with development, and that developers pay their share
3	G	Ensure that City revenues align with expenditures
	H	Evaluate connection between economic development and financial planning
	I	Leverage grant funding

TARGET D

INCLUSION

PRIORITY LEVEL	GOAL	DESCRIPTION
3	A	Continue to provide cultural and diverse events and celebration
	B	Develop strategies for the arts in public places
	C	Expand modes of communication beyond social media
	D	Identify and/or develop venues for inclusion; including events and gathering places



TARGET E

INFRASTRUCTURE

PRIORITY LEVEL	GOAL	DESCRIPTION
1	A	Develop and construct Civic Center (City Hall, Library, Police Substation, Civic Park and Plaza, and 3rd Fire Station)
1	B	Broaden Eastvale Parks and Recreation Services
	C	Plan for landscape, roads, and street maintenance
	D	Plan for synchronized traffic signals
	E	Improve connectivity through the trails system
2	F	Improve traffic mobility and management around the schools



TARGET F

INNOVATION & TECHNOLOGY

PRIORITY LEVEL	GOAL	DESCRIPTION
3	A	Develop City-wide WIFI
3	B	Develop and Implement a Smart City
	C	Empower staff to innovate for efficiencies; create a culture of innovation
	D	Engage with developers to implement technology
	E	Explore and evaluate alternative modes of transportation technology
	F	Implement a Global GIS Component to digitize all City records and plans
	G	Invest internally in software/technology improvements to enhance customer service



TARGET G

ORGANIZATIONAL DEVELOPMENT

PRIORITY LEVEL	GOAL	GOAL
A	Identify and recommend tools necessary for optimal employee performance	
B	Continue to be competitive in the market place	
C	Right-size the organization and staffing consistent with City services, needs, expectations, and strategic plan priorities	

