CITY OF EASTVALE

REGULAR CITY COUNCIL MEETING AGENDA

Eastvale City Hall Council Chambers
12363 Limonite Avenue, Suite 900, Eastvale, CA 91752
Closed Session Meeting: 5:30 PM
Regular City Council Meeting: 6:30 PM
Wednesday, January 14, 2026

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

Mark Orme, City Manager
Erica Vega, City Attorney
Marc Donohue, Government Services Director/City Clerk

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

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

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

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

1. **CALL TO ORDER**

2. **ROLL CALL**

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

4. **CLOSED SESSION ITEM(S)**

   4.1. CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION (Gov't Code Section 54956.9(d)(1)) Name of case: Lifestyle Landscaping, Inc. v. City of Eastvale

   4.2. CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION Significant exposure to litigation pursuant to Government Code Section 54956.9(d)(2), (e)(3): Fee protest filed by The New Home Company of Southern California

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. Recognition of Adopt-a-Roadway Participants

   8.2. Introduction of Khoi Trinh, GIS Analyst

9. **AGENCY PARTNER UPDATES**

10. PUBLIC COMMENT

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

11. CONSENT CALENDAR

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

11.1. City Council Meeting Minutes

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

RECOMMENDED ACTION(S):
Staff recommends that the City Council approve City Council Meeting minutes from the regular meeting on December 14, 2025.

11.2. Treasurer's Report: November 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.

11.3. Annual Development Impact Fee Report as of June 30, 2025

Submitted by: Caroline Cruz-Contreras, Principal Accountant

RECOMMENDED ACTION(S):
Staff recommends that the City Council receive and file Annual Development Impact Fees Report as of June 30, 2025, and adopt the findings contained in Section 4 of the Report.

11.4. Adoption of a Resolution Approving Grant of Easement for the Eastvale Civic Center Project

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

RECOMMENDED ACTION(S):
Staff recommends that the City Council adopt a Resolution approving the grant of an easement to Southern California Edison ("SCE") to construct, maintain, operate, and repair SCE-installed infrastructure located on the portion of the Eastvale Civic Center.

11.5. Report of Riverside County Fire Department Annual Inspections

Submitted by: Steve Payne, Deputy Fire Marshal

RECOMMENDED ACTION(S):
Staff recommends that City County adopt a Resolution accepting the report of annual fire inspections of certain occupancies pursuant to the California Health and Safety Code Sections.

11.6. Allocation of Funds for the 2026-2027 Community Development Block Grant (CDBG) Funding Cycle
Submitted by: Samantha Greven, Management Analyst

RECOMMENDED ACTION(S):
Staff recommends that the City Council authorize the rollover of all Community Development Block Grant (CDBG) funds from fiscal year 2026–2027 for use in future program years.

11.7. Construction Contract Amendment and Professional Services Agreement Amendment for Median Improvement Project – Phase 2 at Cantu Galleano Road, Archibald Avenue, and River Road
Submitted by: Jimmy Chung, Public Works Director/City Engineer

RECOMMENDED ACTION(S):
Staff recommends that the City Council:

1. Approve Amendment No. 1 to the Construction Contract with Superb Engineering, Inc. increasing the authorized contingency from 10% ($83,531.70) to 15% ($125,297.55) of the original bid amount of $835,317.00, resulting in a new total authorized contract amount of $960,614.55 (an increase of $41,766.55 from the original authorized amount of $918,848.00);
2. Approve Amendment No. 1 to the Professional Services Agreement with Z&K Consultants increasing the not-to-exceed amount by $38,379 (from $82,720 to $117,112) for additional construction management, inspection, and project administration services required;
3. Authorize the City Manager to execute the Contract Amendment No.1 with Superb Engineering, Inc., Amendment No. 1 to the Professional Services Agreement with Z&K Consultants, and all related documents; and
4. Find that the additional work is within the scope of the original project and remains exempt from further CEQA review under Categorical Exemption 15301 (Existing Facilities).

11.8. Approve the City of Eastvale Standards and Standard Specifications for Design and Construction of Public Improvements
Submitted by: Jimmy Chung, Public Works Director/City Engineer

RECOMMENDED ACTION(S):
Staff recommends that the City Council a dopt a Resolution approving the City of Eastvale Standards and Standard Specifications for Design and Construction of Public Improvements.

12. PUBLIC HEARINGS

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

12.1. PLN25-20076 - Amendment to Section 120.04.010 of the Eastvale Municipal Code as it pertains to Accessory Dwelling Units

Submitted by: David Murray, City Planner

RECOMMENDED ACTION(S):
Staff recommends that the City Council take the following actions:

1. Determine that the proposed Zoning Code text amendment is exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15060(c)(3) of the State of California Guidelines for implementation of CEQA as it is not a project as defined in Section 15378 of the CEQA Guidelines; and
2. Introduce an ordinance entitled: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, AMENDING SECTION 120.04.010 (ACCESSORY DWELLING UNITS) OF THE EASTVALE MUNICIPAL CODE.

13. CITY COUNCIL BUSINESS

13.1. 2025 Fourth Quarter Economic Development Updates

Submitted by: Alexander Fung, Economic Development Manager

RECOMMENDED ACTION(S):
Staff recommends that the City Council receive and file the report.

14. CITY MANAGER/CITY STAFF REPORT

15. CITY COUNCIL COMMUNICATIONS/COMMITTEE REPORTS

16. ADJOURNMENT

The next regular meeting of the Eastvale City Council is scheduled for Wednesday, January 28, 2026, at 6:30 p.m. at Eastvale City Hall Council Chambers, 12363 Limonite Avenue, Suite 900, Eastvale, CA 91752.

17. AFFIDAVIT OF POSTING

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

_____

Marc A. Donohue, MMC
City Clerk

CITY OF EASTVALE

AGENDA STAFF REPORT

City Council Meeting
CLOSED SESSION ITEM(S)
Agenda Item No. 4.2
January 14, 2026

CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION Significant exposure to litigation pursuant to Government Code Section 54956.9(d)(2), (e)(3): Fee protest filed by The New Home Company of Southern California

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Prepared By:

Recommended Action(s)
Not Applicable.

Summary
Not applicable.

Background
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 - NHCSC - Protest Letter to City of Eastvale 103125.pdf

Jackson Tidus
A LAW CORPORATION

October 31, 2025

Direct Dial: 949.851.7623
Email: skleinberg@jacksontidus.law
Reply to: IRV Office
File No: 7444.127654

VIA EMAIL & U.S. CERTIFIED MAIL
RETURN RECEIPT REQUESTED
[mdonohue@eastvaleca.gov; cityclerk@eastvaleca.gov**]**

Mayor McMinn and Honorable Councilmembers
c/o Marc A. Donohue, MMC (City Clerk)
CITY OF EASTVALE
12363 Limonite Ave., Suite 910
Eastvale, CA 91352

Re: Leal Master Plan, Phase B

Dear Mayor McMinn and Honorable Councilmembers:

We represent The New Home Company Southern California LLC, the master developer of the Leal Master Plan located at the northwest corner of Hamner Avenue and Limonite Avenues. New Home does not believe that the new fees adopted by the City of Eastvale ("City") in June 25, 2025, apply to the Leal Master Plan. Government Code sections 66020 et seq., establishes a procedure for challenging the imposition of developer impact fees. The purpose of this letter is to formally protest imposition of these new fees upon New Home, and, pursuant to section 66020, subdivision (a)(2)(B) of the Government Code, sets forth the circumstances giving rise to the factual elements and legal theory forming the basis of New Home's protest. In short, the City cannot legally impose its new fees upon New Home because of the Development Agreement entered into between the parties, and because of the provisions set forth in the Housing Crisis Act of 2019.

New Home continues to gather information, and reserves the right to supplement this protest letter or make additional arguments related to the City's attempt to impose fees on its Project.

1. Factual Elements Giving Rise to New Home's Protest.

In 1982, the Legislature adopted the Housing Accountability Act. Among other things, the Legislature found and declared that "California housing has become the most expensive in the nation. The excessive cost of the state's housing supply is partially caused by activities and policies of many local governments that limit the approval of housing, increase the cost of land for housing, and require that high fees and exactions be paid by producers of housing." (Gov. Code, § 65589.5., subd. (a)(1)(B).) The intent of this Act was to significantly increase the

approval and construction of new housing for all economic segments of California's communities.

The Legislature recently recognized, however, that that intent set forth in the Housing Accountability Act has not been fulfilled. So, the California State Legislature enacted Senate Bill 330, known as the Housing Crisis Act of 2019, declaring a statewide housing crisis of "historic proportions." (Gov. Code, § 65589.5, subd. (a)(2)(J).) The Legislature's findings in the Housing Crisis Act noted the rising costs of housing due to, among other things, "Lack of supply and rising costs are compounding inequality and limiting advancement opportunities for many Californians." The Housing Accountability Act and Housing Crisis Act are referred to herein collectively as the "HAA." In order to address the housing supply and affordability crisis, and ensure that these policies are met, the State Legislature requires that the HAA be "**interpreted and implemented in a manner to afford the fullest possible weight to the interest of, and the approval and provision of, housing**." (*Id*., subd. (a)(2)(L) [Emphasis added].)

A. Approval of the Leal Master Plan and Its Development Agreement.

The City first approved the Leal Master Plan in late 2017 and 2018, to assist the City in meeting its Regional Housing Needs Assessment allocation. The Leal Master Plan proposed residential development, general commercial, office and civic center uses, and public and private open space and recreational uses (the "Project.) The City Council amended its General Plan to incorporate the Leal Master Plan, with amendments to the City's land use policies and land use map. At that time, the City also amended its zoning code to add a chapter for "Master Plan" while rezoning the Property to "Leal Master Plan." As part of these original approvals, the City also certified an Environmental Impact Report ("EIR").

On May 11, 2022, the City and New Home entered into a Development Agreement No. 003 ("DA") for the Project. The City Council held a public hearing and, along with the DA, voted to approve and adopt an Addendum to the EIR, an amendment to the Leal Master Plan, Tentative Tract Map No. 38290, and Major Development Review No. PLN22-20020 DR 001.

Among other things, the DA acknowledges that New Home would "acquire certain vested rights regarding development of the Project on the Property and that this Agreement will bind future City Councils to its terms to the extent allowed by law." (DA, Recital J.) In that vein, the DA notes that it will "fix specified development impact fees applicable to the Project at current scheduled levels and exempt the Project from future adjustments and imposition of new development impact fees, if any occur in the future." (DA, Recital L (ii).)

Section 1.9 of the DA defines "Development Impact Fees" as "those fees imposed and levied by the City with respect to development and/or impacts pursuant to applicable governmental requirements" through the Mitigation Fee Act, and including impact fees, park and recreation fees, "linkage fees, exactions, assessments, fair share charges or other similar impact fees or charges imposed on or in connection with new development." This definition further

explains that the Development Impact Fees applicable to the Project "are set forth on Exhibit D . . . and Exhibit E" noting "The Development Impact Fees that are shown on Exhibit D and in effect on the Entry Date [May 11, 2022] and on Exhibit E [if applicable] ***are the only Development Impact Fees that the City may impose or levy*** on the residential development within the Project during the term of this Agreement." (DA, section 1.9 [emphasis added]; see also section 2.6.) Exhibit D lists the then existing fees: civic, fire and transportation. It also notes that the aggregate amount of those three fees would be: $2,116/unit for single family homes, and $1,469/unit for multi-family homes. Exhibit E addresses park, open space and recreation fees.

To further emphasize the limitation on fees applicable to the Project, Section 2.3 notes that: "Any Subsequent Land Use Regulations which would, absent this Agreement, otherwise be applicable to the Project and which would conflict or be inconsistent with, in any way, the Existing Land Use Regulations, the Existing Development Approvals or this Agreement, or which would, in any way, delay, hinder, restrict, condition, impair or impede the purpose or effect of Developer's vested rights, shall not be applied to the Project unless agreed to by Developer in writing, subject to the Reservation of Authority set forth in Sections 5.1 and 5.2 hereof." And, Section 2.11 states: "During the Term of this Agreement, City shall not, without the prior written consent of Developer, which Developer may grant or withhold in its sole and absolute discretion, impose any new or additional fees, taxes or assessments on all or any portion of the Project or Property, except such fees, taxes and assessments as are specifically authorized by this Agreement or the Existing Development Approvals."

DA Section 4 addresses credits associated with any applicable Development Impact Fees and primarily the potential dedication of Lot 3, 5, 14, and Lot J to the City by New Home. Section 4.1.6 further notes that at the time the Parties entered into the DA, Lot J and Lot 5 had been identified by the City as lands which could "accommodate a city hall, library, police station, public space, public park, open space and/or other community serving civic, or public uses." On January 28, 2025, New Home dedicated Lots 5 and J (lots 65 and S of Tract No. 38594) to the City

B. SB 330 Applications for Phase B.

In addition to the protections afforded by the DA, New Home recently obtained vested rights under the Housing Crisis Act.

As permitted by, and pursuant to, the Housing Crisis Act, on September 9, 2024, New Home submitted a preliminary application for Eastvale Square Phase B (located on the northeast corner of Hamner Avenue and Limonite Avenue, east of Scholar Way, and south of 58th Street, within the Leal Master Plan (APN: 164-030-044) ("Phase B"). The Phase B portion of the Project proposed 301 residential units. The City accepted and processed the Phase B preliminary application the same day that New Home submitted it.

The Housing Crisis Act provides further than after submittal of the preliminary application, the project proponent has 180-days to submit a full project application. New Home timely submitted its Phase B application, which the City accepted as complete. On February 19, 2025, the City approved the Phase B application, including the approval of Tentative Tract Map No. 38595. Condition of Approval number 35 associated with this map requires development impact fees to be "applicable and vested" for New Home to have any obligation therefor.

C. The City's New Fees.

On June 25, 2025, the City Council considered the adoption of a development impact fee nexus study, and a new development impact fee schedule (the "New Fees"). As noted in the "Total Fee Comparison" chart which accompanied the City's Impact Fee Study, virtually all of the proposed fees were new. And, for the three fees that previously existed (described in the chart as Public Buildings, Fire and Transportation), the City proposed to quadruple the Public Buildings fee, and double the Fire fee. At the same time, the City proposed to remove the transportation fee because "no unfunded major transportation projects expected to be impacted by future development were identified." The aggregate amount of the City's New Fees raises the prior $2,116/unit for single family homes, and $1,469/unit for multi-family homes to a range between $5,898 and $23,808/unit.

The Council voted 4-1 to adopt the New Fees through (1) a Resolution Adopting Development Impact Fees for Park Improvements, Community and Recreation Centers, Library, City Hall, Police Station, and Fire Department Facilities; and (2) Ordinance 25-07 to amend Chapter 110.28 (Development Impact Fee Program) and Section 130.20.020 (Park and Recreation Fees and Dedications) of the Eastvale Municipal Code.

The City now seeks to improperly apply the New Fees to New Home's Phase B Project.

2. Legal Theory Forming Basis of New Home's Protest.

A. New Home's SB 330 Application Precludes Imposition of the June 2025 Fees Upon Phase B of the Project.

As noted above, the Legislature adopted the Housing Crisis Act, in response to California's housing supply and affordability crisis, finding that "California has a housing supply and affordability crisis of historic proportions" and that the "Lack of supply and rising costs are compounding inequality and limiting advancement opportunities for many Californians." (Gov. Code § 65589.5, subd. (a)(2)(A), (a)(2)(F).) The Housing Crisis Act created a process that prevents a project from being subject to any "ordinances, policies, and standards adopted after" submittal of a preliminary application for a housing development project. (Gov. Code, § 65589.5, subd. (o)(1).) The Housing Crisis Act defines a "housing development project" to include the residential project proposed under Phase B. (Gov. Code, §65589.5, subd. (h).) Thus, Phase B is subject only to the ordinances, policies, and standards in effect as of September 9, 2024. (Gov. Code, § 65589.5, subd.(o)(1).) Section 65589.5, subdivision (o)(4) defines

"ordinances, policies, and standards" to include "general plan, community plan, specific plan, zoning, design review standards and criteria, subdivision standards and criteria, and any other rules, regulations, requirements, and policies of a local agency, as defined in Section 66000, including those relating to development impact fees, capacity or connection fees or charges, permit or processing fees, and other exactions." In other words, "ordinances, policies, and standards" includes the New Fees recently adopted by the City.

As a result, the September 9, 2024, preliminary application for Phase B created additional vested rights in favor of New Home. Indeed, as spelled out in the HAA, as a result of the preliminary applications, Phase B of the Project is only subject to the "ordinances, policies and standards" in effect at that time. (Gov. Code, § 65589.5, subd. (o).) As noted above, the City did not adopt its New Fees, until June 25, 2025. Thus, as of September 9, 2024, the New Fees did not exist and cannot be applied to Phase B. Consistent with this reality, when the City adopted conditions of approval for Phase B, the condition related to fees recognizes New Home's vested rights under SB 330, by stating it can only impose what is applicable and what is vested under state law. (Condition of Approval #35.)

New Home recognizes that Section 65589.5, subdivision (o)(2) provides limited exceptions to this restriction. But, the only fee related exception spelled out in the legislation is for "an increase resulting from an automatic annual adjustment based on an independently published cost index that is referenced in the ordinance or resolution establishing the fee or other monetary exaction." (Gov. Code, § 65589.5, subd. (o)(2)(A).) The New Fees were ***not*** existing fees, and thus could not be an "increase" to existing fees potentially permitted under the Code. In addition, this exception would still not apply because to the extent the New Fees were meant to be "increases," they do not reflect annual adjustments.

Beyond the HCA provisions above, there is no legal basis for the City's assertion that New Home must pay the New Fees for the Project. The United States and California Constitutions as well as California law prohibit a government agency from collecting impact fees in excess of the fair share owed by the developer. (Gov. Code, §§ 66000 et seq.; *Nolan v. California Coastal Commission*, 483 U.S. 825 (1987); *Dolan v. City of Tigard*, 512 U.S. 374 (1994).) Here, New Home already dedicated land to the City, which the City itself recognized could "accommodate a city hall, library, police station, public space, public park, open space and/or other community serving civic, or public uses." The City cannot now demand a duplicate payment through the New Fees.

There is nothing in the HAA or HCA that prohibits its application to a project that is subject to a pre-existing Development Agreement, which makes sense in the context of development. The Legislature was seeking to reduce the costs of development for the good of the entire state. The Legislature would have known of the existence of development agreement statute and that many projects are subject to such an agreement; so by not excluding such projects the Legislature intended that all projects be able to take advantage of the new statutes.

B. The DA is an enforceable contract that gave New Home vested contractual rights.

It is well established that a development agreement is an enforceable contract which grants vested contractual rights. (See, *Mammoth Lakes Land Acquisition, LLC v. Town of Mammoth Lakes* (2010) 191 Cal.App.4th 435, 442-4.) In addition to the vesting noted through the Housing Crisis Act, as noted above:

- Through the DA, New Home acquired "certain vested rights regarding development of the Project on the Property" binding future City Councils (DA, Recital J);

- The DA fixed specified development impact fees applicable to the Project at current scheduled levels exempting it from future adjustments and the imposition of the New Fees (DA, Recital L(ii).);

- The only applicable fees were the fees existing on the Entry Date of the DA [May 11, 2022] for civic, fire and transportation, along with a fee for parks, open space and recreation. (DA, section 2.6); and

- The DA precludes the City from imposing "any new or additional fees, taxes or assessments on all or any portion of the Project or Property, except such fees, taxes and assessments as are specifically authorized by this Agreement or the Existing Development Approvals." without the prior consent of Developer, imposing (DA, section 2.11).

New Home did not, and does not, consent to the imposition of the New Fees on its Project. Moreover, through the DA, New Home acquired vested rights prohibiting the application of the New Fees.

3. Conclusion.

Imposition of the New Fees upon New Home violates the vested rights obtained under both the DA and the HAA. Accordingly, New Home's impending payment via separately mailed checks in the amount of $96,435.13 for the New Fees associated with 15 of the units in Phase B is hereby submitted ***under protest*** on the grounds that there is no legal justification therefor. The fees for this portion of Phase B should be $31,740.

Very truly yours,

Sarah R. Kleinberg

SRK/dp

cc: Mark Orme, City Manager (via email - morme@eastvaleca.gov)
Erica L. Vega, Esq., City Attorney (via email - evega@ bwslaw.com)
Gus N. Gonzalez, AICP, Community Development Director, (via email - ggonzalez@eastvaleca.gov)

MINUTES
CITY OF EASTVALE

CITY COUNCIL REGULAR MEETING
Wednesday, December 14, 2025
Regular Meeting: 5:30 PM

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

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1. CALL TO ORDER

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

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 ITEM(S)

4.1 CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION (Gov't Code Section 54956.9(d)(1)) Name of case: Lichtenberger v. City of Eastvale, Case No. CVRI2505250

City Attorney Vega stated that there was no reportable action.

5. INVOCATION

Pastor Dennis Morales from Calvary Chapel Eastvale offered the invocation.

6. PLEDGE OF ALLEGIANCE

Mayor Pro Tem Yow led the Pledge of Allegiance.

7. ADDITIONS/REVISIONS – None

8. CITY COUNCIL REORGANIZATION/APPOINTMENTS

8.1 Presentation to Outgoing Mayor Mike McMinn

Mayor Pro Tem Yow presented a plaque to Mayor McMinn.

8.2 Office of Mayor and Mayor Pro Tem

On motion of Councilmember Dinco and second by Councilmember McMinn, the City Council voted unanimously to appoint Jocelyn Yow to serve as Mayor, who will preside until the last City Council meeting in Calendar Year 2026.

On motion of Councilmember Dinco and second by Councilmember McMinn, the City Council voted unanimously to appoint Clint Lorimore to serve as Mayor Pro Tem, who will assume the duties of the Mayor in the Mayor's absence and hold the office until the last City Council meeting in Calendar Year 2026.

8.3 City Council Regional Appointments

On motion of Councilmember Rigby and second by Councilmember Dinco, the City Council voted unanimously to approve the Regional Appointments List, as revised by the City Council.

8.4 City Council Committee Appointments

On motion of Councilmember Rigby and second by Councilmember Dinco, the City Council voted unanimously to approve the Committees Appointments List.

9. PRESENTATIONS/ANNOUNCEMENTS

9.1 Recognition of ERHS Girls Flag Football Team

The ERHS Girls Flag Football Team was recognized.

9.2 Recognition of Cintas for Fire Extinguisher Donations

Cintas was recognized for fire extinguisher donations.

10. AGENCY PARTNER UPDATES

10.1 YMCA Update

Ryan Serna and Will Mobley from the Corona-Norco Family YMCA, provided an update.

10.2 Eastvale Library Update

Eastvale Library Branch Manager Mia Becerra provided an update.

10.3 Youth Council Update

Rishi Vithlani from the Youth Council provided an update.

11. PUBLIC COMMENT

The following individuals provided public comment:

- Cesar Morales
- Vahit Turk Sahinler

12. CONSENT CALENDAR

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

12.1 City Council Meeting Minutes

The City Council approved the City Council meeting minutes from the regular meeting on November 12, 2024.

12.2 Planning Division Update

The City Council received and filed the Planning Division Update.

12.3 Public Works Department Update

The City Council received and filed the Public Works Department Update.

12.4 City of Eastvale Crime Statistics – October 2025

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

12.5 Treasurer's Report: October 2025

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

12.6 Warrant Registers: August and September 2025

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

12.7 Interim Financial Report – Fiscal Year 2024-25, Quarter 4

The City Council received and filed the Interim Financial Report for Fiscal Year 2024-25, Quarter 4 ending June 30, 2025.

12.8 Interim Financial Report – Fiscal Year 2025-26, Quarter 1

The City Council received and filed the Interim Financial Report for Fiscal Year 2025-26, Quarter 1 ending September 30, 2025.

12.9 Community Facility Districts Annual Special Tax Accountability Reports and other Special Financing Districts Annual Reports Fiscal Year 2025-26

The City Council received and filed the Fiscal Year 2025-26 Annual Special Tax Accountability Reports for the City's Community Facility Districts and Annual Reports for all other Special Financing Districts.

12.10 2026 City Council and Commissions Meeting/Holiday Schedule

The City Council approved the 2026 City Council/Commissions and Holiday Schedule.

12.11 Award of Special Event Equipment Rental Agreement for Miracle at Citrus

The City Council:

1. Approved the Special Event Equipment Agreement in the amount of $69,876 with Bringing Home Christmas for equipment rental, and professional snow, lighting, and decoration installation services; and
2. Waived compliance with formal bidding requirements on the basis that formal bidding is not in the best interest of the City pursuant to EMC Section 4.06.080(i); and
3. Authorized the City Manager to execute the Agreement documents.

12.12 Approval of ZIP Code Legislation Support Letter for the U.S. Senate Homeland Security and Governmental Affairs Committee

The City Council approved a letter expressing support for H.R. 672 (Diaz-Balart) and S. 1455 (Scott) to be sent to the U.S. Senate Homeland Security and Governmental Affairs Committee.

12.13 Acceptance of Public Improvements for Parcel Map No. 37771 the Homestead Project – Located along Limonite Avenue between Archibald Avenue and Cucamonga Creek

The City Council adopted Resolution 25-57, accepting as complete the Public Improvements for Parcel Map 37771 (Homestead, PW20-10005).

12.14 Award of Contract for GIS Services and Support

The City Council authorized the City Manager to execute a Professional Services Agreement with Compass Rose GIS LLC in the amount not-to-exceed $80,000 per fiscal year to provide unlimited GIS services and support, for an initial three-year contract term, with a provision for two, one-year optional extension periods if needed.

12.15 Approve the Agreement with Stay Green for Citywide Landscape Maintenance Services

The City Council:

1. Approved the Agreement for Citywide Landscape Maintenance Services with Stay Green in a not-to-exceed amount of $300,000 per fiscal year, for an initial three-year term, with the option to renew for up to two (2) one-year extensions; and
2. Authorized the City Manager to execute the necessary documents, including the approval of CPI adjustments in the option years, if exercised.

12.16 Adopt a Roadway Program Policy Update

The City Council approved and adopted the revised Adopt a Roadway Policy.

13. PUBLIC HEARINGS – None

14. CITY COUNCIL BUSINESS

14.1 Surplus Land Declaration for Assessor Parcel Number (APN) 152-060-061 within Hamner Place

Community Development Director Gonzalez provided a presentation and answered related questions.

Mayor Yow opened the public comment period. Hearing no response, Mayor Yow closed the public comment period.

On motion of Mayor Pro Tem Lorimore and second by Councilmember Dinco, the City Council voted unanimously to adopt Resolution 25-58, declaring Assessor Parcel Number (APN) 152-060-061 (Hamner Place) surplus land under the Surplus Land Act as amended by AB 1486.

14.2 Jurupa Community Services District (JCSD) Proposed Heli-Hydrant at Eastvale Community Park

Director of Community Safety and Technology Terfehr presented the item and answered related questions.

Mayor Yow opened the public comment period. Hearing no response, Mayor Yow closed the public comment period.

On motion of Mayor Yow and second by Councilmember Dinco, the City Council voted unanimously to table the item to a future City Council meeting.

14.3 Purchase of Real Property for Civic Center Parking and Civic Center Project Capital Improvement Plan Budget Amendment

Community Development Director Gonzalez presented the item and answered related questions.

Mayor Yow opened the public comment period. Hearing no response, Mayor Yow closed the public comment period.

On motion of Mayor Pro Tem Lorimore Lorimore and Councilmember Dinco, the City Council voted unanimously to:

1. Approve the Agreement for the Purchase and Sale of Real Property, including the exhibits thereto, to acquire Lot 36 of Tract No. 38595 located at the northwest corner of Premier Place and Hamner Avenue, for Civic Center parking;
2. Authorize the City Manager to sign the Purchase and Sale Agreement, and all exhibits thereto, and take all necessary actions to complete the purchase of the subject property, including but not limited to executing the certificate of acceptance of the grant deed;
3. Authorize the City Manager to approve minor modifications to the Purchase and Sale Agreement, and the exhibits thereto, prior to execution with the consent of the City Attorney; and
4. Adopt Resolution 25-59 of the City Council of the City of Eastvale, California, Amending the 2025-26 Fiscal Year Capital Improvement Plan and Budget for the Civic Center Parking Capital Improvement Project.

14.4 Agreement with the County of Riverside Department of Animal Services for Field and Shelter Services

Director of Community Safety and Technology Terfehr presented the item and answered related questions.

Mayor Yow opened the public comment period. Hearing no response, Mayor Yow closed the public comment period.

On motion of Councilmember Rigby and second by Councilmember McMinn, the City Council voted unanimously to:

1. Approve the Field and Shelter Services Agreement with the County of Riverside Department of Animal Services for half time Animal Control Officer and;

2. Authorize the City Manager to execute the Agreement and other necessary documents; and
3. Authorize the City Manager to approve and execute future extensions of the Agreement that do not increase the compensation paid by the City for the services.

15. CITY MANAGER/CITY STAFF REPORT

City Manager Orme provided an update on upcoming City events.

16. CITY COUNCIL COMMUNICATIONS/COMMITTEE REPORTS

16.1 League of California Cities

Mayor Yow provided a report.

16.2 Southern California Association of Governments

Mayor Pro Tem Lorimore provided a report.

16.3 Western Riverside Council of Governments

Councilmember Dinco provided a report.

16.4 Riverside Transit Agency

No report was provided.

16.5 Northwest Mosquito and Vector Control District

Mayor Pro Tem Lorimore provided a report.

16.6 Riverside County Transportation Commission

Mayor Pro Tem Lorimore provided a report.

16.7 Western Riverside County Regional Conservation Authority

No report was provided.

16.8 Finance Committee

No report was provided.

16.9 Eastvale Schools Committee

No report was provided.

16.10 Business and Development Success Ad-Hoc Committee

No report was provided.

16.11 Eastvale Legislative Ad-Hoc Committee

No report was provided.

16.12 Eastvale Community Services Ad-Hoc Committee

No report was provided.

16.13 City Council Communications

The City Council provided comments.

ADJOURNMENT – Mayor Yow adjourned the regular meeting at 8:44 P.M. The next regular meeting of the Eastvale City Council is scheduled for Wednesday, January 14, 2026, at 6:30 P.M.

Marc A. Donohue, MMC
City Clerk

CITY OF EASTVALE

AGENDA STAFF REPORT

City Council Meeting
CONSENT CALENDAR
Agenda Item No. 11.2
January 14, 2026

Treasurer's Report: November 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 November 30, 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 November are $340,274,986 (book value). Active deposits total $282,017,638; inactive deposits total $8,000,000. The remaining amount of $50,257,618 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 November (five months of the fiscal year) is $5,379,200. The net annualized yield on investments is 4.379%.

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 and is not a strategic activity.

Fiscal Impact

Not applicable.

Prior City Council/Commission Action

Not applicable.

Attachment(s)

Attachment 1 - Investment Report: November 2025
Attachment 2 - PFM Statement: November 2025

CITY OF EASTVALE
Treasurer's Report
Fiscal Year 2025-26 as of November 30, 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 November 30, 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
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	57,529,535	1,408,122	23,852	4.951%
August 31, 2025	273,409,767	10,818,948	57,549,582	646,820	227	4.848%
September 30, 2025	277,037,455	8,000,000	57,549,582	868,876	31,270	4.736%
October 31, 2025	283,398,116	8,000,000	57,939,042	1,585,273	32,301	4.549%
November 30, 2025	282,017,368	8,000,000	50,257,618	736,541	60,384	4.408%

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

CITY OF EASTVALE
Treasurer's Report
Fiscal Year 2025-26 as of November 30, 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	157,097	157,097	157,097	3.590%
Total Money Market	**$ 157,097**	**$ 157,097**	**$ 157,097**	**3.590%**
Sweep Accounts:				
Citizens Business Bank - General Sweep	$ 29,399,383	$ 29,399,383	$ 29,399,383	0.100%
Total Sweep Accounts	**$ 29,399,383**	**$ 29,399,383**	**$ 29,399,383**	**0.100%**
Pooled Investment Accounts:				
CAMP Pool	$ 137,451,307	$ 137,451,307	$ 137,451,307	4.100%
Local Agency Investment Fund*	74,188,924	74,188,924	74,277,826	4.340%
Total Pooled Investment	**$ 211,640,232**	**$ 211,640,232**	**$ 211,729,133**	**4.184%**
PFM Managed Investment Portfolio:				
U.S. Treasury Bond / Note	$ 17,655,000	$ 17,288,809	$ 17,693,164	3.810%
U.S. Treasury Bill	-	-	-	0.000%
Supra-National Agency Bond / Note	-	-	-	0.000%
Municipal Bond / Note	-	-	-	0.000%
Federal Agency Commercial	8,209,282	8,158,509	8,369,138	4.790%
Asset-Back Security / Collateralized	5,408,129	5,407,447	5,448,753	4.440%
Certificate of Deposit	360,000	360,000	363,428	5.080%
Federal Agency Bond / Note	-	-	-	0.000%
Bank Note	925,000	925,020	937,456	5.480%
Corporate Note	8,744,000	8,680,872	8,811,463	4.310%
Total PFM Managed Investments	**$ 41,301,412**	**$ 40,820,657**	**$ 41,623,402**	**4.245%**
ACTIVE DEPOSITS TOTAL	**$ 282,498,123**	**$ 282,017,368**	**$ 282,909,014**	**4.408%**
INACTIVE DEPOSITS				
Checking Account:				
Citizens Business Bank - General Account	$ 8,000,000	$ 8,000,000	$ 8,000,000	0.000%
Citizens Business Bank - HdL Holding	-	-	-	0.000%
Total Inactive Deposits	**$ 8,000,000**	**$ 8,000,000**	**$ 8,000,000**	**0.000%**
INACTIVE DEPOSITS TOTAL	**$ 8,000,000**	**$ 8,000,000**	**$ 8,000,000**	
CASH WITH FISCAL AGENT				
Revenue Lease Bonds				
US Bank Series 2025A**	$ 50,257,618	$ 50,257,618	$ 50,257,618	3.600%
Total Cash with Fiscal Agent	**$ 50,257,618**	**$ 50,257,618**	**$ 50,257,618**	**3.600%**
CASH WITH FISCAL AGENT TOTAL	**$ 50,257,618**	**$ 50,257,618**	**$ 50,257,618**	
GRAND TOTAL CASH	**$ 340,755,741**	**$ 340,274,986**	**$ 341,166,633**	

**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 November 30, 2025

Dash Board Report Card

I. PORTFOLIO DIVERSIFICATION*

DIVERSIFICATION BY INSTRUMENT

Money Market	0.06%
Sweep	10.39%
LAIF	26.26%
CAMP Pool	48.58%
Certificates of Deposit	0.13%
U.S. Treasury Bond/ Note	6.25%
U.S. Treasury Bill	0.00%
Supra-National Agency Bond/Note	0.00%
Municipal Bond / Note	0.00%
Federal Agency Collaterized Mortgage	2.96%
Asset-Backed Security/ Collateralized	1.93%
Federal Agency Bond/ Note	0.00%
Bank Note	0.33%
Corporate Note	3.11%
	100.00%

DIVERSIFICATION BY MATURITY

Less Than 90 Days	85.29%
90 days to Six Months (26 Weeks)	0.00%
Six Months to One Year (52 Weeks)	1.03%
One to Two Years (104 Weeks)	2.39%
Two to Three Years (156 Weeks)	3.28%
Three to Four Years (208 Weeks)	3.71%
Four to Five Years	4.31%
Five Years +	0.00%
	100.00%

II. PORTFOLIO PERFORMANCE MEASURES*

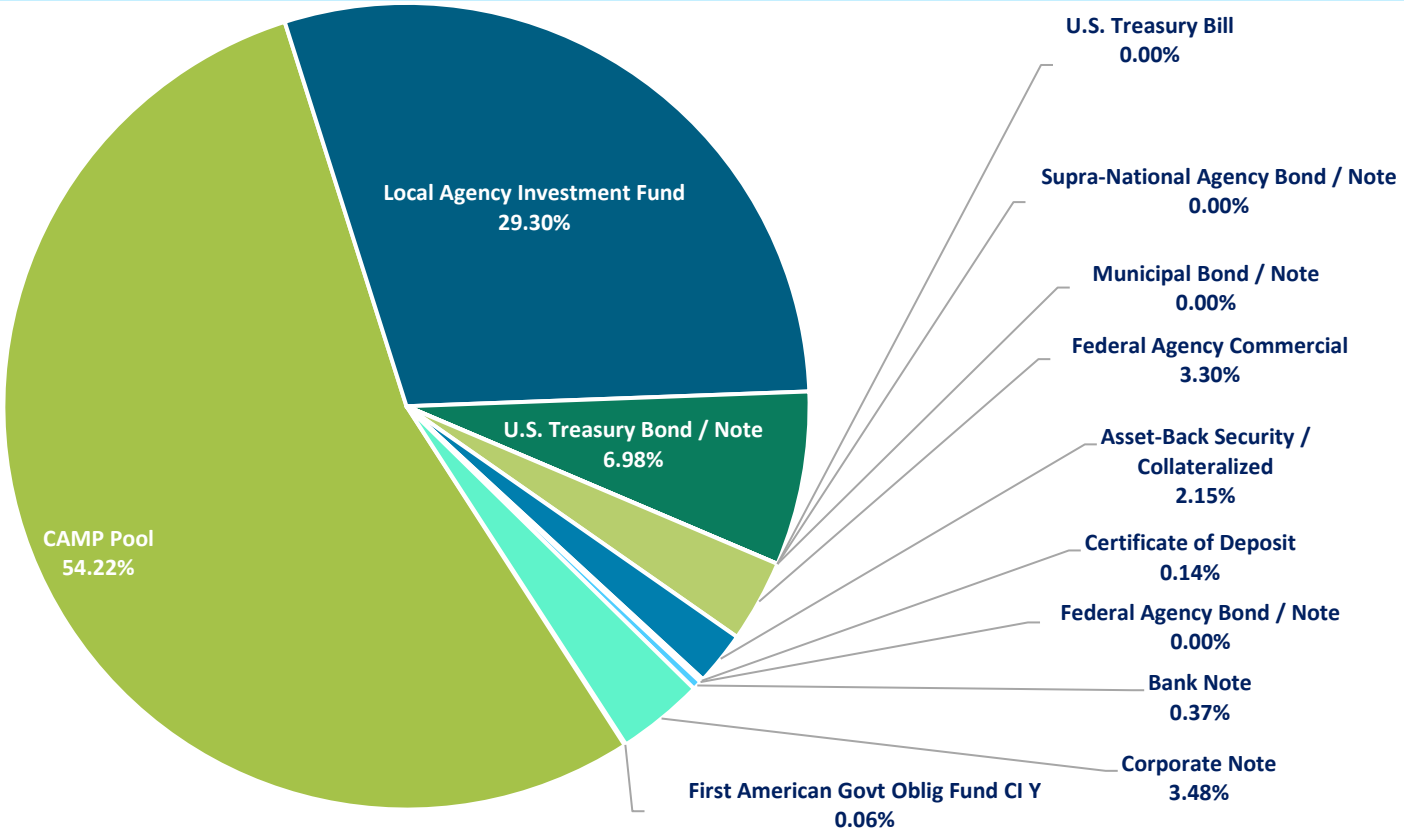
Yield at Cost - November 30, 2025	4.408%	
Annual Investment Income Budget	**$ 7,781,585**	**A**
Investment Income Received - YTD 11/30/2025	5,397,027	B
Less Investment Fees	(17,826)	C
Net Investment Income Received - YTD 11/30/2025	**$ 5,379,200**	**B+C**
Over/(Under) Annual Budget	*$ (2,402,385)*	**C-B**
% of Annual Budget	69.127%	
Net Yield Annualized at Cost - November 30, 2025	**4.379%**	

**excludes cash with fiscal agent*

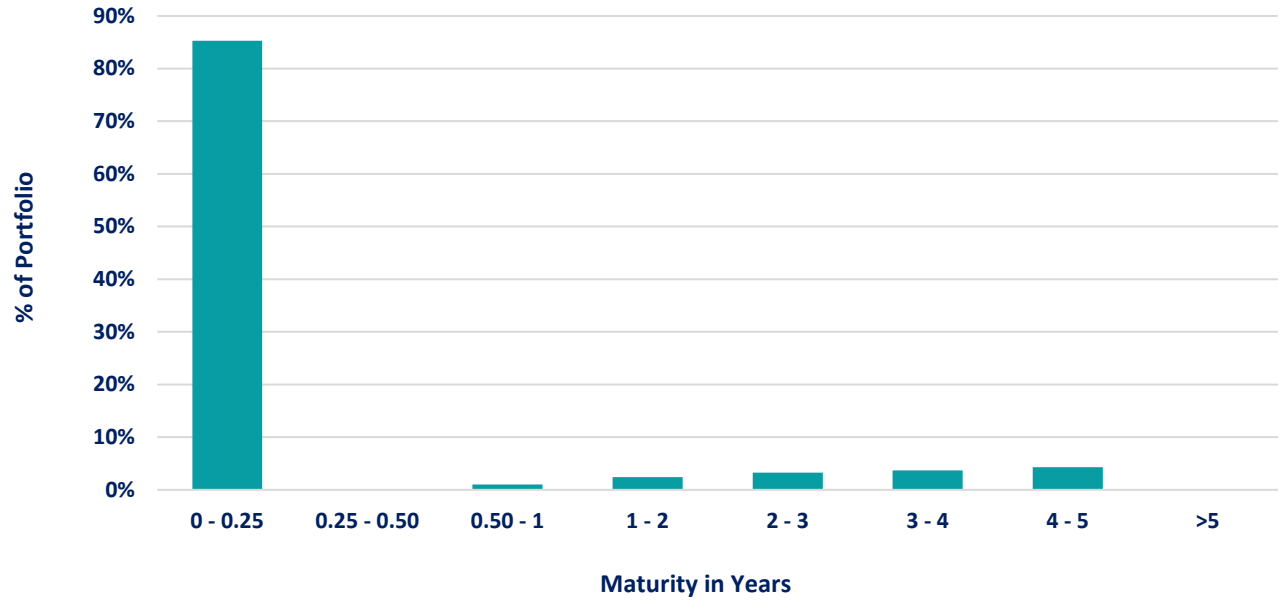
CITY OF EASTVALE
Treasurer's Report
Fiscal Year 2025-26 as of November 30, 2025

Dash Board Report Card

Active Investments: Diversification by Investment*

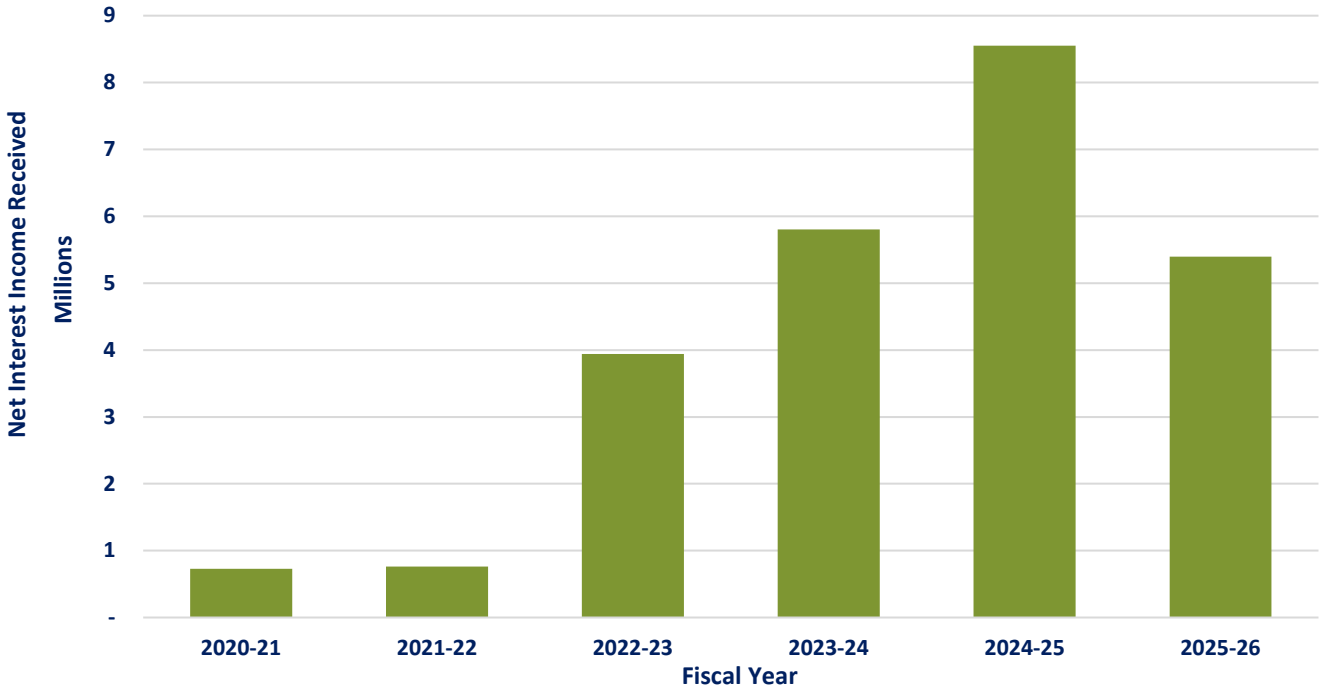


Active Investments: Diversification by Maturity*



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 November 30, 2025

Cash Breakdown per Fund Balance Reserve Policy

Schedule of Investments - November 30, 2025

Money Market Accounts	$ 157,097
Sweep Accounts	29,399,383
Pooled Investment Accounts	211,640,232
PFM Managed Investments	40,820,657
Checking Account	8,000,000
Cash with Fiscal Agent	50,257,618
Grand Total Cash - November 30, 2025	**$ 340,274,986**

Breakdown of Total Cash at November 30, 2025

Non-Spendable & Restricted Funds (Non-Discretionary Per Law):			$ 131,022,086
per 06/30/2024 audited financials			
Committed (Formal Action of City Council):			135,221,901
per fiscal year 2025-26 adopted budget			
Assigned (City's Intent):			
per fiscal year 2025-26 adopted budget			
Fire Operations			
per fiscal year 2025-26 adopted budget		9,296,150	
General Fund Emergency Contingency:			
per fund balance reserve policy (General and Fire Funds)	+	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	198,702,740		
All Funds Net Revenue	-	11,588,806	
Total Designated/ Assigned			49,699,344
Unassigned			24,331,655
Grand Total Cash - November 30, 2025			**$ 340,274,986**

*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 November 30, 2025

Investment Income Detail

Yield at Cost - November 30, 2025			4.408%
Annual Investment Income Budget	**A**	**$**	**7,781,585**
Investment Income Received YTD:			
Money Market (CBB)		$	-
Sweep (CBB)			9,774
Money Market (PFM)			3,192
LAIF			1,597,105
CAMP Pool			2,455,308
Certificate of Deposits			9,144
Municipal Bond/Note			1,793
U.S. Treasury Bill			126,109
U.S. Treasury Bond/ Note			48,281
Federal Agency Bond/ Note			33,714
Federal Agency Commercial Mortgage Backed Security			72,261
Asset-Backed Security			125,947
Corporate Note			156,678
Bank Note			25,306
Supra-National Agency Bond/Note			-
US Bank Series 2025A			584,381
Realized Gain/ (Loss)			148,034
Total Investment Income Received - YTD 11/30/2025	**B**		**5,397,027**
Less Investment Fees Paid:			
Trust Fees-U.S. Bank			(1,864)
Management Fee-PFM			(15,962)
Total Investment Fees Paid - YTD 11/30/2025	**C**		**(17,826)**
Net Investment Income Received - YTD 11/30/2025	**B+C**	**$**	**5,379,200**
Investment Income Over/(Under) Annual Budget	***C-B***	*$*	*(2,402,385)*
Investment Income Annual Budget % Used			69.127%
Net Yield Annualized at Cost - November 30, 2025			**4.379%**

pfm asset management

Customer Service
PO Box 11813
Harrisburg, PA 17108-1813

ACCOUNT STATEMENT

CITY OF EASTVALE

For the Month Ending
November 30, 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

Contents

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 ratable 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**

U.S. Bancorp Investments, Inc., is registered with the U.S. Securities and Exchange Commission (SEC) and is subject to the rules of the Municipal Securities Rulemaking Board (MSRB) as it relates to the distribution of shares of local government investment pools. The MSRB requires investors to be informed of the availability of the MSRB Investor Brochure which describes the protections that may be provided by the MSRB rules and how to file a complaint with an appropriate regulatory authority. The MSRB Investor Brochure can be found on the MSRB's website at www.msrb.org.

pfm asset management

Account Statement

Consolidated Summary Statement

For the Month Ending **November 30, 2025**

CITY OF EASTVALE

Portfolio Summary

Portfolio Holdings	Cash Dividends and Income	Closing Market Value
PFMAM Managed Account	197,628.61	41,623,402.18
CAMP Pool	0.00	137,451,307.20
Total	**$197,628.61**	**$179,074,709.38**

Investment Allocation

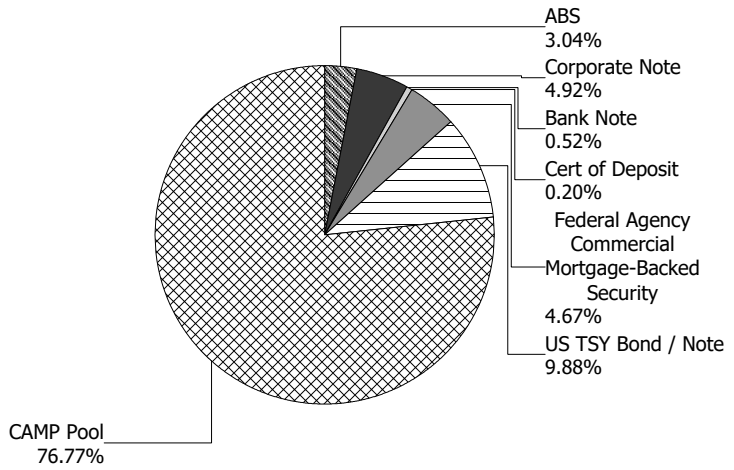
Investment Type	Closing Market Value	Percent
Asset-Backed Security	5,448,753.06	3.04
Corporate Note	8,811,462.95	4.92
Bank Note	937,455.68	0.52
Certificate of Deposit	363,427.92	0.20
Federal Agency Commercial Mortgage-Backed Se	8,369,138.30	4.67
U.S. Treasury Bond / Note	17,693,164.27	9.88
CAMP Pool	137,451,307.20	76.77
Total	**$179,074,709.38**	**100.00%**

Maturity Distribution (Fixed Income Holdings)

Portfolio Holdings	Closing Market Value	Percent
Under 30 days	137,451,307.20	76.77
31 to 60 days	0.00	0.00
61 to 90 days	0.00	0.00
91 to 180 days	0.00	0.00
181 days to 1 year	2,914,303.61	1.63
1 to 2 years	6,758,528.48	3.77
2 to 3 years	9,266,897.36	5.17
3 to 4 years	10,484,402.91	5.85
4 to 5 years	12,199,269.82	6.81
Over 5 years	0.00	0.00
Total	**$179,074,709.38**	**100.00%**

Weighted Average Days to Maturity **261**

Sector Allocation



pfm asset management

Managed Account Summary Statement

For the Month Ending **November 30, 2025**

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Transaction Summary - Managed Account	
Opening Market Value	**$41,572,672.68**
Maturities/Calls	(182,194.09)
Principal Dispositions	(978,311.91)
Principal Acquisitions	1,106,639.00
Unsettled Trades	0.00
Change in Current Value	104,596.50
Closing Market Value	**$41,623,402.18**

Cash Transactions Summary - Managed Account	
Maturities/Calls	134,000.00
Sale Proceeds	981,548.80
Coupon/Interest/Dividend Income	136,475.20
Principal Payments	48,194.09
Security Purchases	(1,202,967.45)
Net Cash Contribution	(385.14)
Reconciling Transactions	0.00

Earnings Reconciliation (Cash Basis) - Managed Account	
Interest/Dividends/Coupons Received	139,712.09
Less Purchased Interest Related to Interest/Coupons	(1,348.57)
Plus Net Realized Gains/Losses	59,265.09
Total Cash Basis Earnings	**$197,628.61**

Cash Balance	
Closing Cash Balance	**$211,090.53**

Earnings Reconciliation (Accrual Basis)	Total
Ending Amortized Value of Securities	41,125,291.43
Ending Accrued Interest	267,782.50
Plus Proceeds from Sales	981,548.80
Plus Proceeds of Maturities/Calls/Principal Payments	182,194.09
Plus Coupons/Dividends Received	136,475.20
Less Cost of New Purchases	(1,107,987.57)
Less Beginning Amortized Value of Securities	(41,176,604.21)
Less Beginning Accrued Interest	(270,728.11)
Total Accrual Basis Earnings	**$137,972.13**

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Portfolio Summary and Statistics

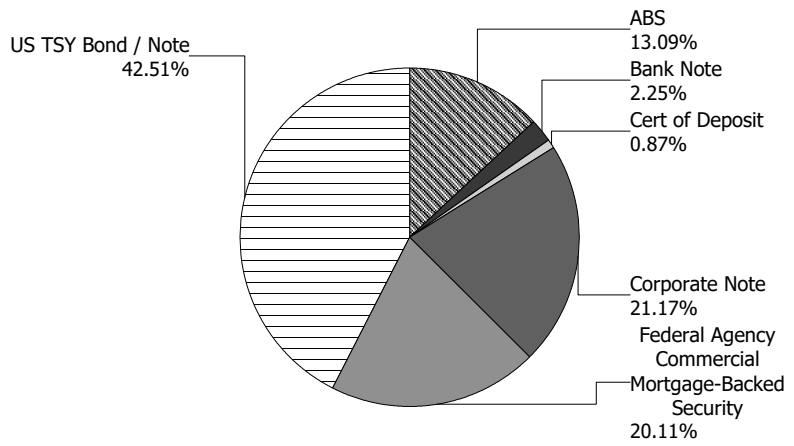
For the Month Ending **November 30, 2025**

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

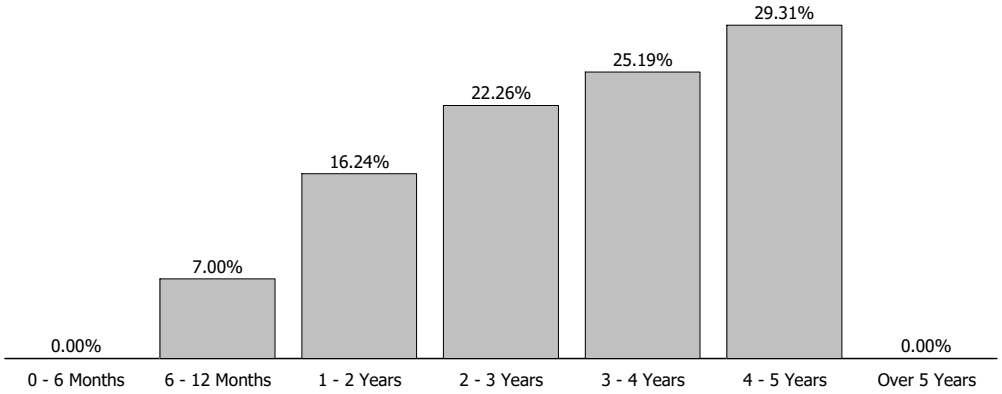
Account Summary

Description	Par Value	Market Value	Percent
U.S. Treasury Bond / Note	17,655,000.00	17,693,164.27	42.51
Federal Agency Commercial Mortgage-Backed Security	8,209,282.45	8,369,138.30	20.11
Corporate Note	8,744,000.00	8,811,462.95	21.17
Certificate of Deposit	360,000.00	363,427.92	0.87
Bank Note	925,000.00	937,455.68	2.25
Asset-Backed Security	5,408,129.39	5,448,753.06	13.09
Managed Account Sub-Total	**41,301,411.84**	**41,623,402.18**	**100.00%**
Accrued Interest		267,782.50	
Total Portfolio	**41,301,411.84**	**41,891,184.68**	
Unsettled Trades	**0.00**	**0.00**	

Sector Allocation



Maturity Distribution



Characteristics

Yield to Maturity at Cost	4.24%
Yield to Maturity at Market	3.75%
Weighted Average Days to Maturity	1120

pfm asset management

Managed Account Issuer Summary

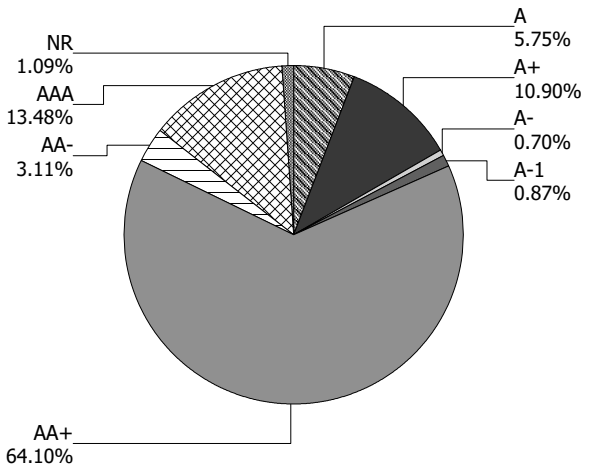
For the Month Ending **November 30, 2025**

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Issuer Summary

Issuer	Market Value of Holdings	Percent
Adobe Inc	392,871.60	0.94
Ally Auto Receivables Trust	80,085.84	0.19
Alphabet Inc	50,298.75	0.12
American Express Co	541,340.78	1.30
Apple Inc	564,411.12	1.36
AstraZeneca PLC	233,382.33	0.56
BA Credit Card Trust	323,684.43	0.78
Bank of America Corp	593,157.99	1.43
Bank of New York Mellon Corp	610,945.08	1.47
BlackRock Inc	600,576.08	1.44
Capital One Financial Corp	345,692.82	0.83
Chase Auto Owner Trust	129,940.20	0.31
Cisco Systems Inc	133,600.22	0.32
Citigroup Inc	1,223,723.11	2.94
Cooperatieve Rabobank UA	363,427.92	0.87
Deere & Co	282,563.60	0.68
Eli Lilly & Co	298,458.58	0.72
Federal Home Loan Mortgage Corp	8,009,482.57	19.24
Federal National Mortgage Association	359,655.73	0.86
Fifth Third Auto Trust	171,187.93	0.41
GM Financial Consumer Automobile Receiv	96,636.32	0.23
Goldman Sachs Group Inc	402,418.00	0.97
Home Depot Inc	383,513.91	0.92
Honda Auto Receivables Owner Trust	838,902.11	2.02
Hyundai Auto Receivables Trust	816,980.09	1.96
JPMorgan Chase & Co	1,572,792.92	3.78
Kenvue Inc	225,055.38	0.54
Mastercard Inc	291,070.20	0.70
Microsoft Corp	460,362.56	1.11
Morgan Stanley	377,622.74	0.91
National Rural Utilities Cooperative Fi	155,881.18	0.37
Novartis AG	562,159.92	1.35

Credit Quality (S&P Ratings)



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Managed Account Issuer Summary

For the Month Ending **November 30, 2025**

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Issuer	Market Value of Holdings	Percent
PACCAR Inc	277,050.40	0.67
PepsiCo Inc	281,468.04	0.68
Target Corp	279,250.69	0.67
Toyota Auto Receivables Owner Trust	645,010.12	1.55
Toyota Motor Corp	300,521.22	0.72
United States Treasury	17,693,164.27	42.51
USAA Auto Owner Trust	95,222.49	0.23
Wells Fargo & Co	559,832.94	1.34
Total	**$41,623,402.18**	**100.00%**

pfm asset management

Managed Account Detail of Securities Held

For the Month Ending **November 30, 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 06/01/2021 0.750% 05/31/2026	91282CCF6	150,000.00	AA+	Aa1	06/06/22	06/08/22	137,472.66	2.99	3.09	148,439.47	147,787.50
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	842.07	556,711.34	552,120.83
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	4,952.45	744,921.03	738,193.50
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	94.20	213,037.52	210,796.08
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	2,726.65	166,058.47	167,152.76
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	6,933.42	1,031,205.61	1,027,769.40
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	1,089.05	154,623.08	156,646.88
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	1,342.33	382,065.87	384,289.82
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	325.41	715,181.82	717,932.48
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	61.21	576,058.97	579,042.83
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	8,432.34	522,064.07	523,920.28
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	564.03	212,515.25	212,220.68
US TREASURY N/B DTD 02/01/2021 0.750% 01/31/2028	91282CBJ9	285,000.00	AA+	Aa1	01/31/23	01/31/23	247,437.89	3.66	714.44	268,728.57	268,812.86
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	1,016.57	99,500.17	101,078.10

pfm asset management

Managed Account Detail of Securities Held

For the Month Ending **November 30, 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 03/31/2021 1.250% 03/31/2028	91282CBS9	365,000.00	AA+	Aa1	05/08/23	05/09/23	328,400.19	3.50	777.13	347,580.29	346,892.72
US TREASURY N/B DTD 05/01/2023 3.500% 04/30/2028	91282CHA2	40,000.00	AA+	Aa1	05/01/23	05/01/23	39,820.31	3.60	119.89	39,913.31	40,006.24
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	1,406.03	355,550.67	367,452.69
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	20.40	166,082.80	170,227.20
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	97.66	794,735.67	815,027.20
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	2,934.58	165,067.32	168,938.06
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	6,669.50	373,117.12	383,950.13
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	534.78	40,209.24	40,621.88
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	10,041.85	1,091,735.12	1,092,810.02
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	2,980.77	498,885.42	499,082.00
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	953.76	268,384.68	275,558.22
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	1,059.74	299,408.89	306,175.80
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	33.43	295,434.37	301,153.41
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	15,470.62	843,428.92	870,779.26

pfm asset management

Managed Account Detail of Securities Held

For the Month Ending **November 30, 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 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	10,298.74	722,715.78	743,946.43
US TREASURY N/B DTD 02/28/2023 4.000% 02/28/2030	91282CGQ8	1,300,000.00	AA+	Aa1	03/04/25	03/05/25	1,302,742.19	3.95	13,215.47	1,302,371.20	1,321,684.00
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	6,165.93	908,973.86	920,201.29
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	80.87	776,877.56	790,335.65
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	4,621.57	285,792.19	288,439.95
US TREASURY N/B DTD 09/02/2025 3.625% 08/31/2030	91282CNX5	1,180,000.00	AA+	Aa1	09/02/25	09/03/25	1,173,731.25	3.74	10,870.99	1,174,018.33	1,181,198.88
US TREASURY N/B DTD 09/30/2025 3.625% 09/30/2030	91282CPA3	80,000.00	AA+	Aa1	10/30/25	10/31/25	79,656.25	3.72	493.96	79,662.02	80,075.04
US TREASURY N/B DTD 09/30/2025 3.625% 09/30/2030	91282CPA3	900,000.00	AA+	Aa1	10/01/25	10/02/25	897,468.75	3.69	5,557.01	897,548.45	900,844.20
Security Type Sub-Total		**17,655,000.00**					**17,288,809.36**	**3.81**	**123,501.94**	**17,518,604.45**	**17,693,164.27**
Federal Agency Commercial Mortgage-Backed Security											
FHMS K061 A2 DTD 01/01/2017 3.347% 11/01/2026	3137BTUM1	253,041.61	AA+	Aa1	05/19/23	05/24/23	245,252.67	4.29	705.78	250,855.02	250,891.26
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	381,915.94	386,754.03
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	215,224.85	218,136.60
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	335,876.87	341,315.06
FHMS K507 A1 DTD 09/01/2023 4.800% 04/01/2028	3137HAMR4	323,977.53	AA+	Aa1	09/20/23	09/28/23	318,893.35	5.19	1,295.91	321,105.54	329,884.93

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
Federal Agency Commercial Mortgage-Backed Security											
FHMS K506 A1 DTD 09/01/2023 4.650% 05/01/2028	3137HAMG8	185,445.54	AA+	Aa1	09/07/23	09/14/23	182,672.22	5.01	718.60	183,893.74	188,337.19
FHMS KJ46 A1 DTD 07/01/2023 4.777% 06/01/2028	3137HAD45	293,652.00	AA+	Aa1	07/19/23	07/27/23	293,644.63	4.78	1,168.98	293,648.15	296,210.00
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	361,871.78	367,683.84
FNA 2023-M6 A2 DTD 07/01/2023 4.190% 07/01/2028	3136BQDE6	357,996.06	AA+	Aa1	07/18/23	07/31/23	351,926.91	4.58	1,250.00	354,768.66	359,655.73
FHMS KJ47 A1 DTD 09/01/2023 5.272% 08/01/2028	3137HAMN3	104,866.17	AA+	Aa1	09/19/23	09/28/23	104,865.64	5.27	460.71	104,865.90	106,403.93
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	371,758.74	381,856.50
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	375,031.03	387,887.66
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	279,378.63	291,945.16
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	367,321.97	378,835.97
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	144,740.11	149,332.31
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	209,623.60	215,551.56
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	191,126.20	195,569.28
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	216,392.78	219,960.27
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	221,439.33	224,069.34

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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
Federal Agency Commercial Mortgage-Backed Security											
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	341,775.60	348,963.14
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	381,745.38	390,571.13
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	382,567.80	391,615.50
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	321,484.55	328,101.12
FHMS K522 A2 DTD 06/01/2024 4.803% 05/01/2029	3137HDJJ0	365,303.54	AA+	Aa1	06/05/24	06/13/24	365,302.45	4.80	1,462.13	365,303.54	375,151.40
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	352,486.48	357,171.50
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	208,243.54	211,065.13
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	401,712.56	411,896.00
FHMS K546 A2 DTD 09/01/2025 4.361% 05/01/2030	3137HN4R6	260,000.00	AA+	Aa1	09/09/25	09/18/25	263,896.36	4.01	944.88	263,743.16	264,322.76
Security Type Sub-Total		**8,209,282.45**					**8,158,508.51**	**4.79**	**31,409.94**	**8,199,901.45**	**8,369,138.30**
Corporate Note											
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	3,503.00	465,794.60	460,362.56
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	4,281.98	275,260.83	277,050.40
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	4,743.15	299,359.78	302,830.20
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	368.33	49,980.83	48,991.35

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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
Corporate Note											
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	1,731.17	234,967.54	230,259.34
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	2,704.86	380,265.37	372,444.84
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	2,866.67	391,306.06	392,871.60
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	601.56	401,205.51	402,418.00
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	2,335.67	381,514.14	383,513.91
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	2,615.92	235,622.31	238,500.24
KENVUE INC (CALLABLE) DTD 10/17/2023 5.050% 03/22/2028	49177JAF9	220,000.00	A	A2	06/27/25	06/30/25	225,194.20	4.12	2,129.42	224,407.12	225,055.38
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	844.94	140,468.23	142,792.44
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	1,306.67	560,493.79	564,411.12
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	2,354.69	124,902.43	128,438.00
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	2,825.63	151,068.94	154,125.60
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	1,715.33	154,841.11	155,881.18
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	3,647.83	365,000.00	383,113.13
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	4,147.53	420,304.13	435,594.38

pfm asset management

Managed Account Detail of Securities Held

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Corporate Note											
ALPHABET INC (CALLABLE) DTD 11/06/2025 3.875% 11/15/2028	02079KAV9	50,000.00	AA+	Aa2	11/03/25	11/06/25	49,957.00	3.91	134.55	49,957.97	50,298.75
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	5,005.97	287,447.66	290,327.79
CISCO SYSTEMS INC (CALLABLE) DTD 02/26/2024 4.850% 02/26/2029	17275RBR2	130,000.00	AA-	A1	11/12/25	11/13/25	133,412.50	3.99	1,663.82	133,362.71	133,600.22
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	2,905.28	231,518.30	233,382.33
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	351.85	34,956.82	35,855.09
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	2,784.62	276,110.10	283,767.39
MASTERCARD INC (CALLABLE) DTD 05/31/2019 2.950% 06/01/2029	57636QAM6	300,000.00	A+	Aa3	06/26/24	06/27/24	275,595.00	4.82	4,425.00	282,084.56	291,070.20
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	3,098.75	184,786.30	189,189.33
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	707.78	49,922.96	50,935.80
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	1,627.89	114,899.98	117,152.34
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	1,840.22	129,594.55	132,433.08
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	811.42	64,891.97	65,762.06
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	2,871.17	230,255.53	232,696.52
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	1,311.00	89,871.34	92,278.71

pfm asset management

Managed Account Detail of Securities Held

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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
Corporate Note											
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	2,720.74	462,079.11	470,946.15
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	620.00	277,159.14	280,953.60
NOVARTIS CAPITAL CORP (CALLABLE) DTD 11/05/2025 4.100% 11/05/2030	66989HAY4	560,000.00	AA-	Aa3	11/03/25	11/05/25	558,320.00	4.17	1,658.22	558,344.25	562,159.92
Security Type Sub-Total		**8,744,000.00**					**8,680,871.79**	**4.31**	**79,262.63**	**8,714,005.97**	**8,811,462.95**
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	6,807.20	360,000.00	363,427.92
Security Type Sub-Total		**360,000.00**					**360,000.00**	**5.08**	**6,807.20**	**360,000.00**	**363,427.92**
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	9,578.38	554,824.37	559,832.94
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	282.84	370,375.95	377,622.74
Security Type Sub-Total		**925,000.00**					**925,020.35**	**5.48**	**9,861.22**	**925,200.32**	**937,455.68**
Asset-Backed Security											
HAROT 2023-3 A3 DTD 08/22/2023 5.410% 02/18/2028	43815QAC1	137,915.82	AAA	NR	08/15/23	08/22/23	137,887.38	5.42	269.43	137,901.79	138,938.05
TAOT 2023-C A3 DTD 08/15/2023 5.160% 04/17/2028	89231FAD2	50,990.70	AAA	NR	08/08/23	08/15/23	50,979.17	5.17	116.94	50,984.84	51,288.69
TAOT 2023-D A3 DTD 11/14/2023 5.540% 08/15/2028	89239FAD4	65,776.89	AAA	NR	11/07/23	11/14/23	65,769.80	5.54	161.96	65,772.76	66,456.76
FITAT 2023-1 A3 DTD 08/23/2023 5.530% 08/15/2028	31680EAD3	169,803.35	AAA	Aaa	08/15/23	08/23/23	169,792.82	5.53	417.34	169,797.63	171,187.93

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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	299,951.01	302,900.40
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	309,991.97	313,305.53
HART 2023-C A3 DTD 11/13/2023 5.540% 10/16/2028	44918CAD4	87,681.10	AAA	NR	11/03/23	11/13/23	87,669.57	5.54	215.89	87,674.13	88,503.90
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	134,988.89	136,398.20
GMCAR 2024-1 A3 DTD 01/17/2024 4.850% 12/18/2028	36268GAD7	30,961.52	NR	Aaa	01/09/24	01/17/24	30,955.30	4.85	62.57	30,957.50	31,131.66
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	329,967.43	332,819.85
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	284,993.04	288,024.42
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	244,969.48	246,646.65
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	149,992.92	151,200.45
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	94,992.26	95,866.59
USAOT 2025-A A3 DTD 10/09/2025 3.950% 12/17/2029	90327HAC3	95,000.00	AAA	Aaa	10/02/25	10/09/25	94,991.66	3.95	166.78	94,992.20	95,222.49
HAROT 2025-3 A3 DTD 08/12/2025 4.040% 02/21/2030	43813QAD1	230,000.00	AAA	Aaa	08/05/25	08/12/25	229,995.19	4.04	258.11	229,995.54	231,223.60
ALLYA 2025-1 A3 DTD 10/16/2025 3.960% 03/15/2030	02008KAC7	80,000.00	AAA	NR	10/07/25	10/16/25	79,988.58	3.96	140.80	79,988.97	80,085.84
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	164,983.81	166,001.22

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Asset-Backed Security											
HART 2025-C A3 DTD 09/17/2025 3.880% 04/15/2030	44935JAD8	200,000.00	AAA	NR	09/09/25	09/17/25	199,967.36	3.88	344.89	199,969.48	200,219.80
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	64,991.46	65,504.66
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	187,286.23
HAROT 2025-4 A3 DTD 11/12/2025 3.980% 06/17/2030	43814XAD5	180,000.00	AAA	NR	11/05/25	11/12/25	179,965.15	3.98	378.10	179,965.63	180,716.04
TAOT 2025-D A3 DTD 10/23/2025 3.840% 06/17/2030	89231GAD0	210,000.00	AAA	NR	10/15/25	10/23/25	209,975.85	3.84	358.40	209,976.39	210,063.00
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	7,405.56	399,900.05	405,015.60
COPAR 2025-1 A3 DTD 11/05/2025 3.850% 07/15/2030	14043YAD7	95,000.00	AAA	NR	10/28/25	11/05/25	94,979.88	3.85	264.15	94,980.32	95,299.82
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	224,969.87	228,035.25
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	319,994.63	323,334.08
HART 2025-D A3 DTD 11/12/2025 3.990% 09/16/2030	44891XAD9	185,000.00	AAA	NR	11/05/25	11/12/25	184,984.35	3.99	389.58	184,984.69	185,743.15
COMET 2025-A1 A DTD 09/16/2025 3.820% 09/16/2030	14041NGF2	250,000.00	AAA	NR	09/09/25	09/16/25	249,952.60	3.82	424.44	249,955.19	250,393.00
CHAOT 2025-2A A3 DTD 10/29/2025 3.860% 10/25/2030	16144MAD6	130,000.00	NR	Aaa	10/17/25	10/29/25	129,994.85	3.86	83.63	129,995.36	129,940.20
Security Type Sub-Total		**5,408,129.39**					**5,407,446.98**	**4.44**	**16,939.57**	**5,407,579.24**	**5,448,753.06**
Managed Account Sub-Total		**41,301,411.84**					**40,820,656.99**	**4.24**	**267,782.50**	**41,125,291.43**	**41,623,402.18**

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Securities Sub-Total	**$41,301,411.84**	**$40,820,656.99**	**4.24%**	**$267,782.50**	**$41,125,291.43**	**$41,623,402.18**
Accrued Interest						**$267,782.50**
Total Investments						**$41,891,184.68**

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 06/01/2021 0.750% 05/31/2026	91282CCF6	150,000.00	Citigrou		98.53	147,787.50	10,314.84	(651.97)	0.50	4.18
US TREASURY N/B DTD 09/30/2021 0.875% 09/30/2026	91282CCZ2	565,000.00	RBC Capi		97.72	552,120.83	31,901.49	(4,590.51)	0.83	3.64
US TREASURY N/B DTD 02/15/2017 2.250% 02/15/2027	912828V98	750,000.00	JPMorgan		98.43	738,193.50	7,588.03	(6,727.53)	1.18	3.58
US TREASURY N/B DTD 04/30/2020 0.500% 04/30/2027	912828ZN3	220,000.00	Nomura		95.82	210,796.08	14,171.08	(2,241.44)	1.40	3.55
US TREASURY N/B DTD 07/15/2024 4.375% 07/15/2027	91282CKZ3	165,000.00	BNP Sec		101.30	167,152.76	657.45	1,094.29	1.54	3.53
US TREASURY N/B DTD 08/15/2017 2.250% 08/15/2027	9128282R0	1,050,000.00	HSBC		97.88	1,027,769.40	32,279.17	(3,436.21)	1.66	3.52
US TREASURY N/B DTD 09/30/2022 4.125% 09/30/2027	91282CFM8	155,000.00	BOFAML		101.06	156,646.88	2,658.01	2,023.80	1.75	3.50
US TREASURY N/B DTD 10/31/2022 4.125% 10/31/2027	91282CFU0	380,000.00	Nomura		101.13	384,289.82	(994.56)	2,223.95	1.84	3.49
US TREASURY N/B DTD 11/02/2020 0.500% 10/31/2027	91282CAU5	760,000.00	WellsFar		94.46	717,932.48	70,715.29	2,750.66	1.89	3.50
US TREASURY N/B DTD 11/30/2022 3.875% 11/30/2027	91282CFZ9	575,000.00	Citigrou		100.70	579,042.83	1,661.97	2,983.86	1.88	3.49
US TREASURY N/B DTD 01/03/2023 3.875% 12/31/2027	91282CGC9	520,000.00	WellsFar		100.75	523,920.28	(954.72)	1,856.21	1.96	3.48
US TREASURY N/B DTD 02/01/2021 0.750% 01/31/2028	91282CBJ9	225,000.00	GoldmanS		94.32	212,220.68	14,352.52	(294.57)	2.12	3.48
US TREASURY N/B DTD 02/01/2021 0.750% 01/31/2028	91282CBJ9	285,000.00	Nomura		94.32	268,812.86	21,374.97	84.29	2.12	3.48
US TREASURY N/B DTD 02/28/2023 4.000% 02/29/2028	91282CGP0	100,000.00	TD Secur		101.08	101,078.10	2,187.48	1,577.93	2.12	3.48
US TREASURY N/B DTD 03/31/2021 1.250% 03/31/2028	91282CBS9	365,000.00	BNPPSA		95.04	346,892.72	18,492.53	(687.57)	2.27	3.47
US TREASURY N/B DTD 05/01/2023 3.500% 04/30/2028	91282CHA2	40,000.00	BOFAML		100.02	40,006.24	185.93	92.93	2.30	3.47
US TREASURY N/B DTD 04/30/2024 4.625% 04/30/2029	91282CKP5	355,000.00	WellsFar		103.51	367,452.69	11,676.13	11,902.02	3.14	3.50

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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 05/31/2024 4.500% 05/31/2029	91282CKT7	165,000.00	JPMorgan		103.17	170,227.20	3,731.89	4,144.40	3.16	3.50
US TREASURY N/B DTD 05/31/2024 4.500% 05/31/2029	91282CKT7	790,000.00	JPMorgan		103.17	815,027.20	18,485.01	20,291.53	3.16	3.50
US TREASURY N/B DTD 07/01/2024 4.250% 06/30/2029	91282CKX8	165,000.00	Citigrou		102.39	168,938.06	3,847.83	3,870.74	3.26	3.51
US TREASURY N/B DTD 07/01/2024 4.250% 06/30/2029	91282CKX8	375,000.00	HSBC		102.39	383,950.13	11,498.96	10,833.01	3.26	3.51
US TREASURY N/B DTD 07/31/2024 4.000% 07/31/2029	91282CLC3	40,000.00	Citigrou		101.55	40,621.88	343.76	412.64	3.35	3.51
US TREASURY N/B DTD 09/03/2024 3.625% 08/31/2029	91282CLK5	1,090,000.00	Citigrou		100.26	1,092,810.02	553.38	1,074.90	3.46	3.52
US TREASURY N/B DTD 09/30/2024 3.500% 09/30/2029	91282CLN9	500,000.00	TD Secur		99.82	499,082.00	507.78	196.58	3.55	3.52
US TREASURY N/B DTD 10/31/2024 4.125% 10/31/2029	91282CLR0	270,000.00	TD Secur		102.06	275,558.22	7,562.13	7,173.54	3.60	3.53
US TREASURY N/B DTD 10/31/2024 4.125% 10/31/2029	91282CLR0	300,000.00	HSBC		102.06	306,175.80	6,914.08	6,766.91	3.60	3.53
US TREASURY N/B DTD 12/02/2024 4.125% 11/30/2029	91282CMA6	295,000.00	WellsFar		102.09	301,153.41	5,623.33	5,719.04	3.60	3.53
US TREASURY N/B DTD 12/31/2024 4.375% 12/31/2029	91282CMD0	845,000.00	BNP Sec		103.05	870,779.26	27,660.71	27,350.34	3.67	3.54
US TREASURY N/B DTD 01/31/2025 4.250% 01/31/2030	91282CMG3	725,000.00	BNP Sec		102.61	743,946.43	21,636.86	21,230.65	3.76	3.54
US TREASURY N/B DTD 02/28/2023 4.000% 02/28/2030	91282CGO8	1,300,000.00	Nomura		101.67	1,321,684.00	18,941.81	19,312.80	3.86	3.54
US TREASURY N/B DTD 03/31/2025 4.000% 03/31/2030	91282CMU2	905,000.00	BNP Sec		101.68	920,201.29	10,676.29	11,227.43	3.94	3.55
US TREASURY N/B DTD 05/31/2023 3.750% 05/31/2030	91282CHF1	785,000.00	HSBC		100.68	790,335.65	14,258.89	13,458.09	4.05	3.55
US TREASURY N/B DTD 06/30/2025 3.875% 06/30/2030	91282CNK3	285,000.00	Citigrou		101.21	288,439.95	2,582.72	2,647.76	4.12	3.55
US TREASURY N/B DTD 09/02/2025 3.625% 08/31/2030	91282CNX5	1,180,000.00	Nomura		100.10	1,181,198.88	7,467.63	7,180.55	4.31	3.57

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U.S. Treasury Bond / Note										
US TREASURY N/B DTD 09/30/2025 3.625% 09/30/2030	91282CPA3	80,000.00	JPMorgan		100.09	80,075.04	418.79	413.02	4.39	3.57
US TREASURY N/B DTD 09/30/2025 3.625% 09/30/2030	91282CPA3	900,000.00	Citigrou		100.09	900,844.20	3,375.45	3,295.75	4.39	3.57
Security Type Sub-Total		**17,655,000.00**				**17,693,164.27**	**404,354.91**	**174,559.82**	**3.03**	**3.54**
Federal Agency Commercial Mortgage-Backed Security										
FHMS K061 A2 DTD 01/01/2017 3.347% 11/01/2026	3137BTUM1	253,041.61	Citigrou		99.15	250,891.26	5,638.59	36.24	0.89	4.08
FHMS K064 A2 DTD 05/01/2017 3.224% 03/01/2027	3137BXQY1	390,000.00	MorganSt		99.17	386,754.03	18,874.34	4,838.09	1.12	3.80
FHMS K065 A2 DTD 07/01/2017 3.243% 04/01/2027	3137F1G44	220,000.00	MorganSt		99.15	218,136.60	10,709.26	2,911.75	1.27	3.76
FHMS K066 A2 DTD 08/01/2017 3.117% 06/01/2027	3137F2LJ3	345,000.00	CantorFi		98.93	341,315.06	18,686.15	5,438.19	1.36	3.77
FHMS K507 A1 DTD 09/01/2023 4.800% 04/01/2028	3137HAMR4	323,977.53	BOFAML		101.82	329,884.93	10,991.58	8,779.39	1.97	3.74
FHMS K506 A1 DTD 09/01/2023 4.650% 05/01/2028	3137HAMG8	185,445.54	WellsFar		101.56	188,337.19	5,664.97	4,443.45	2.05	3.77
FHMS KJ46 A1 DTD 07/01/2023 4.777% 06/01/2028	3137HAD45	293,652.00	JPMorgan		100.87	296,210.00	2,565.37	2,561.85	1.49	4.02
FHMS K505 A2 DTD 07/01/2023 4.819% 06/01/2028	3137HACX2	360,000.00	JPMorgan		102.13	367,683.84	4,088.16	5,812.06	2.29	3.78
FNA 2023-M6 A2 DTD 07/01/2023 4.190% 07/01/2028	3136BODE6	357,996.06	JPMorgan		100.46	359,655.73	7,728.82	4,887.07	2.42	3.89
FHMS KJ47 A1 DTD 09/01/2023 5.272% 08/01/2028	3137HAMN3	104,866.17	JPMorgan		101.47	106,403.93	1,538.29	1,538.03	1.38	4.01
FHMS K506 A2 DTD 09/01/2023 4.650% 08/01/2028	3137HAMH6	375,000.00	WellsFar		101.83	381,856.50	12,403.87	10,097.76	2.43	3.80
FHMS K508 A2 DTD 10/01/2023 4.740% 08/01/2028	3137HAQ74	380,000.00	BMO		102.08	387,887.66	16,223.34	12,856.63	2.46	3.80
FHMS K509 A2 DTD 10/01/2023 4.850% 09/01/2028	3137HAST4	285,000.00	MorganSt		102.44	291,945.16	16,031.81	12,566.53	2.54	3.80

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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 K507 A2 DTD 09/01/2023 4.800% 09/01/2028	3137HAMS2	370,000.00	BOFAML		102.39	378,835.97	13,258.58	11,514.00	2.49	3.75
FHMS K510 A2 DTD 11/01/2023 5.069% 10/01/2028	3137HB3D4	145,000.00	JPMorgan		102.99	149,332.31	4,751.50	4,592.20	2.57	3.82
FHMS K511 A2 DTD 12/01/2023 4.860% 10/01/2028	3137HB3G7	210,000.00	BOFAML		102.64	215,551.56	6,154.89	5,927.96	2.61	3.76
FHMS K512 A2 DTD 12/01/2023 5.000% 11/01/2028	3137HBCF9	190,000.00	JPMorgan		102.93	195,569.28	3,795.06	4,443.08	2.62	3.80
FHMS K513 A2 DTD 01/01/2024 4.724% 12/01/2028	3137HBFY5	215,000.00	BMO		102.31	219,960.27	2,812.63	3,567.49	2.74	3.80
FHMS K514 A2 DTD 02/01/2024 4.572% 12/01/2028	3137HBLV4	220,000.00	JPMorgan		101.85	224,069.34	1,869.56	2,630.01	2.69	3.80
FHMS K517 A2 DTD 03/01/2024 5.355% 01/01/2029	3137HC2C5	335,000.00	BOFAML		104.17	348,963.14	3,917.83	7,187.54	2.84	3.82
FHMS K515 A2 DTD 02/01/2024 5.400% 01/01/2029	3137HBPD0	375,000.00	WellsFar		104.15	390,571.13	5,468.63	8,825.75	2.74	3.82
FHMS K516 A2 DTD 03/01/2024 5.477% 01/01/2029	3137HBPM0	375,000.00	MorganSt		104.43	391,615.50	5,366.62	9,047.70	2.78	3.82
FHMS K524 A2 DTD 07/01/2024 4.720% 05/01/2029	3137HDV56	320,000.00	PIER		102.53	328,101.12	6,136.00	6,616.57	3.13	3.84
FHMS K522 A2 DTD 06/01/2024 4.803% 05/01/2029	3137HDJJ0	365,303.54	MorganSt		102.70	375,151.40	9,848.95	9,847.86	3.00	3.83
FHMS K526 A2 DTD 08/01/2024 4.543% 07/01/2029	3137HDXL9	350,000.00	BMO		102.05	357,171.50	3,897.60	4,685.02	3.28	3.85
FHMS K529 A2 DTD 10/01/2024 4.791% 09/01/2029	3137HH6C0	205,000.00	MorganSt		102.96	211,065.13	1,967.79	2,821.59	3.39	3.86
FHMS K530 A2 DTD 11/01/2024 4.792% 09/01/2029	3137HHJL6	400,000.00	JPMorgan		102.97	411,896.00	9,813.20	10,183.44	3.41	3.86
FHMS K546 A2 DTD 09/01/2025 4.361% 05/01/2030	3137HN4R6	260,000.00	BMO		101.66	264,322.76	426.40	579.60	3.94	3.88
Security Type Sub-Total		**8,209,282.45**				**8,369,138.30**	**210,629.79**	**169,236.85**	**2.46**	**3.83**
Corporate Note										

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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
Corporate Note										
MICROSOFT CORP (CALLABLE) DTD 08/08/2016 2.400% 08/08/2026	594918BR4	465,000.00	Citigrou	05/08/26	99.00	460,362.56	(9,794.29)	(5,432.04)	0.68	3.84
PACCAR FINANCIAL CORP DTD 08/10/2023 5.050% 08/10/2026	69371RS56	275,000.00	TD Secur		100.75	277,050.40	920.15	1,789.57	0.68	3.94
BANK OF AMERICA NA (CALLABLE) DTD 08/18/2023 5.526% 08/18/2026	06428CAA2	300,000.00	Citigrou	07/17/26	100.94	302,830.20	5,356.20	3,470.42	0.61	4.16
TARGET CORP (CALLABLE) DTD 01/24/2022 1.950% 01/15/2027	87612EBM7	50,000.00	Citigrou	12/15/26	97.98	48,991.35	(923.65)	(989.48)	1.10	3.78
TARGET CORP (CALLABLE) DTD 01/24/2022 1.950% 01/15/2027	87612EBM7	235,000.00	Barclays	12/15/26	97.98	230,259.34	(4,597.31)	(4,708.20)	1.10	3.78
BANK OF NY MELLON CORP (CALLABLE) DTD 01/26/2022 2.050% 01/26/2027	06406RBA4	380,000.00	JPMorgan	12/24/26	98.01	372,444.84	(8,778.76)	(7,820.53)	1.11	3.83
ADOBE INC (CALLABLE) DTD 02/03/2020 2.150% 02/01/2027	00724PAC3	400,000.00	CSFirstB	12/01/26	98.22	392,871.60	23,631.60	1,565.54	1.12	3.72
GOLDMAN SACHS BANK USA (CALLABLE) DTD 05/21/2024 5.414% 05/21/2027	38151LAG5	400,000.00	WellsFar	05/21/26	100.60	402,418.00	(98.00)	1,212.49	0.47	4.54
HOME DEPOT INC (CALLABLE) DTD 09/14/2017 2.800% 09/14/2027	437076BT8	390,000.00	Citigrou	06/14/27	98.34	383,513.91	15,513.81	1,999.77	1.68	3.80
BANK OF NY MELLON CORP (CALLABLE) DTD 02/07/2017 3.442% 02/07/2028	06406RAB3	240,000.00	Citigrou	02/07/27	99.38	238,500.24	5,330.64	2,877.93	1.14	4.50
KENVUE INC (CALLABLE) DTD 10/17/2023 5.050% 03/22/2028	49177JAF9	220,000.00	JPMorgan	02/22/28	102.30	225,055.38	(138.82)	648.26	2.10	3.97
JPMORGAN CHASE & CO (CALLABLE) DTD 04/22/2024 5.571% 04/22/2028	46647PEE2	140,000.00	JANE	04/22/27	101.99	142,792.44	1,858.64	2,324.21	1.34	4.42
APPLE INC (CALLABLE) DTD 05/10/2023 4.000% 05/10/2028	037833ET3	560,000.00	JPMorgan	04/10/28	100.79	564,411.12	3,386.32	3,917.33	2.26	3.66
JOHN DEERE CAPITAL CORP DTD 07/14/2023 4.950% 07/14/2028	24422EXB0	125,000.00	Citigrou		102.75	128,438.00	3,624.25	3,535.57	2.40	3.83
JOHN DEERE CAPITAL CORP DTD 07/14/2023 4.950% 07/14/2028	24422EXB0	150,000.00	SGSA		102.75	154,125.60	2,088.60	3,056.66	2.40	3.83
NATIONAL RURAL UTIL COOP (CALLABLE) DTD 08/25/2025 4.150% 08/25/2028	63743HFZ0	155,000.00	MUFG	07/25/28	100.57	155,881.18	1,054.78	1,040.07	2.50	3.92
CITIBANK NA (CALLABLE) DTD 09/29/2023 5.803% 09/29/2028	17325FBB3	365,000.00	Citigrou	08/29/28	104.96	383,113.13	18,113.13	18,113.13	2.52	3.93

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Corporate Note										
CITIBANK NA (CALLABLE) DTD 09/29/2023 5.803% 09/29/2028	17325FBB3	415,000.00	Citigrou	08/29/28	104.96	435,594.38	12,568.28	15,290.25	2.52	3.93
ALPHABET INC (CALLABLE) DTD 11/06/2025 3.875% 11/15/2028	02079KAV9	50,000.00	HSBC	10/15/28	100.60	50,298.75	341.75	340.78	2.72	3.66
BANK OF AMERICA CORP (CALLABLE) DTD 01/24/2025 4.979% 01/24/2029	06051GMK2	285,000.00	Citigrou	01/24/28	101.87	290,327.79	2,169.99	2,880.13	2.00	4.32
CISCO SYSTEMS INC (CALLABLE) DTD 02/26/2024 4.850% 02/26/2029	17275RBR2	130,000.00	Citigrou	01/26/29	102.77	133,600.22	187.72	237.51	2.90	3.93
ASTRAZENECA FINANCE LLC (CALLABLE) DTD 02/26/2024 4.850% 02/26/2029	04636NAL7	227,000.00	JPMorgan	01/26/29	102.81	233,382.33	1,295.26	1,864.03	2.90	3.91
BLACKROCK FUNDING INC (CALLABLE) DTD 03/14/2024 4.700% 03/14/2029	09290DAA9	35,000.00	Citigrou	02/14/29	102.44	35,855.09	918.44	898.27	2.95	3.90
BLACKROCK FUNDING INC (CALLABLE) DTD 03/14/2024 4.700% 03/14/2029	09290DAA9	277,000.00	GoldmanS	02/14/29	102.44	283,767.39	8,052.67	7,657.29	2.95	3.90
MASTERCARD INC (CALLABLE) DTD 05/31/2019 2.950% 06/01/2029	57636QAM6	300,000.00	Citigrou	03/01/29	97.02	291,070.20	15,475.20	8,985.64	3.19	3.84
PEPSICO INC (CALLABLE) DTD 07/17/2024 4.500% 07/17/2029	713448FX1	185,000.00	Citigrou	06/17/29	102.26	189,189.33	4,476.08	4,403.03	3.24	3.80
TOYOTA MOTOR CREDIT CORP DTD 08/09/2024 4.550% 08/09/2029	89236TMK8	50,000.00	MIZU		101.87	50,935.80	1,037.30	1,012.84	3.34	3.97
TOYOTA MOTOR CREDIT CORP DTD 08/09/2024 4.550% 08/09/2029	89236TMK8	115,000.00	MorganSt		101.87	117,152.34	2,284.59	2,252.36	3.34	3.97
TOYOTA MOTOR CREDIT CORP DTD 08/09/2024 4.550% 08/09/2029	89236TMK8	130,000.00	LoopCapM		101.87	132,433.08	2,967.38	2,838.53	3.34	3.97
ELI LILLY & CO (CALLABLE) DTD 08/14/2024 4.200% 08/14/2029	532457CQ9	65,000.00	MorganSt	07/14/29	101.17	65,762.06	904.41	870.09	3.34	3.83
ELI LILLY & CO (CALLABLE) DTD 08/14/2024 4.200% 08/14/2029	532457CQ9	230,000.00	JPMorgan	07/14/29	101.17	232,696.52	2,360.72	2,440.99	3.34	3.83
PEPSICO INC (CALLABLE) DTD 02/07/2025 4.600% 02/07/2030	713448GB8	90,000.00	MorganSt	01/07/30	102.53	92,278.71	2,429.91	2,407.37	3.71	3.91
JPMORGAN CHASE & CO (CALLABLE) DTD 04/22/2024 5.581% 04/22/2030	46647PEG7	450,000.00	BOFAML	04/22/29	104.65	470,946.15	6,946.65	8,867.04	3.07	4.29
BLACKROCK INC (CALLABLE) DTD 01/27/2020 2.400% 04/30/2030	09247XAQ4	300,000.00	FTNF	01/30/30	93.65	280,953.60	5,787.60	3,794.46	4.09	3.98

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
Corporate Note										
NOVARTIS CAPITAL CORP (CALLABLE) DTD 11/05/2025 4.100% 11/05/2030	66989HAY4	560,000.00	JPMorgan	10/05/30	100.39	562,159.92	3,839.92	3,815.67	4.40	3.99
Security Type Sub-Total		**8,744,000.00**				**8,811,462.95**	**130,591.16**	**97,456.98**	**2.23**	**3.97**
Certificate of Deposit										
COOPERAT RABOBANK UA/NY DTD 07/20/2023 5.080% 07/17/2026	21684LGS5	360,000.00	RABO UA		100.95	363,427.92	3,427.92	3,427.92	0.61	3.52
Security Type Sub-Total		**360,000.00**				**363,427.92**	**3,427.92**	**3,427.92**	**0.61**	**3.52**
Bank Note										
WELLS FARGO BANK NA (CALLABLE) DTD 08/09/2023 5.450% 08/07/2026	94988J6D4	555,000.00	JPMorgan	07/07/26	100.87	559,832.94	5,593.29	5,008.57	0.59	4.14
MORGAN STANLEY BANK NA (CALLABLE) DTD 05/30/2024 5.504% 05/26/2028	61690U8B9	370,000.00	MorganSt	05/26/27	102.06	377,622.74	6,842.04	7,246.79	1.43	4.36
Security Type Sub-Total		**925,000.00**				**937,455.68**	**12,435.33**	**12,255.36**	**0.93**	**4.23**
Asset-Backed Security										
HAROT 2023-3 A3 DTD 08/22/2023 5.410% 02/18/2028	43815QAC1	137,915.82	BOFAML		100.74	138,938.05	1,050.67	1,036.26	0.56	4.14
TAOT 2023-C A3 DTD 08/15/2023 5.160% 04/17/2028	89231FAD2	50,990.70	BNPPSA		100.58	51,288.69	309.52	303.85	0.57	4.19
TAOT 2023-D A3 DTD 11/14/2023 5.540% 08/15/2028	89239FAD4	65,776.89	JPMorgan		101.03	66,456.76	686.96	684.00	0.75	4.22
FITAT 2023-1 A3 DTD 08/23/2023 5.530% 08/15/2028	31680EAD3	169,803.35	JPMorgan		100.82	171,187.93	1,395.11	1,390.30	0.63	4.30
CHAIT 2023-A1 A DTD 09/15/2023 5.160% 09/15/2028	161571HT4	300,000.00	JPMorgan		100.97	302,900.40	2,983.56	2,949.39	0.77	3.95
AMXCA 2023-3 A DTD 09/19/2023 5.230% 09/15/2028	02582JKD1	310,000.00	Citigrou		101.07	313,305.53	3,319.39	3,313.56	0.77	3.89
HART 2023-C A3 DTD 11/13/2023 5.540% 10/16/2028	44918CAD4	87,681.10	BNPPSA		100.94	88,503.90	834.33	829.77	0.70	4.26

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										
BACCT 2023-A2 A2 DTD 12/14/2023 4.980% 11/15/2028	05522RDH8	135,000.00	BOFAML		101.04	136,398.20	1,416.33	1,409.31	0.92	3.91
GMCAR 2024-1 A3 DTD 01/17/2024 4.850% 12/18/2028	36268GAD7	30,961.52	Barclays		100.55	31,131.66	176.36	174.16	0.73	4.15
CHAIT 2024-A1 A DTD 01/31/2024 4.600% 01/15/2029	161571HV9	330,000.00	JPMorgan		100.85	332,819.85	2,870.11	2,852.42	1.08	3.85
HAROT 2025-1 A3 DTD 02/11/2025 4.570% 09/21/2029	43814VAC1	285,000.00	MUFG		101.06	288,024.42	3,033.20	3,031.38	1.45	3.88
HART 2025-A A3 DTD 03/12/2025 4.320% 10/15/2029	44935CAD3	245,000.00	Barclays		100.67	246,646.65	1,682.79	1,677.17	1.53	3.91
TAOT 2025-B A3 DTD 04/30/2025 4.340% 11/15/2029	89231HAD8	150,000.00	Barclays		100.80	151,200.45	1,209.04	1,207.53	1.65	3.88
HART 2025-B A3 DTD 06/11/2025 4.360% 12/17/2029	44935XAD7	95,000.00	JPMorgan		100.91	95,866.59	875.17	874.33	1.80	3.88
USAOT 2025-A A3 DTD 10/09/2025 3.950% 12/17/2029	90327HAC3	95,000.00	JPMorgan		100.23	95,222.49	230.83	230.29	1.91	3.84
HAROT 2025-3 A3 DTD 08/12/2025 4.040% 02/21/2030	43813QAD1	230,000.00	Barclays		100.53	231,223.60	1,228.41	1,228.06	2.03	3.80
ALLYA 2025-1 A3 DTD 10/16/2025 3.960% 03/15/2030	02008KAC7	80,000.00	Barclays		100.11	80,085.84	97.26	96.87	1.88	3.94
TAOT 2025-C A3 DTD 07/30/2025 4.110% 03/15/2030	89238VAD0	165,000.00	RBC Capi		100.61	166,001.22	1,018.61	1,017.41	2.04	3.83
HART 2025-C A3 DTD 09/17/2025 3.880% 04/15/2030	44935JAD8	200,000.00	Citigrou		100.11	200,219.80	252.44	250.32	2.06	3.84
GMCAR 2025-2 A3 DTD 05/14/2025 4.280% 04/16/2030	362549AD9	65,000.00	TD Secur		100.78	65,504.66	514.23	513.20	1.77	3.87
BACCT 2025-A1 A DTD 06/12/2025 4.310% 05/15/2030	05522RDK1	185,000.00	BOFAML		101.24	187,286.23	2,286.93	2,286.23	2.29	3.81
HAROT 2025-4 A3 DTD 11/12/2025 3.980% 06/17/2030	43814XAD5	180,000.00	BOFAML		100.40	180,716.04	750.89	750.41	2.15	3.81
TAOT 2025-D A3 DTD 10/23/2025 3.840% 06/17/2030	89231GAD0	210,000.00	JPMorgan		100.03	210,063.00	87.15	86.61	2.21	3.84
CCCIT 2025-A1 A DTD 06/26/2025 4.300% 06/21/2030	17305EHA6	400,000.00	Citigrou		101.25	405,015.60	5,124.12	5,115.55	2.36	3.78

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										
COPAR 2025-1 A3 DTD 11/05/2025 3.850% 07/15/2030	14043YAD7	95,000.00	JPMorgan		100.32	95,299.82	319.94	319.50	2.26	3.74
AMXCA 2025-4 A DTD 07/22/2025 4.300% 07/15/2030	02582JKV1	225,000.00	Barclays		101.35	228,035.25	3,067.67	3,065.38	2.44	3.79
CHAIT 2025-A1 A DTD 07/25/2025 4.160% 07/15/2030	161571HZ0	320,000.00	JPMorgan		101.04	323,334.08	3,340.51	3,339.45	2.44	3.77
HART 2025-D A3 DTD 11/12/2025 3.990% 09/16/2030	44891XAD9	185,000.00	BNP Sec		100.40	185,743.15	758.80	758.46	2.24	3.83
COMET 2025-A1 A DTD 09/16/2025 3.820% 09/16/2030	14041NGF2	250,000.00	WellsFar		100.16	250,393.00	440.40	437.81	2.60	3.79
CHAOT 2025-2A A3 DTD 10/29/2025 3.860% 10/25/2030	16144MAD6	130,000.00	JPMorgan		99.95	129,940.20	(54.65)	(55.16)	2.12	3.91
Security Type Sub-Total		**5,408,129.39**				**5,448,753.06**	**41,306.08**	**41,173.82**	**1.71**	**3.88**
Managed Account Sub-Total		**41,301,411.84**				**41,623,402.18**	**802,745.19**	**498,110.75**	**2.51**	**3.75**
Securities Sub-Total		**$41,301,411.84**				**$41,623,402.18**	**$802,745.19**	**$498,110.75**	**2.51**	**3.75%**
Accrued Interest						**$267,782.50**				
Total Investments						**$41,891,184.68**				

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Transaction Type					Principal	Accrued		Realized G/L	Realized G/L	Sale
Trade	Settle	Security Description	CUSIP	Par	Proceeds	Interest	Total	Cost	Amort Cost	Method
BUY										
10/28/25	11/05/25	COPAR 2025-1 A3 DTD 11/05/2025 3.850% 07/15/2030	14043YAD7	95,000.00	(94,979.88)	0.00	(94,979.88)			
11/03/25	11/05/25	NOVARTIS CAPITAL CORP (CALLABLE) DTD 11/05/2025 4.100% 11/05/2030	66989HAY4	560,000.00	(558,320.00)	0.00	(558,320.00)			
11/03/25	11/06/25	ALPHABET INC (CALLABLE) DTD 11/06/2025 3.875% 11/15/2028	02079KAV9	50,000.00	(49,957.00)	0.00	(49,957.00)			
11/05/25	11/12/25	HAROT 2025-4 A3 DTD 11/12/2025 3.980% 06/17/2030	43814XAD5	180,000.00	(179,965.15)	0.00	(179,965.15)			
11/05/25	11/12/25	HART 2025-D A3 DTD 11/12/2025 3.990% 09/16/2030	44891XAD9	185,000.00	(184,984.35)	0.00	(184,984.35)			
11/12/25	11/13/25	CISCO SYSTEMS INC (CALLABLE) DTD 02/26/2024 4.850% 02/26/2029	17275RBR2	130,000.00	(133,412.50)	(1,348.57)	(134,761.07)			
Transaction Type Sub-Total				**1,200,000.00**	**(1,201,618.88)**	**(1,348.57)**	**(1,202,967.45)**			
INTEREST										
11/01/25	11/25/25	FHMS K546 A2 DTD 09/01/2025 4.361% 05/01/2030	3137HN4R6		0.00	944.88	944.88			
11/01/25	11/25/25	FHMS K529 A2 DTD 10/01/2024 4.791% 09/01/2029	3137HH6C0		0.00	818.46	818.46			
11/01/25	11/25/25	FNA 2023-M6 A2 DTD 07/01/2023 4.190% 07/01/2028	3136BQDE6		0.00	1,250.12	1,250.12			
11/01/25	11/25/25	FHMS K511 A2 DTD 12/01/2023 4.860% 10/01/2028	3137HB3G7		0.00	850.50	850.50			
11/01/25	11/25/25	FHMS K524 A2 DTD 07/01/2024 4.720% 05/01/2029	3137HDV56		0.00	1,258.67	1,258.67			
11/01/25	11/25/25	FHMS K522 A2 DTD 06/01/2024 4.803% 05/01/2029	3137HDJJ0		0.00	1,462.27	1,462.27			
11/01/25	11/25/25	FHMS K515 A2 DTD 02/01/2024 5.400% 01/01/2029	3137HBPD0		0.00	1,687.50	1,687.50			
11/01/25	11/25/25	FHMS K066 A2 DTD 08/01/2017 3.117% 06/01/2027	3137F2LJ3		0.00	896.14	896.14			
11/01/25	11/25/25	FHMS K517 A2 DTD 03/01/2024 5.355% 01/01/2029	3137HC2C5		0.00	1,494.94	1,494.94			

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Transaction Type					Principal	Accrued		Realized G/L	Realized G/L	Sale
Trade	Settle	Security Description	CUSIP	Par	Proceeds	Interest	Total	Cost	Amort Cost	Method
INTEREST										
11/01/25	11/25/25	FHMS K526 A2 DTD 08/01/2024 4.543% 07/01/2029	3137HDXL9		0.00	1,325.04	1,325.04			
11/01/25	11/25/25	FHMS K507 A2 DTD 09/01/2023 4.800% 09/01/2028	3137HAMS2		0.00	1,480.00	1,480.00			
11/01/25	11/25/25	FHMS K064 A2 DTD 05/01/2017 3.224% 03/01/2027	3137BXQY1		0.00	1,047.80	1,047.80			
11/01/25	11/25/25	FHMS K061 A2 DTD 01/01/2017 3.347% 11/01/2026	3137BTUM1		0.00	707.25	707.25			
11/01/25	11/25/25	FHMS K516 A2 DTD 03/01/2024 5.477% 01/01/2029	3137HBPM0		0.00	1,711.56	1,711.56			
11/01/25	11/25/25	FHMS K506 A2 DTD 09/01/2023 4.650% 08/01/2028	3137HAMH6		0.00	1,453.13	1,453.13			
11/01/25	11/25/25	FHMS K505 A2 DTD 07/01/2023 4.819% 06/01/2028	3137HACX2		0.00	1,445.70	1,445.70			
11/01/25	11/25/25	FHMS KJ47 A1 DTD 09/01/2023 5.272% 08/01/2028	3137HAMN3		0.00	462.53	462.53			
11/01/25	11/25/25	FHMS K514 A2 DTD 02/01/2024 4.572% 12/01/2028	3137HBLV4		0.00	838.20	838.20			
11/01/25	11/25/25	FHMS K512 A2 DTD 12/01/2023 5.000% 11/01/2028	3137HBCF9		0.00	791.67	791.67			
11/01/25	11/25/25	FHMS K506 A1 DTD 09/01/2023 4.650% 05/01/2028	3137HAMG8		0.00	719.43	719.43			
11/01/25	11/25/25	FHMS K065 A2 DTD 07/01/2017 3.243% 04/01/2027	3137F1G44		0.00	594.55	594.55			
11/01/25	11/25/25	FHMS K510 A2 DTD 11/01/2023 5.069% 10/01/2028	3137HB3D4		0.00	612.50	612.50			
11/01/25	11/25/25	FHMS K530 A2 DTD 11/01/2024 4.792% 09/01/2029	3137HHJL6		0.00	1,597.33	1,597.33			
11/01/25	11/25/25	FHMS K513 A2 DTD 01/01/2024 4.724% 12/01/2028	3137HBFY5		0.00	846.38	846.38			
11/01/25	11/25/25	FHMS KJ46 A1 DTD 07/01/2023 4.777% 06/01/2028	3137HAD45		0.00	1,170.32	1,170.32			
11/01/25	11/25/25	FHMS K509 A2 DTD 10/01/2023 4.850% 09/01/2028	3137HAST4		0.00	1,151.88	1,151.88			

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Transaction Type Trade	Settle	Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L Cost	Realized G/L Amort Cost	Sale Method
INTEREST										
11/01/25	11/25/25	FHMS K507 A1 DTD 09/01/2023 4.800% 04/01/2028	3137HAMR4		0.00	1,304.46	1,304.46			
11/01/25	11/25/25	FHMS K508 A2 DTD 10/01/2023 4.740% 08/01/2028	3137HAO74		0.00	1,501.00	1,501.00			
11/03/25	11/03/25	MONEY MARKET FUND DTD 01/01/2010 0.000% --	MONEY0002		0.00	494.79	494.79			
11/10/25	11/10/25	APPLE INC (CALLABLE) DTD 05/10/2023 4.000% 05/10/2028	037833ET3		0.00	11,200.00	11,200.00			
11/13/25	11/13/25	BRISTOL-MYERS SQUIBB CO (CALLABLE) DTD 11/13/2020 0.750% 11/13/2025	110122DN5		0.00	502.50	502.50			
11/15/25	11/15/25	FITAT 2023-1 A3 DTD 08/23/2023 5.530% 08/15/2028	31680EAD3		0.00	847.88	847.88			
11/15/25	11/15/25	CHAIT 2025-A1 A DTD 07/25/2025 4.160% 07/15/2030	161571HZ0		0.00	1,109.33	1,109.33			
11/15/25	11/15/25	TAOT 2023-D A3 DTD 11/14/2023 5.540% 08/15/2028	89239FAD4		0.00	323.51	323.51			
11/15/25	11/15/25	BACCT 2025-A1 A DTD 06/12/2025 4.310% 05/15/2030	05522RDK1		0.00	664.46	664.46			
11/15/25	11/15/25	CHAIT 2024-A1 A DTD 01/31/2024 4.600% 01/15/2029	161571HV9		0.00	1,265.00	1,265.00			
11/15/25	11/15/25	HART 2023-C A3 DTD 11/13/2023 5.540% 10/16/2028	44918CAD4		0.00	434.80	434.80			
11/15/25	11/15/25	ALLYA 2025-1 A3 DTD 10/16/2025 3.960% 03/15/2030	02008KAC7		0.00	255.20	255.20			
11/15/25	11/15/25	COMET 2025-A1 A DTD 09/16/2025 3.820% 09/16/2030	14041NGF2		0.00	1,565.14	1,565.14			
11/15/25	11/15/25	HART 2025-A A3 DTD 03/12/2025 4.320% 10/15/2029	44935CAD3		0.00	882.00	882.00			
11/15/25	11/15/25	TAOT 2023-C A3 DTD 08/15/2023 5.160% 04/17/2028	89231FAD2		0.00	237.46	237.46			
11/15/25	11/15/25	TAOT 2025-C A3 DTD 07/30/2025 4.110% 03/15/2030	89238VAD0		0.00	565.13	565.13			

Managed Account Security Transactions & Interest

For the Month Ending **November 30, 2025**

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Transaction Type					Principal	Accrued		Realized G/L	Realized G/L	Sale
Trade	Settle	Security Description	CUSIP	Par	Proceeds	Interest	Total	Cost	Amort Cost	Method
INTEREST										
11/15/25	11/15/25	AMXCA 2023-3 A DTD 09/19/2023 5.230% 09/15/2028	02582JKD1		0.00	1,351.08	1,351.08			
11/15/25	11/15/25	CHAIT 2023-A1 A DTD 09/15/2023 5.160% 09/15/2028	161571HT4		0.00	1,290.00	1,290.00			
11/15/25	11/15/25	AMXCA 2025-4 A DTD 07/22/2025 4.300% 07/15/2030	02582JKV1		0.00	806.25	806.25			
11/15/25	11/15/25	USAOT 2025-A A3 DTD 10/09/2025 3.950% 12/17/2029	90327HAC3		0.00	396.10	396.10			
11/15/25	11/15/25	HART 2025-C A3 DTD 09/17/2025 3.880% 04/15/2030	44935JAD8		0.00	646.67	646.67			
11/15/25	11/15/25	HART 2025-B A3 DTD 06/11/2025 4.360% 12/17/2029	44935XAD7		0.00	345.17	345.17			
11/15/25	11/15/25	BACCT 2023-A2 A2 DTD 12/14/2023 4.980% 11/15/2028	05522RDH8		0.00	560.25	560.25			
11/15/25	11/15/25	TAOT 2025-B A3 DTD 04/30/2025 4.340% 11/15/2029	89231HAD8		0.00	542.50	542.50			
11/15/25	11/15/25	TAOT 2025-D A3 DTD 10/23/2025 3.840% 06/17/2030	89231GAD0		0.00	492.80	492.80			
11/16/25	11/16/25	GMCAR 2024-1 A3 DTD 01/17/2024 4.850% 12/18/2028	36268GAD7		0.00	133.21	133.21			
11/16/25	11/16/25	GMCAR 2025-2 A3 DTD 05/14/2025 4.280% 04/16/2030	362549AD9		0.00	231.83	231.83			
11/18/25	11/18/25	HAROT 2023-3 A3 DTD 08/22/2023 5.410% 02/18/2028	43815QAC1		0.00	681.66	681.66			
11/21/25	11/21/25	HAROT 2025-3 A3 DTD 08/12/2025 4.040% 02/21/2030	43813QAD1		0.00	774.33	774.33			
11/21/25	11/21/25	GOLDMAN SACHS BANK USA (CALLABLE) DTD 05/21/2024 5.414% 05/21/2027	38151LAG5		0.00	10,828.00	10,828.00			
11/21/25	11/21/25	HAROT 2025-1 A3 DTD 02/11/2025 4.570% 09/21/2029	43814VAC1		0.00	1,085.37	1,085.37			
11/25/25	11/25/25	CHAOT 2025-2A A3 DTD 10/29/2025 3.860% 10/25/2030	16144MAD6		0.00	362.41	362.41			

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Transaction Type Trade	Settle	Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L Cost	Realized G/L Amort Cost	Sale Method
INTEREST										
11/26/25	11/26/25	MORGAN STANLEY BANK NA (CALLABLE) DTD 05/30/2024 5.504% 05/26/2028	61690U8B9		0.00	10,182.40	10,182.40			
11/30/25	11/30/25	US TREASURY N/B DTD 05/31/2023 3.750% 05/31/2030	91282CHF1		0.00	14,718.75	14,718.75			
11/30/25	11/30/25	US TREASURY N/B DTD 06/01/2021 0.750% 05/31/2026	91282CCF6		0.00	562.50	562.50			
11/30/25	11/30/25	US TREASURY N/B DTD 05/31/2024 4.500% 05/31/2029	91282CKT7		0.00	21,487.50	21,487.50			
11/30/25	11/30/25	US TREASURY N/B DTD 11/30/2022 3.875% 11/30/2027	91282CFZ9		0.00	11,140.63	11,140.63			
11/30/25	11/30/25	US TREASURY N/B DTD 12/02/2024 4.125% 11/30/2029	91282CMA6		0.00	6,084.38	6,084.38			
Transaction Type Sub-Total					**0.00**	**136,475.20**	**136,475.20**			
MATURITY										
11/13/25	11/13/25	BRISTOL-MYERS SQUIBB CO (CALLABLE) DTD 11/13/2020 0.750% 11/13/2025	110122DN5	134,000.00	134,000.00	0.00	134,000.00	1,334.64	0.00	
Transaction Type Sub-Total				**134,000.00**	**134,000.00**	**0.00**	**134,000.00**	**1,334.64**	**0.00**	
PAYDOWNS										
11/01/25	11/25/25	FHMS K507 A1 DTD 09/01/2023 4.800% 04/01/2028	3137HAMR4	2,136.95	2,136.95	0.00	2,136.95	33.54	19.56	
11/01/25	11/25/25	FHMS K506 A1 DTD 09/01/2023 4.650% 05/01/2028	3137HAMG8	213.50	213.50	0.00	213.50	3.19	1.84	
11/01/25	11/25/25	FNA 2023-M6 A2 DTD 07/01/2023 4.190% 07/01/2028	3136BQDE6	34.11	34.11	0.00	34.11	0.58	0.32	
11/01/25	11/25/25	FHMS KJ46 A1 DTD 07/01/2023 4.777% 06/01/2028	3137HAD45	335.67	335.67	0.00	335.67	0.01	0.00	
11/01/25	11/25/25	FHMS KJ47 A1 DTD 09/01/2023 5.272% 08/01/2028	3137HAMN3	412.74	412.74	0.00	412.74	0.00	0.00	

pfm asset management

Managed Account Security Transactions & Interest

For the Month Ending **November 30, 2025**

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Transaction Type Trade	Settle	Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L Cost	Realized G/L Amort Cost	Sale Method
PAYDOWNS										
11/01/25	11/25/25	FHMS K522 A2 DTD 06/01/2024 4.803% 05/01/2029	3137HDJJ0	35.92	35.92	0.00	35.92	0.00	0.00	
11/01/25	11/25/25	FHMS K061 A2 DTD 01/01/2017 3.347% 11/01/2026	3137BTUM1	529.97	529.97	0.00	529.97	16.31	4.97	
11/15/25	11/15/25	TAOT 2023-D A3 DTD 11/14/2023 5.540% 08/15/2028	89239FAD4	4,297.30	4,297.30	0.00	4,297.30	0.46	0.27	
11/15/25	11/15/25	HART 2023-C A3 DTD 11/13/2023 5.540% 10/16/2028	44918CAD4	6,499.31	6,499.31	0.00	6,499.31	0.86	0.53	
11/15/25	11/15/25	FITAT 2023-1 A3 DTD 08/23/2023 5.530% 08/15/2028	31680EAD3	14,184.25	14,184.25	0.00	14,184.25	0.88	0.49	
11/15/25	11/15/25	TAOT 2023-C A3 DTD 08/15/2023 5.160% 04/17/2028	89231FAD2	4,232.17	4,232.17	0.00	4,232.17	0.96	0.50	
11/16/25	11/16/25	GMCAR 2024-1 A3 DTD 01/17/2024 4.850% 12/18/2028	36268GAD7	1,998.25	1,998.25	0.00	1,998.25	0.41	0.27	
11/18/25	11/18/25	HAROT 2023-3 A3 DTD 08/22/2023 5.410% 02/18/2028	43815QAC1	13,283.95	13,283.95	0.00	13,283.95	2.74	1.37	
Transaction Type Sub-Total				**48,194.09**	**48,194.09**	**0.00**	**48,194.09**	**59.94**	**30.12**	
SELL										
11/04/25	11/05/25	US TREASURY N/B DTD 06/01/2021 0.750% 05/31/2026	91282CCF6	105,000.00	103,228.13	339.96	103,568.09	(1,542.18)	(1,745.77)	FIFO
11/04/25	11/05/25	US TREASURY N/B DTD 06/01/2021 0.750% 05/31/2026	91282CCF6	515,000.00	506,309.37	1,667.42	507,976.79	34,319.92	(2,563.18)	FIFO
11/06/25	11/07/25	US TREASURY N/B DTD 06/01/2021 0.750% 05/31/2026	91282CCF6	375,000.00	368,774.41	1,229.51	370,003.92	25,092.77	(1,806.96)	FIFO
Transaction Type Sub-Total				**995,000.00**	**978,311.91**	**3,236.89**	**981,548.80**	**57,870.51**	**(6,115.91)**	
Managed Account Sub-Total					**(41,112.88)**	**138,363.52**	**97,250.64**	**59,265.09**	**(6,085.79)**	
Total Security Transactions					**($41,112.88)**	**$138,363.52**	**$97,250.64**	**$59,265.09**	**($6,085.79)**	

CITY OF EASTVALE

AGENDA STAFF REPORT

City Council Meeting
CONSENT CALENDAR
Agenda Item No. 11.3
January 14, 2026

Annual Development Impact Fee Report as of June 30, 2025

Prepared By:

Caroline Cruz-Contreras, Principal Accountant

Recommended Action(s)

Staff recommends that the City Council receive and file Annual Development Impact Fees Report as of June 30, 2025, and adopt the findings contained in Section 4 of the Report.

Summary

Pursuant to the Mitigation Fee Act (the "Act") (Government Code section 66000 et seq.), and specifically section 66006 of the Act, the following report on the receipt, use and retention of development impact fees for Fiscal Year 2024-25 is hereby presented to the City Council for review. Development impact fees are charged by local governments to defray all or a portion of the cost of public facilities related to new development being constructed within the City. The requirements for enactment of a development impact fee program are set forth in the Act, which was enacted by the State Legislature as Assembly Bill No. 1600 (2016) and is commonly referred to as "AB 1600 requirements".

The Act requires two specific reporting requirements from the City: 1) A periodic (five-year) report to make findings with respect to all unexpended mitigation fees and 2) an annual review of all development impact fees as defined in the Act and to make a public report on the fees available to the public after the end of each fiscal year. The annual report is included herein. The report must provide the beginning and ending balances of the fiscal year, the amount of fees collected by the City, interest income and any other income earned, a description of how the fees were expended during the subject fiscal year, and any refunds or allocations pursuant to Government Code Section 66001(f).

If fees are not expended or remain uncommitted for a period of five or more years, the report must include a finding identifying the purpose of the fee and the anticipated improvements to be financed by the fee. If such findings are not made, State law requires that the City refund the unused fees being held.

Background

Development impact fees may be collected by the City of Eastvale for the purpose of mitigating the impacts caused by new development on the City's infrastructure. Fees are used to finance the acquisition, construction, and improvement of public facilities required as a result of this new development. A separate funding structure has been established to account for the impact of new development on each of the following types of public facilities: Transportation Facilities, Fire Facilities, Public Facilities, and Road and Bridge Facilities.

On April 11, 2012, the City Council adopted Resolution No. 12-15, establishing the City's development impact fees in accordance with the Development Impact Fee Nexus Study dated April 2, 2012; this report reflects fees collected during fiscal year 2024-25 based on that adopted study. Fees collected through June 30, 2025 did not account for inflationary or consumer price index increases, as a result the fees have been static since the adoption of the fee schedule in 2012.

Environmental

Not Applicable.

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

The annual AB 1600 Development Impact Fee Report is presented for compliance with Government Code Section 66006. This report is informational in nature and provides a summary of fees collected, interest earned, and expenditures made during the fiscal year. No strategic activity or policy direction is required by the City Council at this time.

Fiscal Impact

This action does not have an immediate impact on the General Fund.

Prior City Council/Commission Action

The City completed a Development Impact Fee Study in 2012 and adopted fees by resolution effective July 1, 2012. In 2024, staff completed the second five-year periodic report as of June 30, 2012. An annual report was prepared for the period ended June 30, 2024, in December 2024.

On June 25, 2025, the City Council held a public hearing and adopted the 2025 Development Impact Fee Nexus Study and fee schedule. The ordinance amending the Eastvale Municipal Code was introduced at that meeting, with the updated fees becoming effective October 13, 2025.

Attachment(s)

Attachment 1 - 2025 Eastvale DIF Report

Executive Summary

Background

The Mitigation Fee Act, Government Code Section 66000 et seq., (the "Act") governs the establishment and administration of development impact fees paid by new development projects for public facilities needed to serve new development. Fees must be separately accounted for and used for the specific purpose for which the fee was imposed. The City's adopted development impact fees are listed in the attached exhibits. Expenditures are authorized through the annual Operating Budget and the City's Capital Improvement Program.

Development Fee Reporting

The Act mandates two specific reporting requirements for the city:

- A periodic (five-year) report making certain findings with respect to all unexpended mitigation fees; and,
- An annual review of all development impact fees as defined in the Act, in a public report after the close of each fiscal year.

Government Code Section 66006(b)(2) requires the report be placed on an agenda for review at a public meeting not less than 15 days after the report is made available to the public. The City is also required to adopt by resolution certain findings, as defined in the Act, for any unexpended balances of mitigations fees as of the fifth fiscal year following the first deposit into those funds (Government Code Section 66001(d)). The City completed a Development Impact Fee study in 2012 and adopted fees by resolution effective July 1, 2012. The city initially adopted the County of Riverside Development Impact Fees when it incorporated on October 1, 2010, and used those fee amounts until adoption of updated City fees in June 2012. Since the previous study is 13 years old, a new Development Impact Fee Nexus Study and Fee Schedule was prepared and formally adopted on June 25, 2025. In accordance with Government Code Section 66017, the updated Development Impact Fees will take effect on October 13, 2025.

The report is organized as follows:

Section 1. A brief description of the purpose of each development impact fee, its authorizing legislation and current amount (Government Code Section 66006(b) (1) (A)).

Section 2. A summary of the beginning fund balance on July 1, 2024, annual fee revenue collected, interest earned, developer contribution, public improvement expenditures, and the ending fund balance at June 30, 2025 for each fee (Government Code Section 66006(b)(1)(B)-(H)).

Section 3. A listing of projects funded or to be funded with development impact fees (Government Code Section 66006(b)(1)(E)).

Section 4. Report of Findings for each fee.

SECTION 1 | Fee Descriptions

The City's Development Impact Fees (DIF) were first adopted at incorporation on October 1, 2010, adopting the fees that were being charged by the County of Riverside at the time. In April 2012, a nexus study was done to update the fees, effective July 1, 2012. The following development impact fees were adopted: transportation facilities development impact fee, fire facilities development impact fee, and the public facilities development impact fee. Subsequently, a fourth fee was adopted, the Road and Bridge Benefit District. A description of each fee is noted below:

Transportation Facilities

The purpose of the Transportation Facilities DIF is to ensure that new development within the City of Eastvale pays its proportionate share of the capital investments made by the city, which are necessary to provide traffic amenities adequate to accommodate a growing service population within the standards and needs defined by the City's master planning process.

The 2012 Nexus Study identified a total of $8.4 million in capital facilities costs for facilities related to transportation. The transportation facilities identified were as follows:

1. Road improvements: Hellman Avenue one lane bridge widening over Cucamonga Creek.
2. Limonite Bridge over Cucamonga Channel
3. New Traffic Signals: 23 new traffic signals.

Cost estimates for the facilities include design, permitting, land acquisition, construction, and project administration.

The fee amount for the Transportation Facilities Development Impact Fee is as follows:

Land Use	Maximum Fee
Single Family Residential	$693 per dwelling unit
Multi-Family Residential	$487 per dwelling unit
Commercial/ Retail	$1,685 per 1,000 square feet of building space
Light Industrial/Warehousing	$352 per 1,000 square feet of building space
Office/Business Park	$373 per 1,000 square feet of building space

Fire Facilities

The purpose of the Fire Facilities DIF is to ensure that new development within the City of Eastvale pays its proportionate share of the capital investments made by the city, which are necessary to provide fire protection, fire suppression and other fire safety services adequate to accommodate a growing service population within the standards and needs defined by operational standards and planning criteria.

Detail

The 2012 Nexus Study identified a total of $8.9 million in capital facilities costs for fire facilities. The fire facilities identified were as follows:

1. Eastvale Fire Station No. 27.
2. Eastvale Fire Station, additional

Cost estimates for the facilities include design, permitting, land acquisition, construction, and project administration.

The fee amount for the Fire Facilities Development Impact Fee is as follows:

Land Use	Maximum Fee
Single Family Residential	$481 per dwelling unit
Multi-Family Residential	$332 per dwelling unit
Commercial/ Retail	$132 per 1,000 square feet of building space
Light Industrial/Warehousing	$137 per 1,000 square feet of building space
Office/Business Park	$132 per 1,000 square feet of building space

Public Facilities

The purpose of the Public Facilities DIF is to ensure that new development within the City of Eastvale pays its proportionate share of the capital investments made by the city, which are necessary to provide general governmental and related civic services adequate to accommodate a growing service population within the standards and needs defined by the City's capital improvement programs, long-range planning, and strategic planning.

The 2012 Nexus Study identified a total of $13.4 million in capital facilities costs for facilities related to governmental and community services. The public facilities identified were as follows:

1. Civic Center: Governmental Services
2. Civic Center: Police Services

Cost estimates for the facilities include design, permitting, land acquisition, construction, and project administration.

The fee amount for the Public Facilities Development Impact Fee is as follows:

Land Use	Maximum Fee
Single Family Residential	$942 per dwelling unit
Multi-Family Residential	$650 per dwelling unit
Commercial/ Retail	$150 per 1,000 square feet of building space
Light Industrial/Warehousing	$156 per 1,000 square feet of building space
Office/Business Park	$150 per 1,000 square feet of building space

Detail

Road and Bridge Benefit District

The Road and Bridge Benefit District (District) DIF is inherited from the County of Riverside associated with incorporation of the city. The city accepted responsibility for the portion of the district within the city's footprint. The district was created to ensure that new development within the district's boundaries pays its proportionate share of the necessary capital investments required to provide they road and bridge improvements within the district adequate for the growing service population, consistent with the standards and needs defined by the City's capital improvement programs, long-range planning, and strategic planning.

The most recent update of the Nexus Study in support of the DIF was completed by the County of Riverside in 2005. That study identified a total of $47.1 million (net of fees collected to date at that time) in capital facilities costs for projects needed within the district to meet its obligation to fund adequate roads and bridges within the district's boundaries.

Cost estimates for the facilities include design, permitting, land acquisition, construction, and project administration.

The fee amount for the Road and Bridge Benefit District Development Impact Fee are broken down into zones within the original County district. Fee amounts are listed below:

Land Use	Maximum Fee	
Single Family Residential	$884 – $2681	per dwelling unit
Multi-Family Residential	$417 – $1,857	per dwelling unit
Commercial/ Retail	$2652 – $9,117	per acre
Light Industrial/Warehousing	$2652 – $9,117	per acre
Office/Business Park	$2652 – $9,117	per acre

Section 4 | Report of Findings

(Government Code Section 66001(d))

Transportation Facilities

1. The purpose of the Transportation Facilities DIF is to ensure that new development within the City of Eastvale pays its proportionate share of the capital investments made by the city, which are necessary to provide traffic amenities adequate to accommodate a growing service population within the standards and needs defined by the city's master planning process.

2. The reasonable relationship between the Transportation Facilities DIF and the purpose for which it is charged is demonstrated in the City of Eastvale Development Impact Fee Study dated February 2, 2012, effective July 1, 2012.

3. The sources and amount of funding anticipated to complete the Transportation Facilities is in the city of Eastvale Development Impact Fee Study dated February 2, 2012, effective July 1, 2012.

4. The approximate date for funding and constructing some of the Transportation Facilities is noted in the Capital Improvement Program for Fiscal Years 2025-2026 through 2029-2030.

5. Future projects that are planned do not have an estimated date for completion as these projects will be connected to new development within the city.

Fire Facilities

1. The purpose of the Fire Facilities DIF is to ensure that new development within the City of Eastvale pays its proportionate share of the capital investments made by the city, which are necessary to provide fire protection, fire suppression and other fire safety services adequate to accommodate a growing service population within the standards and needs defined by operational standards and planning criteria.

2. The reasonable relationship between the Fire Facilities DIF and the purpose for which it is charged is demonstrated in the City of Eastvale Development Impact Fee Study dated February 2, 2012, effective July 1, 2012.

3. The sources and amount of funding anticipated to complete the Fire Facilities was in the City of Eastvale Development Impact Fee Study dated February 2, 2012, effective July 1, 2012.

4. The approximate date for funding and constructing the new Fire Facilities is noted in the Capital Improvement Program for Fiscal Years 2025-2026 through 2029-2030.

5. Future expansion of the Fire Facilities has not been determined at this time but will be considered as

the city develops further.

Public Facilities

1. The purpose of the Public Facilities DIF is to ensure that new development within the City of Eastvale pays its proportionate share of the capital investments made by the city, which are necessary to provide general governmental and related civic services adequate to accommodate a growing service population within the standards and needs defined by the city's capital improvement programs, long-range planning, and strategic planning.

2. The reasonable relationship between the Public Facilities DIF and the purpose for which it is charged is demonstrated in the City of Eastvale Development Impact Fee Study dated February 2, 2012, effective July 1, 2012.

3. The sources and amount of funding anticipated to complete the Public Facilities is in the City of Eastvale Development Impact Fee Study dated February 2, 2012, effective July 1, 2012.

4. The approximate date for funding and constructing of the Public Facilities is noted in the Capital Improvement Program for Fiscal Years 2025-2026 through 2029-2030. Future expansion of Public Facilities has not been determined at this time but will be considered as the city is built out.

Road and Bridge Benefit District

1. The purpose of the Road and Bridge Benefit District (district) DIF is to ensure that new development within the City of Eastvale pays its proportionate share of the capital investments made by the city to provide necessary road and bridge improvements within the district adequate to accommodate a growing service population within the standards and needs defined by the city's capital improvement programs, long-range planning, and strategic planning.

2. The reasonable relationship between the Road and Bridge Benefit District DIF and the purpose for which it is charged is demonstrated in the County of Riverside Road and Bridge Development Impact Fee Update Report dated November 1, 2005, effective January 7, 2006.

3. The sources and amount of funding anticipated to complete the Road and Bridge projects are in the County of Riverside Development Impact Fee Update Report dated November 1, 2005, effective January 7, 2006.

4. The approximate date for funding and constructing of Road and Bridge projects is noted in the Capital Improvement Program for Fiscal Years 2025-2026 through 2029-2030. Future capital projects to meet the city's need for road and bridge expansion within the district have not been determined at this time but will be considered as the city develops further.

Detail

Developer Contribution and Land Dedication

On May 11, 2022, the City of Eastvale entered into a Development Agreement with The New Home Company Southern California LLC for the Leal Ranch property, designated for the City's Civic Center project. In fiscal year 2024–25, the City recorded land dedications at the appraised fair market value of $12,221,571 under the agreement. These contributions were recognized as Developer Contributions, reported as revenues and capital expenditures, and added to the City's capital asset inventory.

Detail

Section 2 | Beginning Fund Balance

	Transportation Facilities	Fire Facilities	Public Facilities	Road & Bridge Benefit Dist.	Total
BEGINNING BALANCE 7/1/2024	**$ 1,516,894**	**$ 760,262**	**$ 398,476**	**$ 7,854,113**	**$ 10,529,745**
REVENUES					
Fees Received:	$ 128,216	$ 86,538	$ 169,249	$ 483,646	$ 867,649
Interest Income:	67,578	34,695	21,686	343,295	467,254
Developer Contributions:	4,012,401	2,774,959	5,434,211	-	12,221,571
Total Revenues FY 2024/25	**$ 4,208,195**	**$ 2,896,192**	**$ 5,625,146**	**$ 826,941**	**$ 13,556,474**
EXPENDITURES					
Cost Allocation:	$ 377	$ 160	$ 1,282	$ -	$ 1,819
Capital Expenditures:	4,012,401	2,774,959	5,434,211	196,635	12,418,206
Total Expenditures FY 2024/25	**$ 4,012,778**	**$ 2,775,119**	**$ 5,435,493**	**$ 196,635**	**$ 12,420,025**
ENDING BALANCE 06/30/2025	***$ 1,712,311***	***$ 881,335***	***$ 588,129***	***$ 8,484,419***	***$ 11,666,194***

Detail

Section 3 | Project Listing

	Est. Project Completion Date	Status	Transportation Facilities	Fire Facilities	Public Facilities	Road & Bridge Benefit Dist.	Total DIF Funds	Other Funding Sources	% of DIF vs Other Funding Sources
CAPITAL EXPENDITURES									
93039 - Median Improvement Project		In Progress	$ -	$ -	$ -	$ 196,635	$ 196,635	$ 1,617,123	11%
Civic Center Project Land Dedication In Lieu of Fees		Complete	4,012,401	2,774,959	5,434,211	-	12,221,571	-	100%
Total Capital Expenditures to 06/30/2025			**$ 4,012,401**	**$ 2,774,959**	**$ 5,434,211**	**$ 196,635**	**$ 12,418,206**	**$ 1,617,123**	
UNSPENT COMMITTED FUNDS IN APPROVED PROJECTS									
2024/25 and Beyond Committed Funds:									
2012 Nexus Study:									
92021 - Traffic Signal Improvement at Sumner and 68th Project	2027	Design	79,398	-	-	-	79,398	642,402	11%
93034 - Hellman Ave Bridge Widening Project	2028	Design	575,190	-	-	-	575,190	25,331,000	2%
93036 - Traffic Signal Installation Project	N/A	Design	450,000	-	-	-	450,000	-	100%
2025 Nexus Study:									
95011 - City Hall - Fund Balance + General Fund Loan	2027	Construction	-	-	20,764,575	-	20,764,575	50,035,425	29%
95012 - Library - General Fund Loan	2027	Construction	-	-	19,020,000	-	19,020,000	22,990,000	45%
95013 - Fire Station Project: Fund Balance + General Fund Loan	2028	Design	-	9,029,330	-	-	9,029,330	10,814,040	46%
95014 - Police Station - General Fund Loan	2027	Construction	-	-	21,821,200	-	21,821,200	28,238,800	44%
Total Unspent Committed Funds			**1,104,588**	**9,029,330**	**61,605,775**	**-**	**71,739,693**	**138,051,667**	
FUTURE PROJECTS PLANNED UNDER 2025 NEXUS STUDY									
Civic Center Park (Park Improvement Fees)	2027	Construction	-	-	11,500,000	-	11,500,000	17,050,000	40%
Grand Park/OCPW Land Use Passive Park (Park Improvement Fees)	2030	Design	-	-	27,552,444	-	27,552,444	164,447,556	14%
Citrus Reimagined (Community & Recreation Center Fees)	2030	Design	-	-	7,916,683	-	7,916,683	97,043,317	8%
Total Future Projects Planned			**-**	**-**	**46,969,127**	**-**	**46,969,127**	**278,540,873**	

CITY OF EASTVALE

AGENDA STAFF REPORT

City Council Meeting
CONSENT CALENDAR
Agenda Item No. 11.4
January 14, 2026

Adoption of a Resolution Approving Grant of Easement for the Eastvale Civic Center Project

Prepared By:

Jimmy Chung, Public Works Director/City Engineer

Recommended Action(s)

Staff recommends that the City Council adopt a Resolution approving the grant of an easement to Southern California Edison ("SCE") to construct, maintain, operate, and repair SCE-installed infrastructure located on the portion of the Eastvale Civic Center.

Summary

On June 25, 2025, the City Council approved a Construction Contract with Clark Construction Group - California LP for the Eastvale Civic Center Project ("Project"). The Project involves the construction of new City Hall (Capital Improvement Project No. 95011), public library (CIP No. 95012), police station (CIP No. 95014), and associated site improvements (CIP No. 95023). The project involves designing and coordinating with various utility providers, as well as constructing utility infrastructure both on-site and off-site.

Background

Southern California Edison (SCE) is the utility provider responsible for the installation and maintenance of electrical facilities within the City of Eastvale. To construct, operate, maintain, and repair any SCE-installed infrastructure on City property — as shown on the plat map in Attachment 2 — SCE must obtain a permanent easement from the City.

SCE has submitted a Grant of Easement, along with a legal description and a plat map showing the proposed easement location, for plan check. City staff have reviewed these documents and have determined that they are in compliance with City regulations.

Environmental

The environment impacts associated with the development of the Civic Center site were assessed in the Program Environmental Impact Report (PEIR) prepared for the Leal Master Plan, and the Addendum to that PEIR prepared for the Amendment to the Leal Master Plan which was adopted by the City Council on May 11, 2022.

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

The proposed contract contribute to the development of Downtown Eastvale, which can significantly attract businesses and retailers to establish their presence in the City and create a "Destination Eastvale" with high-quality and unique businesses.

Fiscal Impact

There is no fiscal impact at this time.

Prior City Council/Commission Action

On June 25, 2025, the City Council approved a Construction Contract with Clark Construction Group - California LP for the Eastvale Civic Center Project.

Attachment(s)

Attachment 1 - Resolution
Attachment 2 - Attachment 1 to Resolution

RESOLUTION NO. 26-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, APPROVING THE GRANT OF AN EASEMENT TO SOUTHERN CALIFORNIA EDITION ("SCE") TO CONSTRUCT, OPERATE, AND MAINTAIN ANY SCE-INSTALLED INFRASTRUCTURE LOCATED ON THE PORTION OF THE EASTVALE CIVIC CENTER

WHEREAS, the City of Eastvale ("City") is the owner of that certain real property located at 6065 Premier Place in the City of Eastvale, County of Riverside, State of California, Assessor's Parcel No. 164-780-029, and more commonly known as Eastvale Civic Cetner ("Property");

WHEREAS, the Southern California Edison Company ("SCE") requested that the City grant it an easement in, over, under, and upon a portion of the Property by means of the grant of easement attached hereto and incorporated herein as Attachment 1;

WHEREAS, the easement is for the purposes of constructing, operating, and maintaining underground electrical supply systems and communication systems and other appurtenant fixtures for distributing electrical energy in, on, over, across and along that portion of the Property depicted on Attachment 1;

WHEREAS, the grant of an easement over a portion of the Property is in the best interests of the City because it provides improvements and continuing upgrades of public utilities used by the City;

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

SECTION 1. All of the recitals set forth above are true and correct.

SECTION 2. The City Council hereby approves the Easement described in Attachment 1.

SECTION 3. The City Council authorizes the City Manager, or his designee, to take such action and execute such agreements and documentation necessary to effectuate the easement.

PASSED, APPROVED AND ADOPTED this 14th day of January, 2026.

_____
Jocelyn Yow
Mayor

APPROVED AS TO FORM:

_____
Erica Vega
City Attorney

ATTEST:

_____
Marc A. Donohue, MMC
City Clerk

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

I, Marc A. Donohue, City Clerk of the City of Eastvale, California, do hereby certify that the foregoing City Council Resolution No. 26-XX, was duly adopted by the City Council of the City of Eastvale, California, at a meeting held on the 14th day of January, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Marc A. Donohue, MMC
City Clerk

EXHIBIT A

FORM OF CERTIFICATE OF ACCEPTANCE

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the attached instrument is hereby accepted by order of the City Manager on behalf of the City Council of the City of Eastvale, pursuant to the authority conferred by City Council Resolution No. 23-__ dated September 13, 2023 and grantee consents to recordation thereof by its duly authorized officer.

CITY OF EASTVALE, a municipal corporation

By: _____ Date:
City Manager

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)

On _____, 2023 before me, _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____ (seal)

ATTACHMENT 1

(under separate cover)

RECORDING REQUESTED BY

SOUTHERN CALIFORNIA EDISON

An *EDISON INTERNATIONAL* Company

WHEN RECORDED MAIL TO

SOUTHERN CALIFORNIA EDISON COMPANY

3 INNOVATION WAY, 2nd FLOOR
POMONA, CA 91768

Attn: Title and Real Estate Services

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SCE Doc. No.

GRANT OF EASEMENT

DOCUMENTARY TRANSFER TAX $ NONE VALUE AND CONSIDERATION LESS THAN $100.00) SCE Company SIG. OF DECLARANT OR AGENT DETERMINING TAX FIRM NAME	DISTRICT Ontario	SERVICE ORDER TD2281025	SERIAL NO.	MAP SIZE
	GVM MT-4859-A4 APN 164-780-029	APPROVED: REAL PROPERTIES	BY SLS/BT	DATE 11/11/2025

CITY OF EASTVALE, a California municipal corporation, (hereinafter referred to as "Grantor"), hereby grants to SOUTHERN CALIFORNIA EDISON COMPANY, a corporation, its successors and assigns (hereinafter referred to as "Grantee"), an easement and right of way to construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove at any time and from time to time underground electrical supply systems and communication systems (hereinafter referred to as "systems"), consisting of wires, underground conduits, cables, vaults, manholes, handholes, and including above-ground enclosures, markers and concrete pads and other appurtenant fixtures and equipment necessary or useful for distributing electrical energy and for transmitting intelligence, data and/or communications (eg. through fiber optic cable), in, on, over, under, across and along that certain real property in the County of Riverside, State of California, described as follows:

FOR LEGAL DESCRIPTION, SEE EXHIBITS "A" AND "B", BOTH ATTACHED HERETO AND MADE A PART HEREOF.

Grantor agrees for himself, his heirs and assigns, not to erect, place or maintain, nor to permit the erection, placement or maintenance of any building, planter boxes, earth fill or other structures except walls and fences on the above described real property. The Grantee, and its contractors, agents and employees, shall have the right to trim or cut tree roots as may endanger or interfere with said systems and shall have free access to said systems and every part thereof, at all times, for the purpose of exercising the rights herein granted; provided, however, that in making any excavation on said property of the Grantor, the Grantee shall make the same in such a manner as will cause the least injury to the surface of the ground around such excavation, and shall replace the earth so removed by it and restore the surface of the ground to as near the same condition as it was prior to such excavation as is practicable.

EXECUTED this _____ day of _____, 20____.

GRANTOR

CITY OF EASTVALE, a California municipal corporation

_____
Signature

_____
Print Name

_____
Title

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of _____)

On _____ before me, _____, a Notary Public, personally appeared

_____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

EXECUTED this _____ day of _____, 20__.

GRANTEE

SOUTHERN CALIFORNIA EDISON COMPANY,
a corporation

_____
Signature

_____
Print Name

_____
Title

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of _____)

On _____ before me, _____, a Notary Public, personally appeared

_____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

EXHIBIT "A"

LEGAL DESCRIPTION
EASTVALE PROJECT NO. MAP 25-00009

A 6.00 FOOT WIDE STRIP OF LAND LYING WITHIN LOT 65 OF TRACT NO. 38594, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 494, PAGES 87 THROUGH 115 OF MAPS, AS AMENDED BY THE CERTIFICATE OF CORRECTIONS RECORDED ON MARCH 27, 2025, AS DOCUMENT NO. 2025-0091412 OF OFFICIAL RECORDS, RECORDED ON APRIL 02, 2025 AS DOCUMENT NO. 2025-0098469, OF OFFICIAL RECORDS, AND RECORDED ON MAY 12, 2025 AS DOCUMENT NO. 2025-0142611, OF OFFICIAL RECORDS, ALL IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THE CENTERLINE OF SAID STRIP IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 65, SAID CORNER BEING IN A CURVE IN THE NORTHEASTERLY LINE OF SAID LOT 65, CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 838.00 FEET, A RADIAL LINE PASSING THROUGH SAID POINT BEARS SOUTH 71°05'48" WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°07'31" AN ARC DISTANCE OF 45.71 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°29'25" AN ARC DISTANCE OF 7.17 FEET;

THENCE LEAVING SAID CURVE, SOUTH 05°35'34" WEST 7.00 FEET;

THENCE SOUTH 43°06'01" WEST 9.06 FEET;

THENCE SOUTH 64°21'10" WEST 16.28 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE EAST AND HAVING A RADIUS OF 12.50 FEET;

THENCE SOUTHWESTERLY, SOUTHERLY, AND SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°37'03" AN ARC DISTANCE OF 19.55 FEET;

THENCE SOUTH 25°15'53" EAST 19.94 FEET;

THENCE SOUTH 02°40'29" EAST 23.20 FEET;

THENCE SOUTH 25°10'29" EAST 22.00 FEET TO THE **POINT OF TERMINUS**.

THE SIDELINES OF SAID STRIP ARE TO BE PROLONGED OR SHORTENED TO JOIN AT THE ANGLE POINTS.

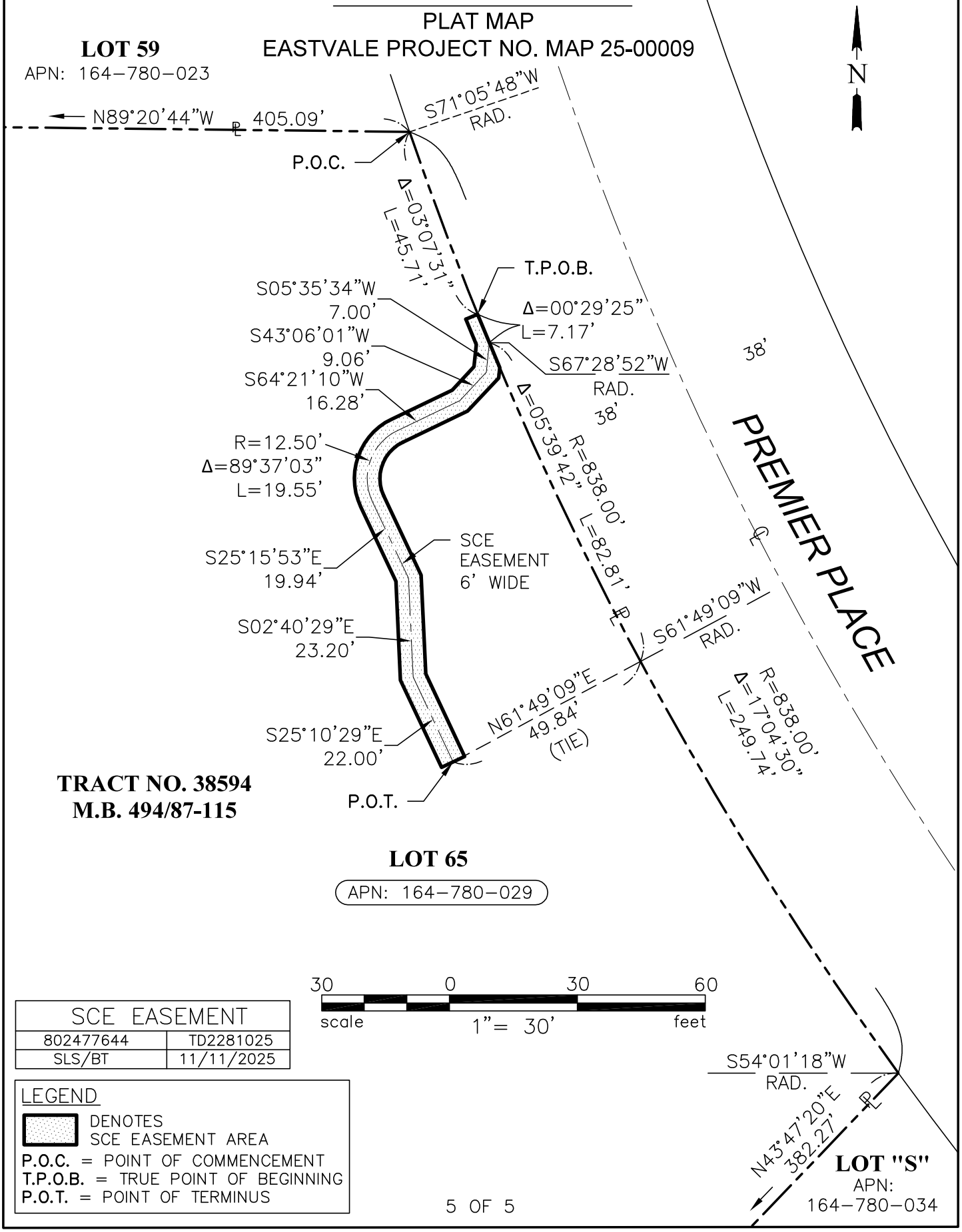
EXCEPTING THEREFROM THAT PORTION INCLUDED WITHIN THE PUBLIC STREET, PREMIER PLACE.

AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

EXHIBIT "B"

PLAT MAP

EASTVALE PROJECT NO. MAP 25-00009



SCE EASEMENT	
802477644	TD2281025
SLS/BT	11/11/2025

LEGEND

DENOTES SCE EASEMENT AREA

P.O.C. = POINT OF COMMENCEMENT
T.P.O.B. = TRUE POINT OF BEGINNING
P.O.T. = POINT OF TERMINUS

5 OF 5

CITY OF EASTVALE

AGENDA STAFF REPORT

City Council Meeting
CONSENT CALENDAR
Agenda Item No. 11.5
January 14, 2026

Report of Riverside County Fire Department Annual Inspections

Prepared By:
Steve Payne, Deputy Fire Marshal

Recommended Action(s)
Staff recommends that City County adopt a Resolution accepting the report of annual fire inspections of certain occupancies pursuant to the California Health and Safety Code Sections.

Summary
Report of annual inspection compliance in accordance with California Health & Safety Code Sections 13146.2-13146.4.

Background
On January 1, 2019, California Health and Safety Code Section 13146.4 became effective. Section 13146.4 requires all fire departments to report annually to their administering authority on their compliance with Health and Safety Code Sections 13146.2 and 13146.3. Sections 13146.2 and 13146.3 require annual inspections of every building used as a public or private school, hotel, motel, lodging house, apartment house and certain residential care facilities for compliance with building standards.

Public or private schools, used by more than six persons at any one time for educational purposes through the 12th grade, are listed in the California Building Code as Group E occupancies. Within the City of Eastvale, there are 10 schools that require inspection pursuant to California law. During fiscal year 2024-2025, the Riverside County Fire Department completed the annual inspection of 10 Group E occupancies, buildings, structures and/or facilities:

School	Address	Occupancy Type
Clara Barton Elementary	7437 Corona Valley	E
Ronal Reagan Elementary School	8300 Fieldmaster	E
Dr. Augustine Ramirez Intermediate School	6909 Harrison	E
The Learning Experience	12754 Limonite	E
Harada Elementary School	12884 Oakdale	E
Eastvale Elementary School	13031 Orange	E
Prestige Preschool	14276 Schleisman	E
River Heights Intermediate School	7227 Scholar	E
Roosevelt high School	7447 Scholar	E
Rosa Parks Elementary School	13830 Whispering Hills	E

This is a compliance rate of 100% for this reporting period.

Buildings that contain sleeping units, and include hotels, motels, and apartments, as well as other residential occupancies are listed in the California Building Code as Group R (residential) occupancies. Within the City of Eastvale, there are three Group R occupancies. During fiscal year 2024-2025, the Riverside County Fire Department completed the annual inspection of two Group R occupancies, buildings, structures and/or facilities:

Building	Address	Occupancy Type
Homecoming Apartments & Townhomes	5464 Homecoming	R-2
Serafina Apartments and Condominiums	6389 Travessa	R-2
Staybridge Hotel	12509 Schleisman	R-1

This is a compliance rate of 100% for this reporting period.

Environmental

Inspections are exempt from the California Environmental Impact Report. No environmental action.

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

This request represents routine administrative business of the City; there is no specific strategic plan objective to associate.

Fiscal Impact

There is no fiscal impact associated with the adoption of this resolution.

Prior City Council/Commission Action

No prior action.

Attachment(s)

Attachment - Resolution

RESOLUTION NO. 2026-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA ACKNOWLEDGING RECEIPT OF A REPORT MADE BY THE DEPUTY FIRE MARSHAL OF THE RIVERSIDE COUNTY FIRE DEPARTMENT REGARDING THE INSPECTION OF CERTAIN OCCUPANCIES REQUIRED TO PERFORM ANNUAL INSPECTIONS IN SUCH OCCUPANCIES PURSUANT TO SECTIONS 13146.2 AND 13146.3 OF THE CALIFORNIA HEALTH AND SAFETY CODE.

WHEREAS, California Health & Safety Code Section 13146.4 was added in 2018, and became effective on January 1, 2019; and,

WHEREAS, California Health & Safety Code Sections 13146.2 and 13146.3 require all fire departments, including Riverside County Fire Department, that provide fire protection services to perform annual inspections in every building used as a public or private school, hotel, motel, lodging house, apartment house, and certain residential care facilities for compliance with building standards, as provided and,

WHEREAS, California Health & Safety Code Section 13146.2 requires all fire departments, including the Riverside County Fire Department, that provide fire protection services to report annually to its administering authority on its compliance with Sections 13146.2 and 13146.3 and,

WHEREAS, the City Council of Eastvale intends this Resolution to fulfill the requirements of the California Health & Safety Code regarding acknowledgment of the Riverside County Fire Department's compliance with California Health and Sections 13146.2 and 13146.3.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Eastvale that said City Council expressly acknowledges the measure of compliance of the Riverside County Fire Department with California Health and Safety Code Sections 13146.2 and 13146.3 in the area encompassed by the City of Eastvale, as follows:

A. EDUCATIONAL GROUP E OCCUPANCIES:

Educational Group E occupancies are generally those public and private schools, used by more than six persons at any one time for educational purposes through the 12th grade. Within the City of Eastvale, there are 10 Group E occupancies, buildings, structures and/or facilities.

During fiscal year 2024-2025, the Riverside County Fire Department completed the annual inspection of 10 Group E occupancies, buildings, structures and/or facilities. This is a compliance rate of 100% for this reporting period.

B. RESIDENTIAL GROUP R OCCUPANCIES:

Residential Group R occupancies, for the purposes of this resolution, are generally those occupancies containing sleeping units, and include hotels, motels, and apartments, as well as other residential occupancies. Within the City of Eastvale, there are 3 Group R occupancies of

this nature.

During fiscal year 2024-2025, the Riverside County Fire Department completed the annual inspection of three Group R occupancies, buildings, structures and/or facilities. This is a compliance rate of 100% for this reporting period.

PASSED, APPROVED AND ADOPTED this 14th day of January, 2026.

_____
Jocelyn Yow
Mayor

APPROVED AS TO FORM:

_____
Erica Vega
City Attorney

ATTEST:

_____
Marc A. Donohue, MMC
City Clerk

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

I, Marc A. Donohue, City Clerk of the City of Eastvale, California, do hereby certify that the foregoing City Council Resolution No. 26-XX, was duly adopted by the City Council of the City of Eastvale, California, at a meeting held on the 14th day of January 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____

Marc A. Donohue, MMC
City Clerk

CITY OF EASTVALE

AGENDA STAFF REPORT

City Council Meeting
CONSENT CALENDAR
Agenda Item No. 11.6
January 14, 2026

Allocation of Funds for the 2026-2027 Community Development Block Grant (CDBG) Funding Cycle

Prepared By:

Samantha Greven, Management Analyst

Recommended Action(s)

Staff recommends that the City Council authorize the rollover of all Community Development Block Grant (CDBG) funds from fiscal year 2026–2027 for use in future program years.

Summary

The City of Eastvale's 2026-2027 Community Development Block Grant (CDBG) allocation is estimated to be $154,900. The city accepted applications for the 2026-2027 CDBG cycle from October 13, 2025 to November 13, 2025. During this time, the city did not receive internal or external applications for consideration.

As no applications were submitted and the City does not have shovel-ready projects that meet CDBG eligibility requirements, staff recommends that the City Council authorize the rollover of all CDBG funds from fiscal year 2026–2027 for use in future program years.

Background

The Community Development Block Grant (CDBG) is a Federally funded block grant program created by Congress in 1974. CDBG grants are awarded to local governments and non-profit sponsors to carry out community development activities by providing decent housing, a suitable living environment, and opportunities to expand economic opportunities, principally for low-and moderate-income persons.

CDBG funds are allocated by the U.S. Department of Housing and Urban Development (HUD) to

state and local governments on a yearly basis with the goal of developing activities directed toward revitalizing neighborhoods, economic development, and providing improved community facilities and services.

CDBG-funded projects must satisfy one of three national program objectives:

1. Provide a benefit to low- and moderate-income persons;
2. Prevent or eliminate slums and blight; or
3. Meet other urgent community development needs due to natural disasters or other emergencies.

Examples of eligible activities include:

- Public Services - Senior services, disabled and handicapped services, childcare services, health services, youth services, and fair housing
- Public Improvements - Streets, curbs, gutters, sidewalks, streetlights, sewers, storm drains, traffic signals, parks and recreation facilities, health facilities, and fire station improvements
- Housing Services - Home improvement programs for lower and moderate-income households
- Senior Home Repair (SHR)
- Home Rehabilitation Program (HRP)

Analysis

FUNDING PRIORITIES

At the regularly scheduled City Council meeting on November 8, 2023, the Eastvale City Council elected to approve and adopt Eastvale's 2024-2029 five-year HUD-CPD funding priorities as:

- Americans with Disabilities Act (ADA) Improvements
- Library Services
- Senior Services
- Youth Services
- Home Improvement Services

CDBG FUNDS FOR THE 2026-2027 PROGRAM YEAR

The City of Eastvale is a Cooperating City in the County of Riverside's CDBG program. The County of Riverside Department of Housing and Workforce Solutions (HWS) initiated the 2026-2027 CDBG application cycle and issued its Notice of Funding Availability to the City of Eastvale. The City's 2026-2027 CDBG allocation is estimated to be $154,900.

The County of Riverside established several minimum thresholds concerning the Cooperating Cities' CDBG application process. The City of Eastvale accepted applications for the 2026-2027 CDBG cycle from October 13, 2025 to November 13, 2025. During this time, the city did not receive internal or external applications for consideration.

Given that no applications were received and the City does not presently have shovel-ready projects that satisfy CDBG eligibility requirements, staff recommends that the City Council authorize the rollover of all CDBG funds from fiscal year 2026–2027 for utilization in subsequent program years.

Environmental

Allocating CDBG funding is not a project pursuant to the California Environmental Quality Act (CEQA) and no environmental review is required.

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

Leverage grant funding.

Fiscal Impact

The County of Riverside Department of Housing and Workforce Solutions (HWS) has estimated the City of Eastvale's 2026-2027 Community Development Block Grant (CDBG) allocation to be $154,900. Budget has not been appropriated for this project year and will not be appropriated until the City enters into an agreement with Riverside County and the county subsequently issues the city an incur cost letter.

Prior City Council/Commission Action

March 22, 2023 - City Council established funding priorities for the 2024-2025 CDBG Program Year as: Americans with Disabilities Act (ADA) Improvements, Library Services, Senior Services, Youth Services, and Home Improvement Services.

November 8, 2023 – City Council elected to approve and adopt Eastvale's 2024-2029 five-year HUDCPD funding priorities as: Americans with Disabilities Act (ADA) Improvements, Library Services, Senior Services, Youth Services, Home Improvement Services. City Council also allocated $15,000 of the FY 24/25 CDBG funding to the Corona-Norco Family YMCA for their Senior Health and Wellness Program, and then designated the entirety of the remaining funds ($143,629) to the County of Riverside Home Enhancement Program (HEP).

November 13, 2024 - City Council allocated the entirety of Eastvale's 2025-2026 CDBG allocation to the County of Riverside Home Enhancement Program (HEP).

January 8, 2025 - City Council approved agreements for the 2024-2025 Community Development Block Grant Program Year.

October 7, 2025 - City Council approved agreements for the 2025-2026 Community Development Block Grant Program Year.

Attachment(s)

Attachment - Cooperating City CDBG NOFA 2026-2027

COUNTY OF RIVERSIDE

NOTICE OF FUNDING AVAILABILITY

2026-2027 URBAN COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

FOR COOPERATING CITIES

Program Description

The County of Riverside has opened the CDBG application period for the FY 2026-2027 Community Development Block Grant (CDBG) cycle for Cooperating Cities within the County's Urban County CDBG program.

CDBG is a flexible program that provides communities with resources to address a wide range of unique community development needs. Beginning in 1974, the CDBG program is one of the longest-running programs at HUD. The CDBG entitlement program allocates annual grants to larger cities and urban counties to develop viable communities by providing decent housing, a suitable living environment, and expanding economic opportunities, primarily for low- and moderate-income individuals.

The CDBG program is a federally funded program administered through the U.S. Department of Housing and Urban Development (HUD). As an Urban County in the Entitlement CDBG program, the County receives an annual formula allocation of CDBG funds from HUD. HUD determines the amount of each grant using a formula that incorporates several measures of community need, including the extent of poverty, population, housing overcrowding, the age of housing, and population growth lag in relation to other metropolitan areas.

The program works to ensure decent, affordable housing, provides services to the most vulnerable in our communities, and creates jobs through the expansion and retention of businesses. CDBG is a vital tool for helping local governments address the serious challenges facing their communities. The CDBG program has made a difference in the lives of millions of people and their communities across the Nation.

CDBG was authorized under the Housing and Community Development Act of 1974, as amended, and is listed under the Catalog of Federal Domestic Assistance (CFDA) as 14.218. Applicable CDBG regulations can be found at 24 CFR Part 570 and 24 CFR Part 91.

CDBG funding has been used by the County, its cooperating cities, and other subrecipients for a wide variety of community, economic, and social development activities. Activities include public facilities such as fire stations, parks, community centers, senior centers, homeless shelters, health clinics, water and sewer improvements, and street and sidewalk improvements. CDBG also provides public service activities such as childcare, health care, after school, programs, senior programs, food and clothing distribution, job training, recreation, and many more.

All activities funded with the County's CDBG funds must:

1. Serve persons or communities within the County's Urban County areas;
2. Eligible activity under CDBG regulations (24 CFR Part 570.201); and
3. Meet a National Objective of the CDBG program (24 CFR Part 570.208).

Most activities meet a National Objective by benefitting low-income persons or low-income communities.

CDBG Award Information

Subject to Federal appropriations the amount of CDBG funding to be allocated is determined by final funding appropriations from Congress and HUD's CDBG allocation formula.

Depending upon the type of activity to be funded, a successful cooperating cities subrecipient will have approximately ten (10) months to complete, expend, and draw down their CDBG award for a public service activity, and approximately eighteen (18) months for a public facility or other CDBG activities.

Typical Grant awards for CDBG-funded activities range from $10,000 for public service activities to $100,000 or more for public facilities, acquisition, or other eligible activities.

All CDBG awards made by the County to the cooperating cities will be in the form of a grant. The cooperating cities must execute a Supplemental Agreement with the County each CDBG program year. Non-city subrecipients (non-profits, special districts, etc.) receiving CDBG funds from a cooperating city will be required to enter into a County-approved subrecipient agreement with the awarding city.

Eligibility Information

Eligible Applicants

The County of Riverside will only accept CDBG applications from the following entities and organizations:

1. City Departments or Agencies;
2. Non-Profit organizations subject to 26 U.S.C. 501 (c)(3) of the tax code; and
3. Governmental agencies including the County, other Cities, Special Districts, and Tribes.

*Individuals and for-profit, C-Corporations, S-Corporations, and Limited Liability Company (LLC) businesses cannot apply for County CDBG funding.

Non-profit organizations will be required to submit documentation as part of the CDBG application, including their incorporation documents, bylaws, board membership information, and tax-exempt status.

Eligible activities

Applicants can request CDBG funding from the County and the Cooperating Cities for any eligible CDBG activity listed under 24 CFR Part 570.201-570.204 including real property acquisition, code enforcement, construction, and other activities.

Cost Sharing and Leveraging

The cooperating cities and their subrecipient applicants are encouraged to utilize maximum leverage possible to enhance the competitiveness of their proposal. This matching contribution, referred to as "leveraging", can include other Federal, State, local, or private funding; donations; "in-kind" contributions; and volunteer hours. Leveraging used to match previous CDBG grants cannot be used. However, for the construction or rehabilitation of public facilities, the County may reject proposals where CDBG funding comprises less than 35% of the total project cost due to costs associated with compliance with CDBG and other Federal regulations.

Real Property Acquisition – Displacement of Tenants

In order to comply with the requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, applicants considering the submittal of a CDBG application for real property acquisition and/or the displacement of tenants must contact HWS before the submittal of any application.

Compliance with Laws and Regulations

The successful applicants will be required to comply with all applicable federal, state, and local laws, regulations, and ordinances. Pursuant to an executed subrecipient agreement, the applicant will certify that it will adhere to and comply with the laws and regulations found in **Attachment I**, as they may apply to a subrecipient of funds granted pursuant to the Housing and Community Development Act of 1974, as amended.

In addition, all CDBG-funded projects using CDBG for facility construction, renovation, or improvements will be considered as "Public Works," and, therefore, subject to applicable State of California Department of Industrial Relations requirements.

Minimum Activity Funding Level

To ensure effective, efficient, and appropriate allocation, the minimum funding request is $10,000. The County may elect to reject any proposed CDBG activity in an amount less than $10,000. Exceptions to this policy include traditionally county-wide activities (such as city/county, multiple cities, etc.) or a project or activity serving a very remote location. These exceptions must be pre-approved by HWS before applying.

Submission Information

The County will begin accepting application from the cooperating cities for the 2026-2027 CDBG cycle starting September 29, 2025**.** A copy of the County-approved CDBG application is attached to this NOFA. An electronic WORD-version of the CDBG application is available upon request.

Application Instructions and Organization of Summitted Documents

Cooperating cities and subrecipients must submit two (2) original hard copies of the application and documents (e.g., bylaws, authorizations, backup information, etc.) necessary to apply, along with a USB flash drive with the required backup for evaluation of application documents. County HWS will not accept submissions of application documents by email or over the Internet.

When compiling the flash drive, please organize the files accordingly.

- Applications
- Area Maps
- Articles of Incorporation
- Bylaws
- Financial Information/Budget
- Leveraging
- Board of Directors
- Board Approval for Submission*
- Minutes or Resolution*
- Organizational Chart

The cooperating cities and subrecipients are limited to the space available for each required response in the application. Cooperating cities and subrecipients may attach additional supporting documentation, including third party verifications, and other information if desired.

Additional Information

The cooperating cities and/or their subrecipients may be required to submit additional documentation to the County, prior to the receipt of their CDBG grant award. This documentation may include evidence or documentation related to:

- → Liability Insurance
- → Workmen's Compensation Insurance
- → Flood Insurance
- → Other documentation for NEPA and CEQA environmental reviews
- → 501 (c)(3) Status
- → Incorporation Documents

Please Note: The cooperating city applications must be accompanied by a minute order, resolution, or other official authorization to apply.

Cooperating Cities and Sponsors must comply with the following requirements before submitting their CDBG application and maintain an active and good standing status with these systems throughout the application process and during the performance period of the CDBG grant.

A. Registered in the System for Award Management (SAM.gov)

The System for Award Management (SAM) is consolidating federal procurement systems and the Catalog of Federal Domestic Assistance into a single new system. This consolidation is being done in phases. The first phase of SAM includes the functionality of the following systems:

1. Central Contractor Registry (CCR)
2. Federal Agency Registry
3. Excluded Parties List (EPLS)
4. Online Representations and Certifications Application

How does SAM benefit organizations? The overarching benefits of SAM include streamlined and integrated processes, the elimination of data redundancies, and reduced costs, while providing improved capabilities.

B. Registered with the Department of Justice (DOJ) for Non-Profit Organizations

Department of Justice (DOJ) for Non-Profit Organizations - https://oag.ca.gov/charities

C. Registered as "Nonprofit Corporation-CA-Public Benefit" with the California Secretary of State

California Secretary of State - https://bizfileonline.sos.ca.gov/

D. Unique Entity Identifier (UEI)

The Federal government requires all applicants for Federal grants to have a UEI number. The Federal government uses the UEI number to identify better related organizations that are receiving funding under Federal grants and to provide consistent name and address data for electronic grant application systems. www.SAM.gov (https://sam.gov/content/entity-registration)

The County and the Cooperating Cities will not make any CDBG grant awards to any organization or government entity that fails to comply with the above requirements.

Intergovernmental Review

Applications submitted under the County's Urban County CDBG program are not subject to intergovernmental review pursuant to Executive Order 12372.

Timeliness and Drawdown

HWS requests that any capital projects under consideration be shovel-ready and capable of being completed within twelve (12) months of receiving funds. This timeline is important to help the program remain in compliance with HUD requirements and to ensure that awarded funds are used quickly and effectively.

Submittal of Application

Cities are required to forward submitted applications to HWS staff for an eligibility review prior to consideration by the City Council.

The County will begin accepting applications for the 2026-2027 CDBG program cycle starting **September 29, 2025.** All applications must be submitted in their entirety by 5:00 PM (PST) on **Thursday, December 18, 2025.**

All applications must be mailed (postmarked) or hand-delivered to:

Riverside County HWS
ATTN: CDBG Program
3403 10th St., Suite 300
Riverside, CA 92501

CDBG applications for the 2026-2027 program year that are received after the deadline date and time will not be accepted.

Cooperating Cities submitting their applications in person or through a third-party courier can request a receipt at the time of delivery.

Individuals with hearing or speech disabilities may contact the CDBG program staff by utilizing the California Relay Service (711).

ALL APPLCATIONS from the cooperating cities must be submitted using the County approved, paper application. All CDBG applications from the cooperating cities must be submitted to HWS no later than 5:00 PM PST on Thursday, December 18, 2025.

You must submit two (2) copies of each application, one original and one copy.

Questions, Technical Assistance, and Applications

For information or questions regarding the County's CDBG program, the 2026-2027 CDBG application cycle, or for questions or assistance with the application, please contact Susana Orozco at sorozco@rivco.org or 951-955-5933 or Nicholas Fonosch at nfonosch@rivco.org or 951.955.5936.

Individuals with hearing or speech disabilities may contact the CDBG program staff by utilizing the California Relay Service (711).

APPLICATION REVIEW AND SELECTION PROCESS

Cities are required to forward submitted applications to HWS staff for an eligibility review prior to consideration by the City Council. HWS Community Housing Development staff is responsible for pre-screening all CDBG grant applications to ensure compliance with federal regulations. Applications deemed eligible are then evaluated for recommendation based on several factors, including priority needs and local objectives outlined in the County's Five-Year Consolidated Plan, community feedback gathered through the public participation process, the cost-effectiveness of the proposed project (including the leveraging of CDBG funds with other resources), and the applicant's past grant performance, if applicable. The Cooperating Cities establish their own application process and make their own decisions regarding CDBG funding. All cooperating city applications are subject to HWS review and approval by the Board of Supervisors.

VII. ANTICIPATED ANNOUNCEMENT, AWARD DATE, AND NOTICE

The Board of Supervisors for the County of Riverside approves the final 2026-2027 One Year Action Plan of the 2024-2029 Five Year Consolidated Plan. This is anticipated to occur in June or July of 2026, during a regular meeting. The One Year Action Plan is then submitted to the U.S. Department of Housing and Urban Development (HUD) for review and approval by the August 16, 2026, deadline.

The City will be formally notified by letter, which will specify the award amount and state that this notice does not authorize commencement of work or the incurrence of costs. The letter will also advise the cooperating City that a supplemental agreement will be prepared and transmitted in the near future, accompanied by additional instructions.

VIII. POST AWARD REPORTING REQUIREMENTS

The reporting requirements for all cooperating cities and their subrecipients of CDBG funds are designed to align closely with the program's National Objective requirements. These requirements specify the type, amount, frequency, format (either paper or electronic), and level of detail needed, all tailored to the particular use of the funds and the related National Objective. To ensure full compliance, all of these specific reporting details will be stated in the supplemental agreement.

POINTS OF CONTACT

For information about the CDBG program or the 2026-2027 application cycle, please contact the following:

Nicholas Fonosch, Office Assistant
3403 10th St. Suite 300
Riverside, CA 92501
(951) 955-5936
nfonosch@rivco.org

Susana Orozco, Principal Development Specialist
3403 10th St. Suite 300
Riverside, CA 92501
(951) 955-5933
sorozco@rivco.org

Juan Garcia, CDBG/HOME/ESG, Deputy Director
Riverside County Department of Housing and Workforce Solutions

ATTACHMENT I

Additional Federal Requirements

Whereas, the work under this Agreement is subject to applicable Federal, State, and local laws and regulations, including but not limited to the regulations pertaining to the Community Development Block Grant (24 CFR Part 570), the Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards (2 CFR Part 200) and the Consolidated Plan regulations (24 CFR Part 91). All contractors, sub-contractors, consultants, and sub-consultants agree to comply with, and are subject to, the following Federal requirements (if applicable):

1. Equal Employment Opportunity: Compliance with Executive Order 11246 of September 24, 1965, entitled "Equal Employment Opportunity", as amended by Executive Order 11375 of October 13, 1967, and as supplemented in Department of Labor regulations (41 CFR chapter 60). The Contractor/Consultant will not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin. Contractor/Consultant will ensure that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex or national origin. The Contractor/Consultant will take affirmative action to ensure that applicants are employed and the employees are treated during employment, without regard to their race color, religion, sex, or national origin. Such actions shall include, but are not limited to, the following: employment, up-grading, demotion, or transfer; recruitment or recruitment advertising; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Contractor/Consultant agrees to post in a conspicuous place, available to employees and applicants for employment, notices to be provided by the County setting forth the provisions of this non-discriminating clause.

2. Copeland "Anti-Kickback" Act (18 U.S.C. 874 and 40 U.S.C. 276c): All contracts and subgrants in excess of $2,000 for construction or repair awarded by recipients and subrecipients shall include a provision for compliance with the Copeland "Anti-Kickback" Act (18 U.S.C. 874), as supplemented by Department of Labor regulations (29 CFR part 3, "Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States"). The Act provides that each contractor or subrecipient shall be prohibited from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he is otherwise entitled. The recipient shall report all suspected or reported violations to HUD.

3. Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u), as amended, and implementing regulations at 24 CFR Part 75: To the greatest extent feasible and consistent with existing Federal, State, and local laws and regulations, recipients, subrecipients, contractors, and subcontractors undertaking construction projects funded (in whole or in part) with CDBG assistance and meeting applicable thresholds shall provide employment, training, and contracting opportunities to low- and very low-income persons, particularly those who are recipients of government assistance for housing, and to businesses that provide economic opportunities to such persons. The SUBRECIPIENT must include the Section 3 Clause, as set forth in 24 CFR § 75.19, in all applicable contracts and subcontracts. Reports of compliance must be submitted in the manner prescribed by HUD and the County.

4. Davis-Bacon Act, as amended (40 U.S.C. §§ 3141–3148): When required by Federal program legislation, all construction contracts awarded by the recipients and subrecipients of more than $2,000 shall include a provision for compliance with the Davis-Bacon Act (40 U.S.C. 276a to a-7) and as supplemented by Department of Labor regulations (29 CFR part 5, "Labor Standards Provisions Applicable to Contracts Governing Federally Financed and Assisted Construction"). Under this Act, contractors shall be required to pay wages to laborers and mechanics at a rate not less than the minimum wages specified in a wage determination made by the Secretary of Labor. In addition, contractors shall be required to pay wages not less than once a week. The recipient shall place a copy of the current prevailing wage determination issued by the Department of Labor in each solicitation and the award of a contract shall be conditioned upon the acceptance of the wage determination. The recipient shall report all suspected or reported violations to HUD.

5. Contract Work Hours and Safety Standards Act (40 U.S.C. §§ 3701–3708): Where applicable, all contracts awarded by recipients in excess of $2000 for construction contracts and in excess of $2500 for other contracts that involve the employment of mechanics or laborers shall include a provision for compliance with Sections 102 and 107 of the Contract Work Hours and Safety Standards Act (40 U.S.C. 327–333), as supplemented by Department of Labor regulations (29 CFR part 5). Under Section 102 of the Act, each contractor shall be required to compute the wages of every mechanic and laborer on the basis of a standard workweek of 40 hours. Work in excess of the standard workweek is permissible provided that the worker is compensated at a rate of not less than 1 1/2 times the basic rate of pay for all hours worked in excess of 40 hours in the workweek. Section 107 of the Act is applicable to construction work and provides that no laborer or mechanic shall be required to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous. These requirements do not apply to the purchases of supplies or materials or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence.

6. Rights to Inventions Made Under a Contract or Agreement: Contracts or agreements for the performance of experimental, developmental, or research work shall provide for the rights of the Federal Government and the recipient in any resulting invention in accordance with 37 CFR part 401, "Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements," and any implementing regulations issued by HUD.

7. Rights to Data and Copyrights: Contractors and consultants agree to comply with all applicable provisions pertaining to the use of data and copyrights pursuant to 48 CFR Part 27.4, Federal Acquisition Regulations (FAR).

8. Clean Air Act (42 U.S.C. 7401 et seq.) and the Federal Water Pollution Control Act (33 U.S.C. 1251 et seq.), as amended: Contracts and subgrants of amounts in excess of $100,000 shall contain a provision that requires the recipient to agree to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. 7401 et seq.) and the Federal Water Pollution Control Act as amended (33 U.S.C. 1251 et seq.). Violations shall be reported to HUD and the Regional Office of the Environmental Protection Agency (EPA).

9. Byrd Anti-Lobbying Amendment (31 U.S.C. 1352): Contractors who apply or bid for an award of $100,000 or more shall file the required certification. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for

influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal contract, grant or any other award covered by 31 U.S.C. 1352. Each tier shall also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to-tier-up to the recipient.

10. Debarment and Suspension (E.O.s 12549 and 12689): No contract shall be made to parties listed on the General Services Administration's List of Parties Excluded from Federal Procurement or Non-procurement Programs in accordance with E.O.s 12549 and 12689, “Debarment and Suspension,” as set forth at 24 CFR Part 24. This list contains the names of parties debarred, suspended, or otherwise excluded by agencies, and contractors declared ineligible under statutory or regulatory authority other than E.O. 12549. Contractors with awards that exceed the small purchase threshold shall provide the required certification regarding their exclusion status and that of their principal employees.

11. Drug-Free Workplace Requirements: The Drug-Free Workplace Act of 1988 (41 U.S.C. §§ 8101–8106) requires grantees (including individuals) of federal agencies, as a prior condition of being awarded a grant, to certify that they will provide a drug-free workplace. Each potential recipient must certify that it will comply with drug-free workplace requirements in accordance with the Act and with HUD's rules at 24 CFR Part 2429 (subpart F).

12. Access to Records and Records Retention: The Consultant or Contractor, and any sub-consultants or sub-contractors, shall allow all duly authorized Federal, State, and/or County officials or authorized representatives access to the work area, as well as all books, documents, materials, papers, and records of the Consultant or Contractor, and any sub-consultants or sub-contractors, that are directly pertinent to a specific program for the purpose of making audits, examinations, excerpts, and transcriptions. The Consultant or Contractor, and any sub-consultants or sub-contractors, further agree to maintain and keep such books, documents, materials, papers, and records, on a current basis, recording all transactions pertaining to this agreement in a form in accordance with generally acceptable accounting principles. All such books and records shall be retained for such periods of time as required by law, provided, however, notwithstanding any shorter periods of retention, all books, records, and supporting detail shall be retained for a period of at least four (4) years after the expiration of the term of this Agreement.

13. Federal Employee Benefit Clause (41 U.S.C. § 6306): No member of or delegate to the congress of the United States, and no Resident Commissioner shall be admitted to any share or part of this agreement or to any benefit to arise from the same.

14. Energy Efficiency: Mandatory standards and policies relating to energy efficiency which are contained in the State energy conservation plan issued in compliance with the Energy Policy and Conservation Act (Pub. L. 94A 163, 89 Stat. 871).

15. Procurement of Recovered Materials (2 CFR 200.322.): A non-Federal entity that is a state agency or agency of a political subdivision of a state and its contractors must comply with section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act. The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency (EPA) at 40 CFR part 247 that contain the highest

percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds $10,000 or the value of the quantity acquired by the preceding fiscal year exceeded $10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery; and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines.

16. Build America, Buy America (BABA) Act: The Grantee must comply with the requirements of the Build America, Buy America (BABA) Act, 41 USC 8301 note, and all applicable rules and notices, as may be amended, if applicable to the Grantee's infrastructure project. Pursuant to HUD's Notice, "Notice of Public Interest Phased Implementation Waiver for FY 2022 and 2023 of Build America, Buy America Provisions as Applied to Recipients of HUD Federal Financial Assistance" (88 FR 17001), any funds obligated by HUD on or after the applicable listed effective dates, are subject to BABA requirements, unless excepted by a waiver.

17. Violence Against Women Act (VAWA): VAWA provides housing protections for survivors of domestic and dating violence, sexual assault and stalking ('domestic violence"). VAWA 2022 reauthorizes, amends, and strengthens the VAWA of 1994, as amended (Pub. L. 103-322, tit. IV, sec. 40001-40703; 34 U.S.C. 12291 et seq.) HUD's implementing regulations for VAWA'S protections, rights, and responsibilities are codified in 24 CFR part 5, subpart L, and related provisions in HUD's program regulations (HUD's VAWA regulations). VAWA 2022 amendments took effect on October 1, 2022, and the 2022 VAWA reauthorization includes new implementation requirements. Grantees, subrecipients and developers shall ensure compliance with all requirements of VAWA including but not limited to: (a) Assure domestic violence survivors are not denied assistance as an applicant, or evicted, or have assistance terminated as a tenant because applicant or tenant is or has been a victim of domestic violence; (b) Implement an emergency transfer plan allowing domestic violence survivor to move to another safe and available unit; (c) Provide protections against denial, terminations, and evictions that directly result from being a victim of domestic violence; (d) Implement a low barrier certification process and allow self-certification of domestic violence. Applies when federal financial assistance is provided for housing/subsidies (not every CDBG project, unless tied to housing programs).

18. Section 109 of the Housing and Community Development Act of 1974 (42 U.S.C. 5309), and implementing regulations at 24 CFR Part 6: No person in the United States shall, on the grounds of race, color, national origin, religion, or sex, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity funded in whole or in part with CDBG funds. This prohibition applies to all recipients, subrecipients, contractors, and subcontractors engaged in activities assisted with CDBG funds.

19. Executive Order 13166, "Improving Access to Services for Persons with Limited English Proficiency," and HUD Guidance: Recipients and subrecipients of CDBG funds shall take reasonable steps to ensure that persons with limited English proficiency (LEP) have meaningful access to programs and activities. This includes assessing language needs in the service area, providing oral and/or written translation where necessary to ensure meaningful access, and maintaining records of actions taken to comply.

20. The Housing and Community Development Act of 1974, as amended, and the regulations issued thereto;

21. Executive Order 11063, as amended by Executive Order 12259, and implementing regulations at 24 CFR Part 107;

22. Section 504 of the Rehabilitation Act of 1973 (PL 93-112), as amended, and implementing regulations;

23. The Age Discrimination Act of 1975 (PL 94-135), as amended, and implementing regulations;

24. The relocation requirements of Title II and the acquisition requirements of Title III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, and the implementing regulations at 24 CFR Part 42;

25. The labor standard requirements as set forth in 24 CFR Part 570, Subpart K (these include Davis-Bacon, CWHSSA, and Copeland Act requirements, as applicable) and HUD regulations issued to implement such requirements;

26. Executive Order 11988 relating to the evaluation of flood hazards and Executive Order 11288 relating to the prevention, control, and abatement of water pollution;

27. The flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (PL 93-234);

28. Title VI of the Civil Rights Act of 1964 (PL 88-352) and implementing regulations issued at 24 CFR Part 1;

29. Title VIII of the Civil Rights Act of 1968 (PL 90-284) as amended;

30. The lead-based paint requirements of 24 CFR Part 35 issued pursuant to the Lead-based Paint Poisoning Prevention Act (42 USC 4801, et seq.).

31. The Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH Act), Public Law 111-22, Title IV of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11371 et seq.), and the Housing and Community Development Act of 1974, as amended, and the regulations issued thereto (ESG Only) **;**

32. Executive Orders 11625, 12432 and 12138. Consistent with HUD's responsibilities under these Orders, the SUBRECIPIENT must make efforts to encourage the use of minority and women's business enterprises in connection with ESG activities;

33. SUBRECIPIENT shall establish and maintain a procedure through which homeless individuals will be informed that use of the facilities and services is available to all on a nondiscriminatory basis;

34. SUBRECIPIENT agrees to abide by and include in any subcontracts to perform work under this Agreement, the following clause: "During the performance of this Agreement SUBRECIPIENT and its subcontractors shall not unlawfully discriminate against any employee or applicant for employment because of race, religion, color, national origin, ancestry, physical handicap, medical condition, marital status, age (over 40) or sex. SUBRECIPIENT and subcontractors shall ensure that the evaluation and treatment of their employees and applicants for employment are free of such discrimination. SUBRECIPIENT and subcontractors shall comply with the provisions of the Fair Employment and Housing Act (Government Code, Section 12900 et seq.). The applicable regulations of the Fair Employment and Housing Commission implementing Government Code, Section 12990, set forth in Chapter 5 of Division 4 of Title 2 of the California Administrative Code are incorporated into this Agreement by reference and made a part hereof as if set forth in full. SUBRECIPIENT and its subcontractors shall give written notice of their obligations under this clause to labor organizations with which they have a collective bargaining or other agreement."; and

35. During the term of this Agreement, SUBRECIPIENT and its subcontractors, if any, shall not deny the benefits rendered hereunder to any person on the basis of religion, color, ethnic group identification, sex, age, or physical or mental disability.

36. **Floodplain Management and Wetlands Protection (24 CFR Part 55):** All CDBG-assisted activities must comply with HUD's floodplain management regulations at 24 CFR Part 55, which implement Executive Order 11988 (Floodplain Management) and Executive Order 11990 (Protection of Wetlands).

CITY OF EASTVALE

AGENDA STAFF REPORT

City Council Meeting
CONSENT CALENDAR
Agenda Item No. 11.7
January 14, 2026

Construction Contract Amendment and Professional Services Agreement Amendment for Median Improvement Project – Phase 2 at Cantu Galleano Road, Archibald Avenue, and River Road

Prepared By:

Jimmy Chung, Public Works Director/City Engineer

Recommended Action(s)

Staff recommends that the City Council:

1. Approve Amendment No. 1 to the Construction Contract with Superb Engineering, Inc. increasing the authorized contingency from 10% ($83,531.70) to 15% ($125,297.55) of the original bid amount of $835,317.00, resulting in a new total authorized contract amount of $960,614.55 (an increase of $41,766.55 from the original authorized amount of $918,848.00);
2. Approve Amendment No. 1 to the Professional Services Agreement with Z&K Consultants increasing the not-to-exceed amount by $38,379 (from $82,720 to $117,112) for additional construction management, inspection, and project administration services required;
3. Authorize the City Manager to execute the Contract Amendment No.1 with Superb Engineering, Inc., Amendment No. 1 to the Professional Services Agreement with Z&K Consultants, and all related documents; and
4. Find that the additional work is within the scope of the original project and remains exempt from further CEQA review under Categorical Exemption 15301 (Existing Facilities).

Summary

On May 14, 2025, the City Council awarded the Median Improvement Project - Phase 2 construction contract to Superb Engineering, Inc. (Contractor) in the amount of $835,317 plus a 10% contingency for a total authorized amount of $918,848 and approved a Professional Services Agreement with Z&K Consultants (Z&K) in an amount not-to-exceed $82,720 for construction management and inspection services. Phase 2 consists of the installation of landscaping and irrigation systems at three newly constructed medians at Cantu Galleano Road, Archibald Avenue, and River Road. Phase 2 also includes the installation of two monument signs at the medians of Cantu Galleano Road and River Road, as well as new street lighting along River Road.

A Notice to Proceed was issued to Superb Construction on June 28, 2025. To date, Superb Engineering, Inc. has completed all Phase 2 work with the exception of the street lighting and the installation/connection of the irrigation meters. During the course of the work, the Contractor has encountered several unforeseen conditions and delays that have impacted the project schedule and required additional effort. These include:

- Unanticipated soil conditions requiring additional compaction, grading, and import of material
- Expanded electrical scope for new street lighting along River Road and Baron Drive
- Streetlight poles ordered in early August 2025 were delayed until mid-January 2026, extending the overall project duration by approximately four months

Additionally, the Homestead Land Development project (Dermody Properties) was conditioned to install a median monument on Archibald Avenue north of Limonite Avenue. The developer elected to pay an in-lieu fee of $44,081.01 to the City, transferring the installation responsibility to the City. It was determined that adding this monument to the current Superb Engineering contract is the most efficient and cost-effective approach for completing the installation at this location.

To fully accommodate the previously approved and validated extra work, as well as the newly added monument, while providing a reasonable buffer for minor future field adjustments, staff recommends amending the contract to increase the authorized contingency to 15% of the original bid amount ($125,297.55). This results in a new total authorized contract amount of $960,614.55.

Total Contract Price from the Original Contract	$835,317.00
10% contingency from the Original Contract	$83,531.70
Proposed Increase to 15% Contingency (additional 5%)	$41,765.85
Total Contract	$960,614.55

Z&K is providing general construction management and inspection services for the project to ensure the Contractor's work meets the City's quality standards and procedures. Z&K's original fee was based on 45 working days. The unforeseen conditions and delays described above have required additional resources and manpower. As a result, Z&K has submitted a change order request for $38,379, increasing the contract's not-to-exceed amount from $82,720 to $117,112.

To ensure the work can be completed without further delay, staff requests Council approval of the contract amendments as described above.

Background

The Median Improvement Project aims to enhance traffic safety and community aesthetics by installing new raised landscaped medians at three key locations (see original Attachment 1 – Location Map):

- Cantu Galleano Road between Hamner Avenue and Goodman Way
- Archibald Avenue between Corbin Drive and the existing raised median to the north
- River Road at Baron Drive

The project is constructed in two phases. Phase 1 (hardscape installation including median curbs and conduits) was awarded to Hardy & Harper on November 13, 2024 and successfully completed in late April 2025. Phase 2 was awarded to Superb Engineering, Inc. on May 14, 2025 with an anticipated construction duration of 45 working days.

Environmental

The project remains categorically exempt under CEQA Guideline §15301 (Existing Facilities). The addition of one median monument within an already-constructed raised median and the minor scope/time extensions do not alter the exemption. No further CEQA review is required.

Strategic Plan Action - Priority Level: 2 | Target #: E | Goal #: F

Create a walkable community.

Fiscal Impact

The Median Improvement Project – Phase 2 is included in the 2025–26 Capital Improvement Program. Project funding has been allocated based on scope, with Project 93036 used for streetlight installation and Project 94010 used for median monument furnishing and installation. The total fiscal impact of the proposed action is $80,145.55. To accommodate this cost, an adjustment to the fiscal year 2025-26 Capital Improvement budget is required for the accounts with a notation in the "Requested" column below. The requested budget items will be addressed through the mid-year budget. There is adequate fund balance to cover the requests.

Project Number	Funding Source	Account	Adopted FY25-26 Budget	Requested (Mid year adjustment)	Total
93039	Gas Tax	200-500-6660-93039	$370,000.00		$370,000.00
93039	Measure A	210-500-6660-93039	$542,351.98	$44,652.18	$587,004.16
94010	Measure A	210-510-6660-94010	$240,413.00		$240,413.00
93036	Measure A	210-510-6660-93036	$150,000.00		$150,000.00

	Developer In-lieu Fees	800-000-2302		$44,081.01	$44,081.01

Prior City Council/Commission Action

On October 11, 2023 City Council approved Task Order No. 1 for the initial design of the median.
On April 10, 2024, City Council provided staff with a direction on a preferred traffic safety option for the River Rd median. On November 13, 2024 city council awarded a construction contract to Hardy and Harper Inc for the construction of Phase 1.
On May 14, 2025 city council awarded a construction contract to Superb Engineering for the construction of Phase 2.

Attachment(s)

Attachment 1 - Location Map
Attachment 2 - Construction Contract with Superb Engineering
Attachment 3 - First Amendment to Contract with Superb Engineering
Attachment 4 - Change Order for Monument Sign
Attachment 5 - Professional Services Agreement
Attachment 6 - First Amendment to Agreement with Z&K
Attachment 6.1 - Exhibit A to First Amendment - Z&K Amendment Request

CITY OF EASTVALE

Location Map for

Median Improvement Projects at Cantu Galleano Road, Archibald Avenue, and River Road

Legend

New Raised Median

Ontario City Limit
Eastvale City Limit
Cucamonga Creek
San Bernardino County
Eastvale City Limit
Eastvale City Limit
Norco City Limit
Santa Ana River
Mill Creek

BELLEGRAVE AVE
HAMNER AVE
I-15 S
I-15 N
LIMONITE AVE
SCHLEISMAN RD
CHANDLER ST
RIVER RD
5TH ST
65TH ST
68TH ST
CITRUS ST
ARCHIBALD AVE
HARRISON AVE
SUMNER AVE
CEDAR CREEK RD
DEER CREEK PARK
HARADA HERITAGE PARK
CEDAR CREEK PARK
PROVIDENCE RANCH PARK
MCCOLINE FAMILY PARK
MOUNTAIN VIEW PARK
DAIRYLAND PARK
HALF MOON PARK
AMERICAN HEROES PARK
JAMES C HUBER PARK
RIVER WALK PARK
CLARK PARK
COMMUNITY CENTER PARK
NEIL SNIPES PARK
MAKIN/SHEARER SPORTS COMPLEX
LAKE NORCONIAN
TED BROOKS PARK
SUNKIST PARK
PACER PARK
HOPE KORNER PARK
STAGECOACH PARK FUTURE
VERNOLA PARK
LIMONITE MEADOWS PARK
SWAN LAKE
SWAN LAKE MOBILE HOME PARK
RIVERSIDE DR
MISSION BLVD
GREYSTONE DR
MILLIKEN AVE
SAMANTHA DR
HARVEST DR
MICRO DR
Eastvale MDP Ln E2 Stg 2 Bsn
CANTU-GALLEANO RANCH RD
GOODMAN WAY
BELLEGRAVE AVE
CAMBRIA DR
HARMONY DR
GATHERING PL
DAYBREAK DR
HOMECOMING CIRC
HWY-60

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CONTRACT AGREEMENT

BETWEEN
THE CITY OF EASTVALE
AND
SUPERB ENGINEERING, INC.

This Agreement for Construction Services ("Agreement"), is made and entered into this 14 day of May, 2025, by and between the City of Eastvale, a California general municipal corporation organized under the laws of the State of California with its principal place of business at 12363 Limonite Ave., Suite 910, Eastvale, California ("City") and Superb Engineering, Inc., a California corporation ("Contractor").

SECTION 1. RECITALS

A. City is a municipal corporation organized under the laws of the State of California, with power to contract for services necessary to achieve its purpose.

B. Contractor is a professional contractor, experienced in providing pavement rehabilitation and overlay services and is familiar with the plans of the City.

C. City desires to engage Contractor to construct public improvements associated with the **Project #93039 Median Improvement Project - Phase 2 at Cantu Galleano Road, Archibald Avenue, and River Road** as set forth herein

D. Contractor has obtained, and delivers concurrently herewith **PERFORMANCE BOND, PAYMENT BOND, INSURANCE DOCUMENTS AND OTHER CERTIFICATIONS** as required by the Contract.

SECTION 2. INCORPORATION OF DOCUMENTS

This Contract includes and hereby incorporates in full by reference the following documents, including all exhibits, drawings, specifications and documents therein, and attachments and addenda thereto: **Project Specifications for the Median Improvement Project - Phase 2 at Cantu Galleano Road, Archibald Avenue, and River Road (CIP #93039).**

SECTION 3. SCOPE OF WORK

A. Contractor's Basic Obligation; Scope of Work. Contractor promises and agrees, at its own cost and expense, to furnish to the Owner all labor, materials, tools, equipment, services, and incidental and customary work necessary to fully and adequately complete the **Median Improvement Project - Phase 2 at Cantu Galleano Road, Archibald Avenue, and River Road (CIP #93039)**, including all structures and facilities necessary for the Project or described in the Contract (hereinafter the "Work" or "Project"), for a Total Contract Price as specified pursuant to this Contract. All Work shall be subject to, and performed in accordance with the above referenced documents, as well as the exhibits attached hereto and incorporated herein by reference. The plans and specifications for the Work are further described in the Exhibits attached hereto and

incorporated herein by this reference. Special conditions, if any, relating to the Work are described in the Exhibits attached hereto and incorporated herein by this reference.

B. Change in Scope of Work Any change in the scope of the Work, method of performance, nature of materials or price thereof, or any other matter materially affecting the performance or nature of the Work shall not be paid for or accepted unless such change, addition or deletion is approved in advance and in writing by a valid change order executed by the City.

SECTION 4. PERIOD OF PERFORMANCE AND LIQUIDATED DAMAGES

Contractor shall perform and complete all Work under this Contract within **45 working days,** beginning the effective date of the Notice to Proceed ("Contract Time"). Contractor shall perform its Work in strict accordance with any completion schedule, construction schedule or project milestones developed by the City. Contractor agrees that if such Work is not completed within the aforementioned Contract Time and/or pursuant to any such completion schedule, construction schedule or project milestones developed pursuant to provisions of the Contract, it is understood, acknowledged and agreed that the City will suffer damage. Since it is impractical and infeasible to determine the amount of actual damage, it is agreed that the Contractor shall pay to the City as fixed and liquidated damages, and not as a penalty, the sum of **Two Thousand Dollars ($2,000) per day** for each and every calendar day of delay beyond the Contract Time or beyond any completion schedule, construction schedule or Project milestones established pursuant to the Contract.

SECTION 5. STANDARD OF PERFORMANCE

Contractor shall perform all Work under this Contract in a skillful and workmanlike manner, and consistent with the standards generally recognized as being employed by professionals in the same discipline in the State of California. Contractor represents and maintains that it is skilled in the professional calling necessary to perform the Work. Contractor warrants that all employees and subcontractors shall have sufficient skill and experience to perform the Work assigned to them. Finally, Contractor represents that it, its employees and its subcontractors have all licenses, permits, qualifications and approvals of whatever nature that are legally required to perform the Work, and that such licenses and approvals shall be maintained throughout the term of this Contract. Any employee who is determined by the City to be uncooperative, incompetent, a threat to the safety of persons or the Work, or any employee who fails or refuses to perform the Work in a manner acceptable to the City, shall be promptly removed from the Project by the Contractor and shall not be re-employed on the Work.

SECTION 6. CONTROL AND PAYMENT OF SUBORDINATES; CONTRACTUAL RELATIONSHIP

City retains Contractor on an independent contractor basis and Contractor is not an employee of City. Any additional personnel performing the work governed by this Contract on behalf of Contractor shall at all times be under Contractor's exclusive direction and control. Contractor shall pay all wages, salaries, and other amounts due such personnel in connection with their performance under this Contract and as required by law. Contractor shall be responsible for all reports and obligations respecting such additional personnel, including, but not limited to: social security taxes, income tax withholding, unemployment insurance, and workers' compensation insurance.

SECTION 7. CITY'S BASIC OBLIGATION

City agrees to engage and does hereby engage Contractor as an independent contractor to furnish

all materials and to perform all Work according to the terms and conditions herein contained for the sum set forth above. Except as otherwise provided in the Contract, the City shall pay to Contractor, as full consideration for the satisfactory performance by the Contractor of the services and obligations required by this Contract, the above referenced compensation in accordance with compensation provisions set forth in the Contract.

SECTION 8. COMPENSATION AND PAYMENT

A. Amount of Compensation. As consideration for performance of the Work required herein, City agrees to pay Contractor $835,317.00 ("Total Contract Price") provided that such amount shall be subject to adjustment pursuant to the applicable terms of this Contract or written change orders approved and signed in advance by the City, provided that the aggregate amount of any such adjustments shall not exceed 10% of the Total Contract Price ($83,531.70).

B. Payment of Compensation. If the Work is scheduled for completion in thirty (30) or less calendar days, City will arrange for payment of the Total Contract Price upon completion and approval by City of the Work. If the Work is scheduled for completion in more than thirty (30) calendar days, City will pay Contractor on a monthly basis as provided for herein. On or before the fifth (5th) day of each month, Contractor shall submit to the City an itemized application for payment in the format supplied by the City indicating the amount of Work completed since commencement of the Work or since the last progress payment. These applications shall be supported by evidence which is required by this Contract and such other documentation as the City may require. The Contractor shall certify that the Work for which payment is requested has been done and that the materials listed are stored where indicated. Contractor may be required to furnish a detailed schedule of values upon request of the City and in such detail and form as the City shall request, showing the quantities, unit prices, overhead, profit, and all other expenses involved in order to provide a basis for determining the amount of progress payments.

City shall review and pay all progress payment requests in accordance with the provisions set forth in Section 20104.50 of the California Public Contract Code. No progress payments will be made for Work not completed in accordance with this Contract.

SECTION 9. CONTRACT RETENTIONS

From each approved progress estimate, five percent (5%) will be deducted and retained by the City, and the remainder will be paid to Contractor. All Contract retainage shall be released and paid to the Contractor and subcontractors pursuant to California Public Contract Code Section 7107.

SECTION 10. OTHER RETENTIONS

In addition to Contract retentions, the City may deduct from each progress payment an amount necessary to protect City from loss because of: (1) liquidated damages which have accrued as of the date of the application for payment; (2) any sums expended by the City in performing any of Contractor's obligations under the Contract which Contractor has failed to perform or has performed inadequately; (3) defective Work not remedied; (4) stop notices as allowed by state law; (5) reasonable doubt that the Work can be completed for the unpaid balance of the Total Contract Price or within the scheduled completion date; (6) unsatisfactory prosecution of the Work by Contractor; (7) unauthorized deviations from the Contract; (8) failure of the Contractor to maintain or submit on a timely basis, proper and sufficient documentation as required by the Contract or by City during the prosecution of the Work; (9) erroneous or false estimates by the Contractor of the

value of the Work performed; (10) any sums representing expenses, losses, or damages as determined by the City, incurred by the City for which Contractor is liable under the Contract; and (11) any other sums which the City is entitled to recover from Contractor under the terms of the Contract or pursuant to state law, including Section 1727 of the California Labor Code. The failure by the City to deduct any of these sums from a progress payment shall not constitute a waiver of the City's right to such sums.

SECTION 11. SUBSTITUTIONS FOR CONTRACT RETENTIONS

In accordance with California Public Contract Code Section 22300, the City will permit the substitution of securities for any monies withheld by the City to ensure performance under the Contract. At the request and expense of the Contractor, securities equivalent to the amount withheld shall be deposited with the City, or with a state or federally chartered bank in California as the escrow agent, and thereafter the City shall then pay such monies to the Contractor as they come due. Upon satisfactory completion of the Contract, the securities shall be returned to the Contractor. For purposes of this Section and Section 22300 of the Public Contract Code, the term "satisfactory completion of the contract" shall mean the time the City has issued written final acceptance of the Work and filed a Notice of Completion as required by law and provisions of this Contract. The Contractor shall be the beneficial owner of any securities substituted for monies withheld and shall receive any interest thereon. The escrow agreement used for the purposes of this Section shall be in the form provided by the City.

SECTION 12. PAYMENT TO SUBCONTRACTORS

Contractor shall pay all subcontractors for and on account of work performed by such subcontractors in accordance with the terms of their respective subcontracts and as provided for in Section 10262 of the California Public Contract Code. Such payments to subcontractors shall be based on the measurements and estimates made and progress payments provided to Contractor pursuant to this Contract.

SECTION 13. TITLE TO WORK

As security for partial, progress, or other payments, title to Work for which such payments are made shall pass to the City at the time of payment. To the extent that title has not previously been vested in the City by reason of payments, full title shall pass to the City at delivery of the Work at the destination and time specified in this Contract. Such transferred title shall in each case be good, and free and clear from any and all security interests, liens, or other encumbrances. Contractor promises and agrees that it will not pledge, hypothecate, or otherwise encumber the items in any manner that would result in any lien, security interest, charge, or claim upon or against said items. Such transfer of title shall not imply acceptance by the City, nor relieve Contractor from the responsibility to strictly comply with the Contract, and shall not relieve Contractor of responsibility for any loss of or damage to items.

SECTION 14. DISPUTE RESOLUTION

Any separate demand by Contractor for the payment of money or damages shall be resolved in accordance with Public Contract Code Sections 20104 et seq., if applicable.

SECTION 15. TERMINATION

This Contract may be terminated by City at any time by giving Contractor three (3) days advance written notice. In the event of termination by City for any reason other than the fault of Contractor, City shall pay Contractor for all Work performed up to that time as provided herein. In the event

of breach of the Contract by Contractor, City may terminate the Contract immediately without notice, may reduce payment to the Contractor in the amount necessary to offset City's resulting damages, and may pursue any other available recourse against Contractor. Contractor may not terminate this Contract except for cause.

In the event this Contract is terminated in whole or in part as provided, City may procure, upon such terms and in such manner as it may determine appropriate, services similar to those terminated. Further, if this Contract is terminated as provided, City may require Contractor to provide all finished or unfinished documents, data, diagrams, drawings, materials or other matter prepared or built by Contractor in connection with its performance of this Contract.

SECTION 16. COMPLETION OF WORK

When the Contractor determines that it has completed the Work required herein, Contractor shall so notify City in writing and shall furnish all labor and material releases required by this Contract. City shall thereupon inspect the Work. If the Work is not acceptable to the City, the City shall indicate to Contractor in writing the specific portions or items of Work which are unsatisfactory or incomplete. Once Contractor determines that it has completed the incomplete or unsatisfactory Work, Contractor may request a re-inspection by the City. Once the Work is acceptable to City, City shall pay to Contractor the Total Contract Price remaining to be paid, less any amount which City may be authorized or directed by law to retain. Payment of retention proceeds due to Contractor shall be made in accordance with Section 7107 of the California Public Contract Code.

SECTION 17. CITY'S REPRESENTATIVE

The City hereby designates the **City Engineer**, or his or her designee, to act as its representative for the performance of this Contract ("City's Representative"). City's Representative shall have the power to act on behalf of the City for all purposes under this Contract. Contractor shall not accept direction or orders from any person other than the City's Representative or his or here designee.

SECTION 18. CONTRACTOR'S REPRESENTATIVE

Before starting the Work, Contractor shall submit in writing the name, qualifications and experience of its proposed representative who shall be subject to the review and approval of the City ("Contractor's Representative"). Following approval by the City, the Contractor's Representative shall have full authority to represent and act on behalf of the Contractor for all purposes under this Contract. The Contractor's Representative shall supervise and direct the Work, using his best skill and attention, and shall be responsible for all construction means, methods, techniques, sequences and procedures and for the satisfactory coordination of all portions of the Work under this Contract. Contractor's Representative shall devote full time to the Project and either he or his designee, who shall be acceptable to the City, shall be present at the Work site at all times that any Work is in progress and at any time that any employee or subcontractor of Contractor is present at the Work site. Arrangements for responsible supervision, acceptable to the City, shall be made for emergency Work which may be required. Should Contractor desire to change its Contractor's Representative, Contractor shall provide the information specified above and obtain the City's written approval.

SECTION 19. CONTRACT INTERPRETATION

Should any question arise regarding the meaning or import of any of the provisions of this Contract or written or oral instructions from City, the matter shall be referred to City's Representative,

whose decision shall be binding upon Contractor.

SECTION 20. LOSS AND DAMAGE

Contractor shall be responsible for all loss and damage which may arise out of the nature of the Work agreed to herein, or from the action of the elements, or from any unforeseen difficulties which may arise or be encountered in the prosecution of the Work until the same is fully completed and accepted by City. However, Contractor shall be responsible for damage proximately caused by Acts of God, within the meaning of Section 4150 of the Government Code, only to the extent of five percent (5%) of the Total Contract Price as specified herein. In the event of damage proximately caused by "Acts of God," the City may terminate this Contract upon three (3) days advanced written notice.

SECTION 21. INDEMNIFICATION

A. Indemnification. Contractor shall defend, indemnify and hold the City, its officials, officers, employees, volunteers and agents free and harmless from any and all claims, demands, causes of action, costs, expenses, liability, loss, damage or injury, in law or equity, to property or persons, including wrongful death, in any manner arising out of or incident to any alleged acts, omissions or willful misconduct of Contractor, its officials, officers, employees, agents, consultants and contractors arising out of or in connection with the performance of the Services, the Project or this Agreement, including without limitation the payment of all consequential damages and attorneys' fees and other related costs and expenses. Contractor shall defend, at Contractor's own cost, expense and risk, any and all such aforesaid suits, actions or other legal proceedings of every kind that may be brought or instituted against City, its directors, officials, officers, employees, agents or volunteers. Contractor shall pay and satisfy any judgment, award or decree that may be rendered against City or its directors, officials, officers, employees, agents or volunteers, in any such suit, action or other legal proceeding. Contractor shall reimburse City and its directors, officials, officers, employees, agents and/or volunteers, for any and all legal expenses and costs incurred by each of them in connection therewith or in enforcing the indemnity herein provided. Contractor's obligation to indemnify shall not be restricted to insurance proceeds, if any, received by the City, its directors, officials officers, employees, agents or volunteers.

B. General Indemnification. Contractor agrees to obtain executed indemnity agreements with provisions identical to those set forth here in this section from each and every subcontractor or any other person or entity involved by, for, with or on behalf of Contractor in the performance of this Agreement. In the event Contractor fails to obtain such indemnity obligations from others are required here, Contractor agrees to be fully responsible according to the terms of this section. Failure of City to monitor compliance with these requirements imposes no additional obligations on City and will in no way act as a waiver of any rights hereunder. This obligation to indemnify and defend City as set forth here is binding on the successors, assigns or heirs of Contractor and shall survive the termination of this Agreement or this section.

SECTION 22. INSURANCE

Prior to the beginning of and throughout the duration of the Work, Contractor will maintain insurance in conformance with the requirements set forth below. Contractor will use existing coverage to comply with these requirements. If that existing coverage does not meet the requirements set forth here, Contractor agrees to amend, supplement or endorse the existing coverage to do so. Contractor acknowledges that the insurance coverage and policy limits set forth in this section constitute the minimum amount of coverage required. Any insurance proceeds in

excess of the limits and coverage required in this Agreement and which are applicable to a given loss, will be available to the City. Contractor shall provide the following types and amounts of insurance:

A. Commercial General Liability Insurance using Insurance Services Office "Commercial General Liability" policy form CG 00 01 or the exact equivalent. Defense costs must be paid in addition to limits. There shall be no cross liability exclusion for claims or suits by one insured against another. Limits are subject to review but in no event less than $1,000,000 per occurrence for all covered losses and no less than $2,000,000 general aggregate.

B. Business Auto Coverage on ISO Business Auto Coverage form CA 00 01 including symbol 1 (Any Auto) or the exact equivalent. Limits are subject to review, but in no event to be less than $1,000,000 per accident. If Contractor owns no vehicles, this requirement may be satisfied by a non-owned auto endorsement to the general liability policy described above. If Contractor or Contractor's employees will use personal autos in any way on this project, Contractor shall provide evidence of personal auto liability coverage for each such person.

C. Workers Compensation on a state-approved policy form providing statutory benefits as required by law with employer's liability limits no less than $1,000,000 per accident or disease.

D. Excess or Umbrella Liability Insurance (Over Primary) if used to meet limit requirements, shall provide coverage at least as broad as specified for the underlying coverages. Any such coverage provided under an umbrella liability policy shall include a drop down provision providing primary coverage above a maximum $25,000 self-insured retention for liability not covered by primary but covered by the umbrella. Coverage shall be provided on a "pay on behalf" basis, with defense costs payable in addition to policy limits. Policy shall contain a provision obligating insurer at the time insured's liability is determined, not requiring actual payment by the insured first. There shall be no cross liability exclusion precluding coverage for claims or suits by one insured against another. Coverage shall be applicable to City for injury to employees of Contractor, subcontractors or others involved in the Work. The scope of coverage provided is subject to approval of City following receipt of proof of insurance as required herein. Insurance procured pursuant to these requirements shall be written by insurers that are admitted carriers in the State of California and with an A.M. Best rating of A or better and a minimum financial size VII.

E. General conditions pertaining to provision of insurance coverage by Contractor. Contractor and City agree to the following with respect to insurance provided by Contractor:

(1) Contractor agrees to have its insurer endorse the third party general liability coverage required herein to include as additional insureds City, its officials, employees and agents, using standard ISO endorsement No. CG 2010 with an edition prior to 1992. Contractor also agrees to require all contractors, and subcontractors to do so likewise.

(2) No liability insurance coverage provided to comply with this Agreement shall prohibit Contractor, or Consultant's employees, or agents, from waiving the right of subrogation prior to a loss. Contractor agrees to waive subrogation rights against City regardless of the applicability of any insurance proceeds, and to require all contractors and subcontractors to do likewise.

(3) All insurance coverage and limits provided by Contractor and available or applicable to this Agreement are intended to apply to the full extent of the policies. Nothing contained in this Agreement or any other agreement relating to the City or its operations limits the application of such insurance coverage.

(4) None of the coverages required herein will be in compliance with these requirements if they include any limiting endorsement of any kind that has not been first submitted to City and approved in writing.

(5) No liability policy shall contain any provision or definition that would serve to eliminate so-called "third party action over" claims, including any exclusion for bodily injury to an employee of the insured or any contractor or subcontractor.

(6) All coverage types and limits required are subject to approval, modification and additional requirements by the City, as the need arises. Contractor shall not make any reductions in scope of coverage (e.g. elimination of contractual liability or reduction of discovery period) that may affect City's protection without City's prior written consent.

(7) Proof of compliance with these insurance requirements, consisting of certificates of insurance evidencing all of the coverages required and an additional insured endorsement to Contractor's general liability policy, shall be delivered to City at or prior to the execution of this Agreement. In the event such proof of any insurance is not delivered as required, or in the event such insurance is canceled at any time and no replacement coverage is provided, City has the right, but not the duty, to obtain any insurance it deems necessary to protect its interests under this or any other agreement and to pay the premium. Any premium so paid by City shall be charged to and promptly paid by Contractor or deducted from sums due Contractor, at City option.

(8) Certificate(s) are to reflect that the insurer will provide 30 days' notice to City of any cancellation of coverage. Contractor agrees to require its insurer to modify such certificates to delete any exculpatory wording stating that failure of the insurer to mail written notice of cancellation imposes no obligation, or that any party will "endeavor" (as opposed to being required) to comply with the requirements of the certificate.

(9) It is acknowledged by the parties of this Agreement that all insurance coverage required to be provided by Contractor or any subcontractor, is intended to apply first and on a primary, non-contributing basis in relation to any other insurance or self-insurance available to City.

(10) Contractor agrees to ensure that subcontractors, and any other party involved with the project that is brought onto or involved in the project by Contractor, provide the same minimum insurance coverage required of Contractor. Contractor agrees to monitor and review all such coverage and assumes all responsibility for ensuring that such coverage is provided in conformity with the requirements of this section. Contractor agrees that upon request, all agreements with subcontractors and others engaged in the project will be submitted to City for review.

(11) Contractor agrees not to self-insure or to use any self-insured retention's or deductibles on any portion of the insurance required herein except as disclosed to and approved by the City and further agrees that it will not allow any contractor, subcontractor, Architect, Engineer or other entity or person in any way involved in the performance of work on the project

contemplated by this Agreement to self-insure its obligations to City. City expressly approves maintenance by the Contractor of a $100,000 deductible on its current Professional Liability insurance policy.

(12) The City reserves the right at any time during the term of the contract to change the amounts and types of insurance required by giving the Contractor ninety (90) days advance written notice of such change. If such change results in substantial additional cost to the Contractor, the City will negotiate additional compensation proportional to the increased benefit to City.

(13) For purposes of applying insurance coverage only, this Agreement will be deemed to have been executed immediately upon any party hereto taking any steps that can be deemed to be in furtherance of or towards performance of this Agreement.

(14) Contractor acknowledges and agrees that any actual or alleged failure on the part of City to inform Contractor of non-compliance with any insurance requirement in no way imposes any additional obligations on City nor does it waive any rights hereunder in this or any other regard.

(15) Contractor will renew the required coverage annually as long as City, or its employees or agents face an exposure from operations of any type pursuant to this Agreement. This obligation applies whether or not the Agreement is canceled or terminated for any reason. Termination of this obligation is not effective until City executes a written statement to that effect.

(16) Contractor shall provide proof that policies of insurance required herein expiring during the term of this Agreement have been renewed or replaced with other policies providing at least the same coverage. Proof that such coverage has been ordered shall be submitted prior to expiration. A coverage binder or letter from Contractor's insurance agent to this effect is acceptable. A certificate of insurance and/or additional insured endorsement as required in these specifications applicable to the renewing or new coverage must be provided to City within five days of the expiration of the coverages.

(17). The provisions of any workers' compensation or similar act will not limit the obligations of Contractor under this Agreement. Contractor expressly agrees not to use any statutory immunity defenses under such laws with respect to City, its employees, officials and agents.

(18) Requirements of specific coverage features or limits contained in this section are not intended as limitations on coverage, limits or other requirements nor as a waiver of any coverage normally provided by any given policy. Specific reference to a given coverage feature is for purposes of clarification only as it pertains to a given issue, and is not intended by any party or insured to be limiting or all-inclusive.

(19) These insurance requirements are intended to be separate and distinct from any other provision in this Agreement and are intended by the parties here to be interpreted as such.

(20). The requirements in this Section supersede all other sections and provisions of this Agreement, except Exhibit "D" "Modifications to Contract Documents", to the extent that any other section or provision conflicts with or impairs the provisions of this Section.

(21) Contractor agrees to be responsible for ensuring that no contract used by any party involved in any way with the project reserves the right to charge City or Contractor for the cost of additional insurance coverage required by this Agreement. Any such provisions are to be deleted with reference to City. It is not the intent of City to reimburse any third party for the cost of complying with these requirements. There shall be no recourse against City for payment of premiums or other amounts with respect thereto.

(22) Contractor agrees to provide immediate notice to City of any claim or loss against Contractor arising out of the work performed under this Agreement. City assumes no obligation or liability by such notice, but has the right (but not the duty) to monitor the handling of any such claim or claims if they are likely to involve City.

SECTION 23. BONDS

A. Performance Bond. If specifically requested by City in the Bidding Documents, attached hereto and incorporated herein by reference, Contractor shall execute and provide to City concurrently with this Agreement a Performance Bond in the amount of the total, not-to-exceed compensation indicated in this Agreement, and in a form provided or approved by the City. If such bond is required, no payment will be made to Contractor until it has been received and approved by the City.

B. Payment Bond. If required by law or otherwise specifically requested by City in the Bidding Documents, attached hereto and incorporated herein by reference, Contractor shall execute and provide to City concurrently with this Agreement a Payment Bond in the amount of the total, not-to-exceed compensation indicated in this Agreement, and in a form provided or approved by the City. If such bond is required, no payment will be made to Contractor until it has been received and approved by the City.

C. Bond Provisions. Should, in City's sole opinion, any bond become insufficient or any surety be found to be unsatisfactory, Contractor shall renew or replace the affected bond within 10 days of receiving notice from City. In the event the surety or Contractor intends to reduce or cancel any required bond, at least thirty (30) days prior written notice shall be given to the City, and Contractor shall post acceptable replacement bonds at least ten (10) days prior to expiration of the original bonds. No further payments shall be deemed due or will be made under this Agreement until any replacement bonds required by this Section are accepted by the City. To the extent, if any, that the total compensation is increased in accordance with the Agreement, the Contractor shall, upon request of the City, cause the amount of the bonds to be increased accordingly and shall promptly deliver satisfactory evidence of such increase to the City. To the extent available, the bonds shall further provide that no change or alteration of the Agreement (including, without limitation, an increase in the total compensation, as referred to above), extensions of time, or modifications of the time, terms, or conditions of payment to the Contractor, will release the surety. If the Contractor fails to furnish any required bond, the City may terminate this Agreement for cause.

D. Surety Qualifications. Only bonds executed by an admitted surety insurer, as defined in Code of Civil Procedure Section 995.120, shall be accepted. The surety must be a California-admitted surety with a current A.M. Best's rating no less than A:VIII and satisfactory to the City. If a California-admitted surety insurer issuing bonds does not meet these requirements, the insurer will be considered qualified if it is in conformance with Section 995.660 of the

California Code of Civil Procedure, and proof of such is provided to the City.

SECTION 24. SAFETY

Contractor shall execute and maintain its work so as to avoid injury or damage to any person or property. Contractor shall comply with the requirements of the specifications relating to safety measures applicable in particular operations or kinds of work. In carrying out its Work, the Contractor shall at all times be in compliance with all applicable local, state and federal laws, rules and regulations, and shall exercise all necessary precautions for the safety of employees appropriate to the nature of the Work and the conditions under which the Work is to be performed. Safety precautions as applicable shall include, but shall not be limited to, adequate life protection and lifesaving equipment; adequate illumination for underground and night operations; instructions in accident prevention for all employees, such as machinery guards, safe walkways, scaffolds, ladders, bridges, gang planks, confined space procedures, trenching and shoring, fall protection and other safety devices, equipment and wearing apparel as are necessary or lawfully required to prevent accidents or injuries; and adequate facilities for the proper inspection and maintenance of all safety measures. Furthermore, Contractor shall prominently display the names and telephone numbers of at least two medical doctors practicing in the vicinity of the Project, as well as the telephone number of the local ambulance service, adjacent to all telephones at the Project site.

SECTION 25. WARRANTY

Contractor warrants all Work under the Contract (which for purposes of this Section shall be deemed to include unauthorized work which has not been removed and any non-conforming materials incorporated into the Work) to be of good quality and free from any defective or faulty material and workmanship. Contractor agrees that for a period of one year (or the period of time specified elsewhere in the Contract or in any guarantee or warranty provided by any manufacturer or supplier of equipment or materials incorporated into the Work, whichever is later) after the date of final acceptance, Contractor shall within ten (10) Days after being notified in writing by the City of any defect in the Work or non-conformance of the Work to the Contract, commence and prosecute with due diligence all Work necessary to fulfill the terms of the warranty at his sole cost and expense. Contractor shall act sooner as requested by the City in response to an emergency. In addition, Contractor shall, at its sole cost and expense, repair and replace any portions of the Work (or work of other contractors) damaged by its defective Work or which becomes damaged in the course of repairing or replacing defective Work. For any Work so corrected, Contractor's obligation hereunder to correct defective Work shall be reinstated for an additional one year period, commencing with the date of acceptance of such corrected Work. Contractor shall perform such tests as the City may require verifying that any corrective actions, including, without limitation, redesign, repairs, and replacements comply with the requirements of the Contract. All costs associated with such corrective actions and testing, including the removal, replacement, and reinstitution of equipment and materials necessary to gain access, shall be the sole responsibility of the Contractor. All warranties and guarantees of subcontractors, suppliers and manufacturers with respect to any portion of the Work, whether express or implied, are deemed to be obtained by Contractor for the benefit of the City, regardless of whether or not such warranties and guarantees have been transferred or assigned to the City by separate agreement and Contractor agrees to enforce such warranties and guarantees, if necessary, on behalf of the City. In the event that Contractor fails to perform its obligations under this Section, or under any other warranty or guaranty under this Contract, to the reasonable satisfaction of the City, the City shall have the right to correct and replace any defective or non-conforming Work and any work damaged by such work

or the replacement or correction thereof at Contractor's sole expense. Contractor shall be obligated to fully reimburse the City for any expenses incurred hereunder upon demand.

SECTION 26. LAWS AND REGULATIONS

Contractor shall keep itself fully informed of and in compliance with all local, state and federal laws, rules and regulations in any manner affecting the performance of the Contract or the Work, including all Cal/OSHA requirements, and shall give all notices required by law. Contractor shall be liable for all violations of such laws and regulations in connection with Work. If the Contractor observes that the drawings or specifications are at variance with any law, rule or regulation, it shall promptly notify the City in writing. Any necessary changes shall be made by written change order. If the Contractor performs any work knowing it to be contrary to such laws, rules and regulations and without giving written notice to the City, the Contractor shall be solely responsible for all costs arising there from. Contractor shall defend, indemnify and hold City, its officials, directors, officers, employees and agents free and harmless, pursuant to the indemnification provisions of this Contract, from any claim or liability arising out of any failure or alleged failure to comply with such laws, rules or regulations.

SECTION 27. PERMITS AND LICENSES

Contractor shall be responsible for securing, at its own expense, and paying for all permits and licenses necessary to perform the Work described herein.

SECTION 28. TRENCHING WORK

If the Total Contract Price exceeds $25,000 and if the Work governed by this Contract entails excavation of any trench or trenches five (5) feet or more in depth, Contractor shall comply with all applicable provisions of the Labor Code, including Section 6705. To this end, Contractor shall submit for City's review and approval a detailed plan showing the design of shoring, bracing, sloping, or other provisions to be made for worker protection from the hazard of caving ground during the excavation of such trench or trenches. If such plan varies from the shoring system standards, the plan shall be prepared by a registered civil or structural engineer.

SECTION 29. HAZARDOUS MATERIALS AND DIFFERING CONDITIONS

As required by Public Contract Code Section 7104, if this Contract involves digging trenches or other excavations that extend deeper than four (4) feet below the surface, Contractor shall promptly, and prior to disturbance of any conditions, notify City of: (1) any material discovered in excavation that Contractor believes to be a hazardous waste that is required to be removed to a Class I, Class II or Class III disposal site; (2) subsurface or latent physical conditions at the site differing from those indicated by City; and (3) unknown physical conditions of an unusual nature at the site, significantly different from those ordinarily encountered in such contract work. Upon notification, City shall promptly investigate the conditions to determine whether a change order is appropriate. In the event of a dispute, Contractor shall not be excused from any scheduled completion date and shall proceed with all Work to be performed under the Contract, but shall retain all rights provided by the Contract or by law for making protests and resolving the dispute.

SECTION 30. UNDERGROUND UTILITY FACILTIES

To the extent required by Section 4215 of the Government Code, City shall compensate Contractor for the costs of: (1) locating and repairing damage to underground utility facilities not caused by the failure of Contractor to exercise reasonable care; (2) removing or relocating underground utility facilities not indicated in the construction drawings; and (3) equipment necessarily idled during

such work. Contractor shall not be assessed liquidated damages for delay caused by failure of City to provide for removal or relocation of such utility facilities.

SECTION 31. PREVAILING WAGES

Contractor is aware of the requirements of California Labor Code Section 1720, et seq., and 1770, et seq., as well as California Code of Regulations, Title 8, Section 1600, et seq., ("Prevailing Wage Laws"), the Davis-Bacon Act of 1931 and 23 USC 113, which require the payment of prevailing wage rates and the performance of other requirements on "public works" and "maintenance" projects. Contractor agrees to fully comply with such Prevailing Wage Laws.

SECTION 32. APPRENTICEABLE CRAFTS

When Contractor employs workmen in an apprenticed craft or trade, Contractor shall comply with the provisions of Section 1777.5 of the Labor Code with respect to the employment of properly registered apprentices upon public works. The primary responsibility for compliance with said section for all apprenticed occupations shall be with Contractor.

SECTION 33. HOURS OF WORK

Contractor is advised that eight (8) hours labor constitutes a legal day's work. Pursuant to Section 1813 of the Labor Code, Contractor shall forfeit a penalty of $25.00 per worker for each day that each worker is permitted to work more than eight (8) hours in any one calendar day and forty (40) hours in any one calendar week, except when payment for overtime is made at not less than one and one-half (1-1/2) times the basic rate for that worker.

SECTION 34. PAYROLL RECORDS

In accordance with the requirements of Labor Code Section 1776, Contractor shall keep accurate payroll records which are either on forms provided by the Division of Labor Standards Enforcement or which contain the same information required by such forms. Responsibility for compliance with Labor Code Section 1776 shall rest solely with Contractor, and Contractor shall make all such records available for inspection at all reasonable hours.

SECTION 35. CONTRACTOR'S LABOR CERTIFICATION

By its signature hereunder, Contractor certifies that he is aware of the provisions of Section 3700 of the California Labor Code which require every employer to be insured against liability for Worker's Compensation or to undertake self-insurance in accordance with the provisions of that Code, and agrees to comply with such provisions before commencing the performance of the Work. A certification form for this purpose, which is attached to this Contract as Exhibit "C" and incorporated herein by reference, shall be executed simultaneously with this Contract.

SECTION 36. LABOR AND MATERIAL RELEASES

Contractor shall furnish City with labor and material releases from all subcontractors performing work on, or furnishing materials for, the work governed by this Contract prior to final payment by City.

SECTION 37. EQUAL OPPORTUNITY EMPLOYMENT

Contractor represents that it is an equal opportunity employer and that it shall not discriminate against any employee or applicant for employment because of race, religion, color, national origin, ancestry, sex, age or other interests protected by the state or Federal Constitutions. Such non-discrimination shall include, but not be limited to, all activities related to initial employment,

upgrading, demotion, transfer, recruitment or recruitment advertising, layoff or termination.

SECTION 38. ANTI-TRUST CLAIMS

This provision shall be operative if this Contract is applicable to California Public Contract Code Section 7103.5. In entering into this Contract to supply goods, services or materials, the Contractor hereby offers and agrees to assign to the City all rights, title, and interest in and to all causes of action it may have under Section 4 of the Clayton Act (15 U.S.C. Section 15) or under the Cartwright Act (Chapter 2, commencing with Section 16700, of Part 2 of Division 7 of the Business and Professions Code) arising from purchases of goods, services, or materials pursuant to the Contract. This assignment shall be made and become effective at the time the City tender final payment to the Contractor, without further acknowledgment by the parties.

SECTION 39. NOTICES

All notices hereunder and communications regarding interpretation of the terms of the Contract or changes thereto shall be provided by the mailing thereof by registered or certified mail, return receipt requested, postage prepaid and addressed as follows:

CITY	CONTRACTOR
City of Eastvale 12363 Limonite Ave., Suite910 Eastvale, CA 91752 Attn: Jimmy Chung, City Engineer	Superb Engineering, Inc. 2947 West Lincoln Street Unit 105 Banning, CA 92220 Attn: Estela Candelario, President

Any notice so given shall be considered received by the other party three (3) days after deposit in the U.S. Mail as stated above and addressed to the party at the above address. Actual notice shall be deemed adequate notice on the date actual notice occurred, regardless of the method of service.

SECTION 40. ENTIRE CONTRACT; MODIFICATION

This Agreement, including the attached Exhibits "A" through "F", the advertised bid documents, associated addendas, is the entire, complete, final and exclusive expression of the parties with respect to the matters addressed therein and supersedes all other agreement or understandings, whether oral or written, or entered into between Contractor and City prior to the execution of the agreement. No prior statements, representations or other agreements, whether oral or written, made by any parties which are not embodied herein shall be valid and binding. No amendment to this Agreement shall be valid and binding unless in writing duly executed by the parties or their authorized representatives.

SECTION 41. TIME IS OF THE ESSENCE

Time is of the essence in the performance of this Contract.

SECTION 42. ASSIGNMENT FORBIDDEN

Contractor shall not, either voluntarily or by action of law, assign or transfer this Contract or any obligation, right, title or interest assumed by Contractor herein without the prior written consent of City. If Contractor attempts an assignment or transfer of this Contract or any obligation, right, title or interest herein, City may, at its option, terminate and revoke the Contract and shall thereupon be relieved from any and all obligations to Contractor or its assignee or transferee.

SECTION 43. GOVERNING LAW

This Contract shall be governed by the laws of the State of California.

SECTION 44. COUNTERPARTS

This Contract may be executed in counterparts, each of which shall constitute an original.

SECTION 45. SUCCESSORS

The parties do for themselves, their heirs, executors, administrators, successors, and assigns agree to the full performance of all of the provisions contained in this Contract.

SECTION 46. ATTORNEYS' FEES

If either party commences an action against the other party, either legal, administrative or otherwise, arising out of or in connection with this Contract, the prevailing party in such action shall be entitled to have and recover from the losing party reasonable attorneys' fees and all other costs of such action.

SECTION 47. CLAIMS OF $375,000 OR LESS

Notwithstanding any other provision herein, claims of $375,000 or less shall be resolved pursuant to the alternative dispute resolution procedures set forth in Public Contracts Code 20104, et seq.

SECTION 48. PROHIBITED INTERESTS

A. Solicitation. Contractor maintains and warrants that it has not employed nor retained any company or person, other than a bona fide employee working solely for Contractor, to solicit or secure this Contract. Further, Contractor warrants that it has not paid nor has it agreed to pay any company or person, other than a bona fide employee working solely for Contractor, any fee, commission, percentage, brokerage fee, gift or other consideration contingent upon or resulting from the award or making of this Contract. For breach or violation of this warranty, City shall have the right to terminate this Contract without liability.

B. Conflict of Interest. For the term of this Contract, no member, officer or employee of City, during the term of his or her service with City, shall have any direct interest in this Contract, or obtain any present or anticipated material benefit arising there from.

SECTION 49. CERTIFICATION OF LICENSE

Contractor certifies that as of the date of execution of this Contract, Contractor has a current contractor's license of the classification indicated below under Contractor's signature.

IN WITNESS WHEREOF, each of the parties has caused this Contract to be executed on the day and year first above written.

CITY OF EASTVALE

By: Mark Orme
Signature

Mark Orme
Name

City Manager
Title

Attest: MAO
City Clerk

SUPERB ENGINEERING, INC.

By:
Signature

Estela Candelario
Name

President
Title

Attest:
Secretary

A, C-27
Classification of Contractor's License

1074243
Contractor's License Number

EXHIBIT "A" PLANS AND SPECIFICATIONS

The following plans and specifications are incorporated into this Contract herein by this reference:

The work for which this proposal is submitted is for construction in conformance with these bid documents, including any addenda thereto, the contract annexed hereto, and also in conformance with the 2018 Edition of the Standard Specifications for Public Works Construction (Standard Specifications), Riverside County Transportation Department Improvement Standards and Specifications, latest edition, County Ordinance No. 461 and subsequent amendments, the California Department of Transportation Standard Plans and Specifications, 2018 Edition (State Standard) and the Labor Surcharge and Equipment Rental Rates in effect on the date the work is accomplished.

The Plans and Specifications for the work are as follows:

- **Advertised bid documents and associated Addendas for: Median Improvement Project - Phase 2 at Cantu Galleano Road, Archibald Avenue, and River Road Project #93039**

EXHIBIT "B" BID PROPOSAL

Under separate cover

EXHIBIT "C" SPECIAL CONDITIONS

Standard Erosion and Sediment Control Plan Notes:

1. Dust control shall conform to Section 10, "Dust Control", Section 7-1.01F, "Air Pollution Control", Section 17, "Watering", and Section 18 "Dust Palliative" of the State Standard Specifications, Rules no. 401, 402, 403 and 403.1 of the South Coast Air Quality Management District (AQMD), Riverside County Code, Chapter 8.52, "Fugitive Dust Reduction Program For Coachella Valley", all other applicable Federal and State laws, and the requirements set forth herein.
2. The Contractor is cautioned that failure to control fugitive dust may result in fines being levied by the South Coast Air Quality Management District to both the Contractor and the City of Eastvale, as owner. The Contractor shall be fully responsible for payment of all fines pertaining to air pollution control violations, resulting from Contractor's operations related to the construction contract, which may be levied against both the Contractor and the City of Eastvale by the AQMD or other regulatory agencies. The Contractor's attention is directed to Section 7-1.01, "Laws to be Observed" of the State Standard Specifications. The cost of all fines levied against the City of Eastvale will be deducted from any moneys due or which may become due to the Contractor, unless other payment arrangements are made by the Contractor.
3. Dust control of all of the contractor's operations is required 24 hours per day, 7 days a week for the duration of the contract, and until the disturbed soil is permanently stabilized. The Contractor shall take every precaution to prevent emissions of fugitive dust from the project site, from locations of stockpiled materials, from unpaved driving surfaces, from haul vehicles, from inactive construction areas, and from all other operations of the Contractor. The Contractor shall plan for and carry out proper and efficient measures to prevent his operations from producing dust in amounts damaging to property or which constitute a public nuisance, or which cause harm to person living or working in the vicinity of the work. Of particular concern are emissions of PM10 particles, which are fine particulate matter of 10 microns or less and which are associated with sickness and death from respiratory disease.
4. The Contractor shall respond to complaints by mobilizing equipment and personnel at the construction site within 2 hours of each complaint to control fugitive dust.
5. Attention is directed to AQMD Rule 403.1, which applies to all contracts within the City of Eastvale. That AQMD Rule requires the Contractor to take specified dust control actions when prevailing wind speeds exceed 25 miles per hour. Wind forecasts, AQMD Rules and other related information are provided by AQMD at 1-800-CUT-SMOG and at www.aqmd.gov.
6. The Contractor shall utilize the "Best Available Control Measures" of controlling fugitive dust, as prepared by the AQMD. However, if fugitive dust crosses the project boundary, more effective control measures, including the "Best Available Control Measures" shall be implemented.
7. A site specific fugitive dust control plan shall be submitted to the City Engineer for review and approval at least 10 days prior to the start of construction.
8. The fugitive dust control plan shall include the "Reasonably Available Control Measures" and "Best Available Control Measures" of controlling fugitive dust, as may be appropriate and necessary, including by not limited to watering, application of chemical dust

suppressants, wind fencing, covering of haul vehicles, haul vehicle bed-liners, grading, planting of vegetation, the use of a 24 hour environmental observer, and track-out controls at locations where unpaved construction accesses intersect with paved roads. The use of chemical stabilizers, which are approved by all environmental regulatory agencies, and the use of reclaimed water is encouraged. If water is intended as a primary dust control tool, the dust control plan shall provide for at least one 2,000 gallon water truck for every 4 acres of disturbed soil, unless otherwise approved by the City Engineer.

9. If the Project Inspector determines that the project scope and the forecasted weather conditions are such that the Contractor's work is unlikely to be a source of dust emissions, the Construction Engineer has the authority to waive the requirements for submittal of a dust control plan and for placement of the dust control signs described herein. However, the Contractors responsibilities for the control of fugitive dust and the other requirements of this section may not be waived.
10. A completion notice will not be filled, and the final payment will not be made to the Contractor until the areas of disturbed soil on the construction site, including roadway shoulders, are suitable stabilized for long term control of fugitive dust.
11. This signature of the Contractor on the Proposal constitutes acknowledgement by the Contractor of the dust control enforceability of those requirements.
12. Full compensation for conformance with these dust abatement requirements, including lab equipment and materials, developing water supply and incidentals, shall be considered as included in items of work, and no additional compensation will be allowed therefore.
13. The successful Contractor shall attend an AQMD PM10 Dust Control Program training session, and furnish evidence of attendance to the City Engineer. Attendance at AQMD training seminars can be scheduled the AQMD at 1-866-861-DUST or by email to dustcontrol@agmd.gov. Current AQMD certification of previous attendance will be accepted. At that training session, the successful Contractor will be furnished with the AQMD prepared Rule 403 and Rule 403.1 implementation handbooks, which include the Best Available Control Measures" and "Reasonably Available Control Measures", and other associated information, including a listing of suggested dust control related to devices, material and chemicals.
14. Any days on which the Contractor is prevented from working, due to the requirements of AQMD Rules, will be considered as non-working days, in accordance with Section 8-1.06, "Time of Completion" of the State Standard Specification.

EXHIBIT "D" CERTIFICATION LABOR CODE-SECTION 1861

I, the undersigned Contractor, am aware of the provisions of Section 3700 et seq. of the Labor Code which require every employer to be insured against liability for Worker's Compensation or to undertake self-insurance in accordance with the provisions of the Code, and I, the undersigned Contractor, agree to and will comply with such provisions before commencing the performance of the Work on this Contract.

Superb Engineering, Inc.

By: _____

Name: Estela Candelario

Title: President

EXHIBIT "E" CONTRACT MODIFICATIONS

None

EXHIBIT "F" SUPPLEMENTAL REQUIREMENTS

None

SUPEENG-01 LEI

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 5/13/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME:	
AssuredPartners of California (Foothill Ranch) 1300 Dove Street, Suite 300 Newport Beach, CA 92660	PHONE (A/C, No, Ext): (949) 769-3100	FAX (A/C, No): (949) 769-3930
	E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : Admiral Insurance Company	24856
INSURED	INSURER B :	
Superb Engineering, Inc. PO Box 3036 Beaumont, CA 92223	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR	X	X	CA00005431001	8/31/2024	8/31/2025	DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 300,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	POLICY X PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
A	UMBRELLA LIAB X OCCUR						EACH OCCURRENCE	$ 3,000,000
	X EXCESS LIAB CLAIMS-MADE			GX00000811701	8/31/2024	8/31/2025	AGGREGATE	$ 3,000,000
	DED RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						PER STATUTE / OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N	N / A					E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The certificate holder(s), is/are named additional insured per the attached forms, including primary and non-contributory wording, general liability waiver, and waiver of subrogation where required by written contract, with regard to the following project:

Project: Job #93039 - Median Improvement Project - Phase 2 at Cantu Galleano Road, Archibald Avenue, and River Road
Certificate Holder Continued: City, its officials, employees and agents.
30 day notice of cancellation except for 10 day notice of cancellation due to nonpayment of premium.

CERTIFICATE HOLDER

City of Eastvale
12363 Limonite Avenue, SUite 910
Eastvale, CA 91752

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



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FIRST AMENDMENT TO AGREEMENT

This First Amendment to Agreement ("First Amendment") is entered into this ____ day of _____, 2025 by and between the City of Eastvale, a municipal corporation ("City") and Superb Engineering, Inc, a California corporation ("Contractor"), as follows:

RECITALS

A. City and Contractor entered into a Public Works Construction Contract on May 14, 2025 ("Agreement"), for Project #93039 Median Improvement Project - Phase 2, in the original Amount of $835,317.00, which included a 10% contingency amount of $83,531.70.

B. This First Amendment to the Agreement increases the contingency amount by $41,765.85, raising the total authorized contingency from $83,531.70 to $125,297.55.

OPERATIVE PROVISIONS

NOW, THEREFORE, in consideration of the mutual promises and covenants made by the Parties and contained herein and other consideration, the value and adequacy of which are hereby acknowledged, the Parties do hereby enter into this First Amendment which modifies and amends the Agreement as follows:

1. AMENDMENTS

(a) Section 8(A) of the Agreement is hereby amended to increase the maximum allowable aggregate amount of contract adjustments from 10% to 15% of the Total Contract Price. Accordingly, the final clause of Section 8(A) is amended to read as follows: "provided that the aggregate amount of any such adjustments shall not exceed 15% of the Total Contract Price ($125,297.55)." All other language in Section 8(A) remains unchanged, including the Total Contract Price of $835,317.00.

2. GENERAL PROVISIONS

(a) **Remainder Unchanged.** Except as specifically modified and amended in this First Amendment, the Agreement remains in full force and effect and binding upon the parties.

(b) **Integration.** This First Amendment constitutes the entire understanding and agreement of the parties and supersedes all negotiations or previous agreements between the parties with respect to all or any part of the transaction discussed in this First Amendment.

(c) **Effective Date.** This First Amendment shall not become effective until the date it has been formally approved and executed by the appropriate authorities of the City and Contractor.

(d) **Applicable Law.** The laws of the State of California shall govern the interpretation and enforcement of this First Amendment.

(e) **References.** All references to the Agreement include all their respective terms and provisions. All defined terms utilized in this First Amendment have the same meaning as provided in the Agreement, unless expressly stated to the contrary in this First Amendment.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the date and year first-above written.

CITY OF EASTVALE

_____
Mark Orme
City Manager

ATTEST:

_____
Marc Donohue
City Clerk

APPROVED AS TO FORM

_____
Erica Vega
City Attorney

Superb Engineering, Inc.

_____
Estela Candelario
President

NOTE: CONTRACTOR'S SIGNATURES SHALL BE DULY NOTARIZED, AND APPROPRIATE ATTESTATIONS SHALL BE INCLUDED AS MAY BE REQUIRED BY THE BYLAWS, ARTICLES OF INCORPORATION, OR OTHER RULES OR REGULATIONS APPLICABLE TO CONTRACTOR'S BUSINESS ENTITY. CORPORATIONS AND LLCS MUST SUBMIT DOCUMENTATION SHOWING THAT THE INDIVIDUAL SIGNING ON ITS BEHALF HAS THE AUTHORITY TO EXECUTE THIS CONTRACT.

Change Order Request

PROJECT: Median Improvement Project - Phase 2

TO CLIENT: CITY OF EASTVALE

CHANGE ORDER NUMBER: 9
DATE: 10/31/2025
PROJECT NUMBER: 25-07
NTP DATE: 7/22/2025

The Contract is changed as follows:

Please consider this as Bravo's Sign proposal to add an additional Monument Sign on Archibald Ave. North of Limonite Ave. as requested via e-mail.

		Qty.	Unit	Extended Amount
1)	ADD - See attached breakdown.	1	LS	$ 44,081.01

Total: $ 44,081.01

***Once approved, we can proceed with this work.

The original Contract Sum was	$ 835,317.00
Net change by previously authorized Change orders	
The Contract Sum prior to this Change order was	$ 835,317.00
The Contract Sum will be amended by this Change Order in the amount of	$ 44,081.01
The new Contract Sum including this Change Order will be	$ 879,398.01
The Contract Time will be amended by	5 Days
The date of Substantial Completion as of the date of this Change Order therefore is	

Superb Engineering
SUBCONTRACTOR
PO Box 3036 Beaumont, CA 92223
Address

BY Estela Candelario

DATE 9/26/25

OWNER

Address

BY

DATE

COR WORKSHEET

DESCRIPTION OF CHANGE: Additional Monument Sign **PROJECT: Median Improvement Project Ph. 2**

Type			Qty	Units	Description	Cost Each	Subtotal	Tax	Subtotal	O&P+Bond	Price Total
-											
1	Subcontractor	1	LS	Monument Sign	$40,000.00	$40,000.00	$0.00	$40,000.00	$2,800.00	$42,800.00
2	Laborer	8	HR	Laborer (Shrub Removal)	$98.11	$784.88	$0.00	$784.88	$133.43	$918.31
3	Dump Fees	1	Tons	Dump Fees (Shrub Removal)	$75.00	$75.00	$0.00	$75.00	$12.75	$87.75
4	Material	1	LS	Misc. Irrigation Material Cut and Cap	$35.00	$35.00	$0.00	$35.00	$5.95	$40.95
5	Equipment	8	HR	F250	$25.00	$200.00	$0.00	$200.00	$34.00	$234.00
										$44,081.01

Bravo Sign & Design, Inc.
520 S CENTRAL PARK AVE EAST
ANAHEIM, CA 92802
+17142840500
dfiore@bravosign.com

Estimate

ADDRESS
SUPERB ENGINEERING
2947 W Lincoln St. Unit 105
Banning, CA 92220

ESTIMATE # 250130
DATE 10/09/2025

JOB #
250041

JOB NAME
MEDIAN IMP PROJECT EASTVALE

DESCRIPTION	QTY	RATE	AMOUNT
CHANGE ORDER REQUEST Contract #SE 25-07-02 .			
MEDIAN IMPROVEMENTS ON RIVER ROAD: Furnish and Install (1) 13’ x 4’ x 4’ D/F Internally-Lit Entry Monument, PTD – (2) Colors, w/ ” Push Thru Acrylic Copy & City Logos, To Read “EASTVALE”, w/Removable Back Panels For Mounting & Electrical Access & (1) Solar Power & Battery Set-Up To Power Entry Monument Sign to Include: all labor and equipment to dig set posts, forms, rebar & pour new concrete footings for both monument and solar, strip, clean, trench, lay conduit, pull wire, assemble solar set-up and connect to monument lighting .	1	40,000.00	40,000.00

SUBTOTAL	40,000.00
TAX	0.00
TOTAL	**$40,000.00**

Accepted By

Accepted Date

estela@superb-engineering.com

From: Anthony Flores <aflores@zandkconsultants.com>
Sent: Tuesday, October 21, 2025 5:11 PM
To: estela@superb-engineering.com
Cc: Daniel Candelario
Subject: Re: Change Orders and PO

Estela,

It appears so, please have your team price out accordingly.

ANTHONY FLORES

M: (562) 547-8555
zandkconsultants.com

IMPORTANT: The contents of this email and any attachments are confidential. They are intended for the named recipient(s) only. If you have received this email by mistake, please notify the sender immediately and do not disclose the contents to anyone or make copies thereof.

On Mon, Oct 20, 2025 at 3:15 PM <estela@superb-engineering.com> wrote:

> Hi Anthony,
>
> Were you able to confirm if there's any work required from our scope related to this addition—such as removing existing shrubs, cutting and capping irrigation, or any other landscape adjustments in the area?
>
> Thank you,
>
> **Estela Candelario**
>
> **ISA Certified Arborist WE-15739A**
>
> **C** (909) 262-4626

O (909) 269-2333

estela@superb-engineering.com

P.O. Box 3036, Beaumont, CA
92223

Small Business Certified

From: estela@superb-engineering.com <estela@superb-engineering.com>
Sent: Thursday, October 16, 2025 7:53 AM
To: 'Anthony Flores' <aflores@zandkconsultants.com>
Cc: 'Daniel Candelario' <daniel@superb-engineering.com>
Subject: RE: Change Orders and PO

Good morning Anthony,

Just following up on this.

Thank you!

Estela Candelario

ISA Certified Arborist WE-15739A

C (909) 262-4626

O (909) 269-2333

estela@superb-engineering.com

P.O. Box 3036, Beaumont, CA
92223

Small Business Certified

From: Anthony Flores <aflores@zandkconsultants.com>
Sent: Wednesday, October 15, 2025 7:33 AM
To: estela@superb-engineering.com
Cc: Daniel Candelario <daniel@superb-engineering.com>
Subject: Re: Change Orders and PO

I will be onsite tomorrow and let you know then.

ANTHONY FLORES

M: (562) 547-8555
zandkconsultants.com

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On Mon, Oct 13, 2025 at 7:57 AM <estela@superb-engineering.com> wrote:

> Good morning Anthony,
>
> I received the change order from Bravo. Could you please confirm if there's any work required from our scope related to this addition—such as removing existing shrubs, cutting and capping irrigation, or any other landscape adjustments in the area?

Thank you,

Estela Candelario

ISA Certified Arborist WE-15739A

C (909) 262-4626

O (909) 269-2333

estela@superb-engineering.com

P.O. Box 3036, Beaumont, CA
92223

Small Business Certified

From: Anthony Flores <aflores@zandkconsultants.com>
Sent: Wednesday, October 8, 2025 8:15 AM
To: Estela Candelario <estela@superb-engineering.com>; Daniel Candelario <daniel@superb-engineering.com>
Subject: Fwd: Change Orders and PO

Estela,

Please reach out to bravo to provide a change order to construct a new median Monument on Archibald Ave north of Limonite Ave.


Vertical
Tue Apr 29 2025
14141
5984



ANTHONY FLORES

M: (562) 547-8555
zandkconsultants.com

IMPORTANT: The contents of this email and any attachments are confidential. They are intended for the named recipient(s) only. If you have received this email by mistake, please notify the sender immediately and do not disclose the contents to anyone or make copies thereof.

AGREEMENT FOR SERVICES BETWEEN THE CITY OF EASTVALE AND Z&K CONSULTANTS

This Agreement for Services ("Agreement") is entered into as of this 14 day of May, 2025 by and between the City of Eastvale, a municipal corporation ("City") and Z & K Consultants, Inc., a California corporation ("Contractor"). City and Contractor are sometimes hereinafter individually referred to as "Party" and hereinafter collectively referred to as the "Parties."

RECITALS

A. City has sought, by request for proposals the performance of the services defined and described particularly in Section 2 of this Agreement.

B. Contractor, following submission of a proposal for the performance of the services defined and described particularly in Section 2 of this Agreement, was selected by the City to perform those services.

C. The Parties desire to formalize the selection of Contractor for performance of those services defined and described particularly in Section 2 of this Agreement and desire that the terms of that performance be as particularly defined and described herein.

OPERATIVE PROVISIONS

NOW, THEREFORE, in consideration of the mutual promises and covenants made by the Parties and contained here and other consideration, the value and adequacy of which are hereby acknowledged, the Parties agree as follows:

SECTION 1. TERM OF AGREEMENT.

Subject to the provisions of Section 20 "Termination of Agreement" of this Agreement, the Term of this Agreement shall commence on the date first ascribed above and terminate upon completion of the Scope of Services and final payment is rendered to Contractor.

SECTION 2. SCOPE OF SERVICES.

Contractor agrees to perform the services set forth in Exhibit "A" "Scope of Services" (hereinafter, the "Services") and made a part of this Agreement by this reference.

SECTION 3. ADDITIONAL SERVICES.

Contractor shall not be compensated for any work rendered in connection with its performance of this Agreement that are in addition to or outside of the Services unless such additional services are authorized in advance and in writing in accordance with

Section 26 "Administration and Implementation" or Section 28 "Amendment" of this Agreement. If and when such additional work is authorized, such additional work shall be deemed to be part of the Services.

SECTION 4. COMPENSATION AND METHOD OF PAYMENT.

(a) Subject to any limitations set forth in this Agreement, City agrees to pay Contractor the amounts specified in Exhibit "B" "Compensation" and made a part of this Agreement by this reference. The total compensation, including reimbursement for actual expenses, shall not exceed Eighty-Two Thousand Seven Hundred Twenty Dollars ($82,720.00), unless additional compensation is approved in writing in accordance with Section 26 "Administration and Implementation" or Section 28 "Amendment" of this Agreement.

(b) Each month Contractor shall furnish to City an original invoice for all work performed and expenses incurred during the preceding month. The invoice shall detail charges by the following categories: labor (by sub-category), travel, materials, equipment, supplies, and subcontractor contracts. Subcontractor charges shall be detailed by the following categories: labor, travel, materials, equipment and supplies. If the compensation set forth in subsection (a) and Exhibit "B" include payment of labor on an hourly basis (as opposed to labor and materials being paid as a lump sum), the labor category in each invoice shall include detailed descriptions of task performed and the amount of time incurred for or allocated to that task. City shall independently review each invoice submitted by the Contractor to determine whether the work performed and expenses incurred are in compliance with the provisions of this Agreement. In the event that no charges or expenses are disputed, the invoice shall be approved and paid according to the terms set forth in subsection (c). In the event any charges or expenses are disputed by City, the original invoice shall be returned by City to Contractor for correction and resubmission.

(c) Except as to any charges for work performed or expenses incurred by Contractor which are disputed by City, City will use its best efforts to cause Contractor to be paid within thirty (30) days of receipt of Contractor's correct and undisputed invoice.

(d) Payment to Contractor for work performed pursuant to this Agreement shall not be deemed to waive any defects in work performed by Contractor.

SECTION 5. INSPECTION AND FINAL ACCEPTANCE.

City may inspect and accept or reject any of Contractor's work under this Agreement, either during performance or when completed. City shall reject or finally accept Contractor's work within sixty (60) days after submitted to City. City shall reject work by a timely written explanation, otherwise Contractor's work shall be deemed to have been accepted. City's acceptance shall be conclusive as to such work except with respect to latent defects, fraud and such gross mistakes as amount to fraud. Acceptance of any of Contractor's work by City shall not constitute a waiver of any of the provisions of this Agreement including, but not limited to, Section 16 "Indemnification" and Section 17 "Insurance."

SECTION 6. OWNERSHIP OF DOCUMENTS.

All original maps, models, designs, drawings, photographs, studies, surveys, reports, data, notes, computer files, files and other documents prepared, developed or discovered by Contractor in the course of providing the Services pursuant to this Agreement shall become the sole property of City and may be used, reused or otherwise disposed of by City without the permission of the Contractor. Upon completion, expiration or termination of this Agreement, Contractor shall turn over to City all such original maps, models, designs, drawings, photographs, studies, surveys, reports, data, notes, computer files, files and other documents.

If and to the extent that City utilizes for any purpose not related to this Agreement any maps, models, designs, drawings, photographs, studies, surveys, reports, data, notes, computer files, files or other documents prepared, developed or discovered by Contractor in the course of providing the Services pursuant to this Agreement, Contractor's guarantees and warranties in Section 9 "Standard of Performance" of this Agreement shall not extend to such use of the maps, models, designs, drawings, photographs, studies, surveys, reports, data, notes, computer files, files or other documents.

All final work product developed by Contractor in the course of providing the Services pursuant to this Agreement shall become the sole property of City and may be used, reused or otherwise disposed of by City without the permission of the Contractor. Upon completion, expiration or termination of this Agreement, Contractor shall turn over to City all such final work product if paid for by the City. This provision specifically excludes Contractors' work notes and drafts, which are owned by Contractor, not City.

SECTION 7. CONTRACTOR'S BOOKS AND RECORDS.

(a) Contractor shall maintain any and all documents and records demonstrating or relating to Contractor's performance of the Services. Contractor shall maintain any and all ledgers, books of account, invoices, vouchers, canceled checks, or other documents or records evidencing or relating to the Services, including expenditures and disbursements charged to City pursuant to this Agreement. Any and all such documents or records shall be maintained in accordance with generally accepted accounting principles and shall be sufficiently complete and detailed so as to permit an accurate evaluation of the services provided by Contractor pursuant to this Agreement. Any and all such documents or records shall be maintained for three (3) years from the date of execution of this Agreement and to the extent required by laws relating to audits of public agencies and their expenditures. In accordance with California Government Code Section 8546.7, if the total compensation in Section 4 exceeds ten thousand dollars ($10,000.00), this Agreement and the Contractor's books and records related to this Agreement shall be subject to the examination and audit of the State Auditor, at the request of City or as part of any audit of the City, for a period of three (3) years after final payment under the Agreement.

(b) Any and all records or documents required to be maintained pursuant to this section shall be made available for inspection, audit and copying, at any time during regular business hours, upon request by City or its designated representative. Copies of such documents or records shall be provided directly to the City for inspection, audit and copying when it is practical to do so; otherwise, unless an alternative is mutually agreed upon, such documents and records shall be made available at Contractor's address indicated for receipt of notices in this Agreement.

(c) Where City has reason to believe that any of the documents or records required to be maintained pursuant to this section may be lost or discarded due to dissolution or termination of Contractor's business, City may, by written request, require that custody of such documents or records be given to the City. Access to such documents and records shall be granted to City, as well as to its successors-in-interest and authorized representatives.

SECTION 8. INDEPENDENT CONTRACTOR.

(a) Contractor is and shall at all times remain a wholly independent contractor and not an officer, employee or agent of City. Contractor shall have no authority to bind City in any manner, nor to incur any obligation, debt or liability of any kind on behalf of or against City, whether by contract or otherwise.

(b) The personnel performing the Services under this Agreement on behalf of Contractor shall at all times be under Contractor's exclusive direction and control. Neither City, nor any elected or appointed boards, officers, officials, employees or agents of City, shall have control over the conduct of Contractor or any of Contractor's personnel. Contractor shall not at any time or in any manner represent that Contractor or any of Contractor's personnel are in any manner officials, officers, or employees of City.

(c) Neither Contractor, nor any of Contractor's personnel shall obtain any rights to retirement, health care or any other benefits which may otherwise accrue to City's employees. Contractor expressly waives any claim Contractor, its officers, employees, agents or subcontractors, may have to any such rights. Contractor's indemnity obligations in Section 16 "Indemnification" of this Agreement include the obligation to indemnify the City from and against any liability that may arise related to claims that Contractor, its officers, employees, agents or subcontractors, are entitled to retirement, health care or any other benefits that accrue to City employees. This provision shall survive the expiration or earlier termination of this Agreement.

SECTION 9. STANDARD OF PERFORMANCE.

Contractor represents and warrants that it has the qualifications, experience and facilities necessary to properly perform the Services required under this Agreement in a thorough, competent and professional manner. Contractor shall at all times faithfully, competently and to the best of its ability, experience and talent, perform all Services. In meeting its obligations under this Agreement, Contractor shall employ, at a minimum, generally accepted standards and practices utilized by persons engaged in providing services similar to the Services required of Contractor under this Agreement. In addition

to the general standards of performance set forth this section, additional specific standards of performance and performance criteria may be set forth in Exhibit "A" "Scope of Work" that shall also be applicable to Contractor's work under this Agreement. Where there is a conflict between a general and a specific standard of performance or performance criteria, the specific standard or criteria shall prevail over the general.

SECTION 10. COMPLIANCE WITH APPLICABLE LAWS; PERMITS AND LICENSES.

Contractor shall keep itself informed of and comply with all applicable federal, state and local laws, statutes, codes, ordinances, regulations and rules in effect during the term of this Agreement. Contractor shall obtain any and all licenses, permits and authorizations necessary to perform the Services set forth in this Agreement. Neither City, nor any elected or appointed boards, officers, officials, employees or agents of City, shall be liable, at law or in equity, as a result of any failure of Contractor to comply with this section.

SECTION 11. PREVAILING WAGE LAWS

Contractor is aware of the requirements of California Labor Code Section 1720, et seq., and 1770, et seq., as well as California Code of Regulations, Title 8, Section 1600, et seq., ("Prevailing Wage Laws"), the Davis-Bacon Act of 1931 and 23 USC 113, which require the payment of prevailing wage rates and the performance of other requirements on "public works" and "maintenance" projects. Contractor agrees to fully comply with such Prevailing Wage Laws.

SECTION 12. NONDISCRIMINATION.

Contractor shall not discriminate, in any way, against any person on the basis of race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual orientation, or military and veteran status in connection with or related to the performance of this Agreement.

SECTION 13. UNAUTHORIZED ALIENS.

Contractor hereby promises and agrees to comply with all of the provisions of the Federal Immigration and Nationality Act, 8 U.S.C.A. §§ 1101, et seq., as amended, and in connection therewith, shall not employ unauthorized aliens as defined therein. Should Contractor so employ such unauthorized aliens for the performance of the Services, and should the any liability or sanctions be imposed against City for such use of unauthorized aliens, Contractor hereby agrees to and shall reimburse City for the cost of all such liabilities or sanctions imposed, together with any and all costs, including attorneys' fees, incurred by City.

SECTION 14. CONFLICTS OF INTEREST.

(a) Contractor covenants that neither it, nor any officer or principal of its firm, has or shall acquire any interest, directly or indirectly, which would conflict in any manner with the interests of City or which would in any way hinder Contractor's performance of

the Services. Contractor further covenants that in the performance of this Agreement, no person having any such interest shall be employed by it as an officer, employee, agent or subcontractor without the express written consent of the City Manager. Contractor agrees to at all times avoid conflicts of interest or the appearance of any conflicts of interest with the interests of City in the performance of this Agreement.

(b) City understands and acknowledges that Contractor is, as of the date of execution of this Agreement, independently involved in the performance of non-related services for other governmental agencies and private parties. Contractor is unaware of any stated position of City relative to such projects. Any future position of City on such projects shall not be considered a conflict of interest for purposes of this section.

(c) City understands and acknowledges that Contractor will perform non-related services for other governmental agencies and private Parties following the completion of the Services under this Agreement. Any such future service shall not be considered a conflict of interest for purposes of this section.

SECTION 15. CONFIDENTIAL INFORMATION; RELEASE OF INFORMATION.

(a) All information gained or work product produced by Contractor in performance of this Agreement shall be considered confidential, unless such information is in the public domain or already known to Contractor. Contractor shall not release or disclose any such information or work product to persons or entities other than City without prior written authorization from the City Manager, except as may be required by law.

(b) Contractor, its officers, employees, agents or subcontractors, shall not, without prior written authorization from the City Manager or unless requested by the City Attorney of City, voluntarily provide declarations, letters of support, testimony at depositions, response to interrogatories or other information concerning the work performed under this Agreement. Response to a subpoena or court order shall not be considered "voluntary" provided Contractor gives City notice of such court order or subpoena.

(c) If Contractor, or any officer, employee, agent or subcontractor of Contractor, provides any information or work product in violation of this Agreement, then City shall have the right to reimbursement and indemnity from Contractor for any damages, costs and fees, including attorney's fees, caused by or incurred as a result of Contractor's conduct.

Contractor shall promptly notify City should Contractor, its officers, employees, agents or subcontractors, be served with any summons, complaint, subpoena, notice of deposition, request for documents, interrogatories, request for admissions or other discovery request, court order or subpoena from any party regarding this Agreement and the work performed thereunder. City retains the right, but has no obligation, to represent Contractor or be present at any deposition, hearing or similar proceeding. Contractor agrees to cooperate fully with City and to provide City with the opportunity to review any response to discovery requests provided by Contractor. However, this right to review any

such response does not imply or mean the right by City to control, direct, or rewrite said response. Contractor shall not be held criminally or civilly liable under any Federal or State trade secret law for the disclosure of a trade secret that is made in confidence to a Federal, State, or local government official or to an attorney solely for the purpose of reporting or investigating a suspected violation of law or for the disclosure of a trade secret that is made in a complaint or other document filed in a lawsuit or other proceeding, if such filing is made under seal.

SECTION 16. INDEMNIFICATION.

(a) Indemnification for Professional Liability. Where the law establishes a professional standard of care for Contractor's services, to the fullest extent permitted by law, Contractor shall indemnify, protect, defend and hold harmless City and any and all of its officials, employees and agents ("Indemnified Parties") from and against any and all liability (including liability for claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including attorneys' fees and costs, court costs, interest, defense costs, and expert witness fees) arise out of, are a consequence of, or are in any way attributable to, in whole or in part, any negligent or wrongful act, error or omission of Contractor, or by any individual or entity for which Contractor is legally liable, including but not limited to officers, agents, employees or subcontractors of Contractor, in the performance of professional services under this Agreement.

(b) Indemnification for Other than Professional Liability. Other than in the performance of professional services and to the full extent permitted by law, Contractor shall indemnify, protect, defend and hold harmless City, and any and all of its employees, officials and agents from and against any liability (including liability for claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including attorneys' fees and costs, court costs, interest, defense costs, and expert witness fees), where the same arise out of, are a consequence of, or are in any way attributable to, in whole or in part, the performance of this Agreement by Contractor, or by any individual or entity for which Contractor is legally liable, including but not limited to officers, agents, employees or subcontractors of Contractor.

(c) Indemnification from Subcontractors. Contractor agrees to obtain executed indemnity agreements with provisions identical to those set forth in this section from each and every subcontractor or any other person or entity involved by, for, with or on behalf of Contractor in the performance of this Agreement naming the Indemnified Parties as additional indemnitees. In the event Contractor fails to obtain such indemnity obligations from others as required herein, Contractor agrees to be fully responsible according to the terms of this section. Failure of City to monitor compliance with these requirements imposes no additional obligations on City and will in no way act as a waiver of any rights hereunder. This obligation to indemnify and defend City as set forth herein is binding on the successors, assigns or heirs of Contractor and shall survive the termination of this Agreement or this section.

(d) City's Negligence. The provisions of this section do not apply to claims occurring as a result of City's sole negligence. The provisions of this section shall not release City from liability arising from gross negligence or willful acts or omissions of City or any and all of its officials, employees and agents.

SECTION 17. INSURANCE.

Contractor agrees to obtain and maintain in full force and effect during the term of this Agreement the insurance policies set forth in Exhibit "C" "Insurance" and made a part of this Agreement. All insurance policies shall be subject to approval by City as to form and content. These requirements are subject to amendment or waiver if so approved in writing by the City Manager. Contractor agrees to provide City with copies of required policies upon request.

SECTION 18. ASSIGNMENT.

The expertise and experience of Contractor are material considerations for this Agreement. City has an interest in the qualifications and capability of the persons and entities who will fulfill the duties and obligations imposed upon Contractor under this Agreement. In recognition of that interest, Contractor shall not assign or transfer this Agreement or any portion of this Agreement or the performance of any of Contractor's duties or obligations under this Agreement without the prior written consent of the City. Any attempted assignment shall be ineffective, null and void, and shall constitute a material breach of this Agreement entitling City to any and all remedies at law or in equity, including termination of this Agreement pursuant to Section 20 "Termination of Agreement." City acknowledges, however, that Contractor, in the performance of its duties pursuant to this Agreement, may utilize subcontractors.

SECTION 19. CONTINUITY OF PERSONNEL.

Contractor shall make every reasonable effort to maintain the stability and continuity of Contractor's staff and subcontractors, if any, assigned to perform the Services. Contractor shall notify City of any changes in Contractor's staff and subcontractors, if any, assigned to perform the Services prior to and during any such performance.

SECTION 20. TERMINATION OF AGREEMENT.

(a) City may terminate this Agreement, with or without cause, at any time by giving thirty (30) days written notice of termination to Contractor. In the event such notice is given, Contractor shall cease immediately all work in progress.

(b) Contractor may terminate this Agreement for cause at any time upon thirty (30) days written notice of termination to City.

(c) If either Contractor or City fail to perform any material obligation under this Agreement, then, in addition to any other remedies, either Contractor, or City may terminate this Agreement immediately upon written notice.

(d) Upon termination of this Agreement by either Contractor or City, all property belonging exclusively to City which is in Contractor's possession shall be returned to City. Contractor shall furnish to City a final invoice for work performed and expenses incurred by Contractor, prepared as set forth in Section 4 "Compensation and Method of Payment" of this Agreement. This final invoice shall be reviewed and paid in the same manner as set forth in Section 4 "Compensation and Method of Payment" of this Agreement.

SECTION 21. DEFAULT.

In the event that Contractor is in default under the terms of this Agreement, the City shall not have any obligation or duty to continue compensating Contractor for any work performed after the date of default. Instead, the City may give notice to Contractor of the default and the reasons for the default. The notice shall include the timeframe in which Contractor may cure the default. This timeframe is presumptively thirty (30) days, but may be extended, though not reduced, if circumstances warrant. During the period of time that Contractor is in default, the City shall hold all invoices and shall, when the default is cured, proceed with payment on the invoices. In the alternative, the City may, in its sole discretion, elect to pay some or all of the outstanding invoices during the period of default. If Contractor does not cure the default, the City may take necessary steps to terminate this Agreement under Section 20 "Termination of Agreement." Any failure on the part of the City to give notice of the Contractor's default shall not be deemed to result in a waiver of the City's legal rights or any rights arising out of any provision of this Agreement.

SECTION 22. EXCUSABLE DELAYS.

Contractor shall not be liable for damages, including liquidated damages, if any, caused by delay in performance or failure to perform due to causes beyond the control of Contractor. Such causes include, but are not limited to, acts of God, acts of the public enemy, acts of federal, state or local governments, acts of City, court orders, fires, floods, epidemics, strikes, embargoes, and unusually severe weather. The term and price of this Agreement shall be equitably adjusted for any delays due to such causes.

SECTION 23. COOPERATION BY CITY.

All public information, data, reports, records, and maps as are existing and available to City as public records, and which are necessary for carrying out the Services shall be furnished to Contractor in every reasonable way to facilitate, without undue delay, the Services to be performed under this Agreement.

SECTION 24. NOTICES.

All notices required or permitted to be given under this Agreement shall be in writing and shall be personally delivered, or sent by certified mail, postage prepaid and return receipt requested, addressed as follows:

To City:	City of Eastvale Attn: Public Works Director 12363 Limonite Ave., Suite 910 Eastvale, CA 91752
To Contractor:	Z&K Consultants Crystal Fraire, President 17130 Van Buren Blvd., Suite 122 Riverside, CA 92504

Notice shall be deemed effective on the date personally delivered or, if mailed, three (3) days after deposit of the same in the custody of the United States Postal Service.

SECTION 25. AUTHORITY TO EXECUTE.

Each of the signatories hereto represents and warrants that he or she is competent and authorized to enter into this Agreement on behalf of the Party for whom he or she purports to sign. Each Party hereto agrees to defend, indemnify, and hold harmless the other Parties hereto against all claims, suits, actions, and demands, including necessary expenses of investigation and reasonable attorneys' fees and costs, arising out of claims that its signatory was not competent or so authorized to execute this Agreement.

SECTION 26. ADMINISTRATION AND IMPLEMENTATION.

This Agreement shall be administered and executed by the City Manager or his or her designated representative. The City Manager shall have the authority to issue interpretations and to make amendments to this Agreement, including amendments that commit additional funds, consistent with Section 28 "Amendment" and the City Manager's contracting authority under the Eastvale Municipal Code.

SECTION 27. BINDING EFFECT.

This Agreement shall be binding upon the heirs, executors, administrators, successors and assigns of the Parties.

SECTION 28. AMENDMENT.

No amendment to or modification of this Agreement shall be valid unless made in writing and approved by the Contractor and by the City. The City Manager shall have the authority to approve any amendment to this Agreement if it does not exceed the amount that may be approved administratively pursuant to the Eastvale Municipal Code. The Parties agree that the requirement for written modifications cannot be waived and that any attempted waiver shall be void. The City's City Manager may, but is not required to, make minor amendments not affecting substantive terms without further authorization from the City Council. The City Council hereby authorizes the City Manager to execute any such amendments as required by this Agreement or that do not otherwise reduce City's rights under this Agreement. All other amendments shall be approved by the City Council.

SECTION 29. WAIVER.

Waiver by any Party to this Agreement of any term, condition, or covenant of this Agreement shall not constitute a waiver of any other term, condition, or covenant. Waiver by any Party of any breach of the provisions of this Agreement shall not constitute a waiver of any other provision nor a waiver of any subsequent breach or violation of any provision of this Agreement. Acceptance by City of any work by Contractor shall not constitute a waiver of any of the provisions of this Agreement.

SECTION 30. LAW TO GOVERN; VENUE.

This Agreement shall be interpreted, construed and governed according to the laws of the State of California. In the event of litigation between the Parties, venue in state trial courts shall lie exclusively in the County of Riverside, California. In the event of litigation in a U.S. District Court, venue shall lie exclusively in the Central District of California, in Riverside.

SECTION 31. ATTORNEYS FEES, COSTS AND EXPENSES.

In the event litigation or other proceeding is required to enforce or interpret any provision of this Agreement, the prevailing Party in such litigation or other proceeding shall be entitled to an award of reasonable attorney's fees, costs and expenses, in addition to any other relief to which it may be entitled.

SECTION 32. ENTIRE AGREEMENT.

This Agreement, including the attached Exhibits "A" through "C", is the entire, complete, final and exclusive expression of the Parties with respect to the matters addressed therein and supersedes all other agreements or understandings, whether oral or written, or entered into between Contractor and City prior to the execution of this Agreement. No statements, representations or other agreements, whether oral or written, made by any Party which are not embodied herein shall be valid and binding.

SECTION 33. SEVERABILITY.

If any term, condition or covenant of this Agreement is declared or determined by any court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions of this Agreement shall not be affected thereby and the Agreement shall be read and construed without the invalid, void or unenforceable provision(s).

SECTION 34. CONFLICTING TERMS.

Except as otherwise stated herein, if the terms of this Agreement conflict with the terms of any Exhibit hereto, or with the terms of any document incorporated by reference into this Agreement, the terms of this Agreement shall control.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the date and year first-above written.

[SIGNATURES ON FOLLOWING PAGE]

CITY OF EASTVALE

Mark Orme
City Manager

ATTEST:

Marc Donohue
City Clerk

APPROVED AS TO FORM

Erica Vega
City Attorney

Z&K Consultants

Crystal Fraire
President

EXHIBIT "A"
SCOPE OF SERVICES

Contractor will perform all services listed in the section entitled "Project Understanding & Scope of Work" in the proposal submitted by Contractor dated April 1, 2025 in response to the City's Request for Proposals for Construction Management and Inspection Services for the 2024 Median Improvement Project Phase 2 attached hereto and incorporated as if fully set forth herein.



EXHIBIT "B"
COMPENSATION

Contractor will perform all Services in accordance with the rates and sums listed in Contractor's Cost Proposal dated April 1, 2025 submitted in response to the City's Request for Proposals for Construction Management and Inspection Services for the 2024 Median Improvement Project Phase 2 attached hereto and incorporated as if fully set forth herein.

EXHIBIT "C"
INSURANCE

A. Insurance Requirements. Contractor shall provide and maintain insurance, acceptable to the City, in full force and effect throughout the term of this Agreement, against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the Services by Contractor, its agents, representatives or employees. Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A:VII.

Contractor shall provide the following scope and limits of insurance:

1. Minimum Scope of Insurance. Coverage shall be at least as broad as:

(1) Commercial General Liability. Insurance Services Office form Commercial General Liability coverage (Occurrence Form CG 0001).

(2) Automobile. Insurance Services Office form number CA 0001 (Ed. 1/87) covering Automobile Liability, including code 1 "any auto" and endorsement CA 0025, or equivalent forms subject to the written approval of the City.

(3) Workers' Compensation. Workers' Compensation insurance as required by the Labor Code of State of California covering all persons providing Services on behalf of the Contractor and all risks to such persons under this Agreement.

(4) Professional Liability. Professional liability insurance appropriate to the Contractor's profession. This coverage may be written on a "claims made" basis, and must include coverage for contractual liability. The professional liability insurance required by this Agreement must be endorsed to be applicable to claims based upon, arising out of or related to Services performed under this Agreement. The insurance must be maintained for at least three (3) consecutive years following the completion of Contractor's services or the termination of this Agreement. During this additional three (3) year period, Contractor shall annually and upon request of the City submit written evidence of this continuous coverage.

2. Minimum Limits of Insurance. Contractor shall maintain limits of insurance no less than:

(1) Commercial General Liability. $1,000,000 general aggregate for bodily injury, personal injury and property damage.

(2) Automobile. $1,000,000 per accident for bodily injury and property damage. A combined single limit policy with aggregate limits in an amount of

not less than $2,000,000 shall be considered equivalent to the said required minimum limits set forth above.

(3) Workers' Compensation. Workers' Compensation as required by the Labor Code of the State of California of not less than $1,000,000 per occurrence.

(4) Professional Liability. $1,000,000 per occurrence.

B. Other Provisions. Insurance policies required by this Agreement shall contain the following provisions:

1. All Policies. Each insurance policy required by this Agreement shall be endorsed and state the coverage shall not be suspended, voided, cancelled by the insurer or either Party to this Agreement, reduced in coverage or in limits except after 30 days' prior written notice by certified mail, return receipt requested, has been given to City.

2. Commercial General Liability and Automobile Liability Coverages.

(1) City, and its respective elected and appointed officers, officials, and employees and volunteers are to be covered as additional insureds as respects: liability arising out of activities Contractor performs; products and completed operations of Contractor; premises owned, occupied or used by Contractor; or automobiles owned, leased, hired or borrowed by Contractor. The coverage shall contain no special limitations on the scope of protection afforded to City, and their respective elected and appointed officers, officials, or employees.

(2) Contractor's insurance coverage shall be primary insurance with respect to City, and its respective elected and appointed, its officers, officials, employees and volunteers. Any insurance or self-insurance maintained by City, and its respective elected and appointed officers, officials, employees or volunteers, shall apply in excess of, and not contribute with, Contractor's insurance.

(3) Contractor's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

(4) Any failure to comply with the reporting or other provisions of the insurance policies, including breaches of warranties, shall not affect coverage provided to City, and its respective elected and appointed officers, officials, employees or volunteers.

3. Workers' Compensation Coverage. Unless the City Manager otherwise agrees in writing, the insurer shall agree to waive all rights of subrogation

against City, and its respective elected and appointed officers, officials, employees and agents for losses arising from work performed by Contractor.

C. Other Requirements. Contractor agrees to deposit with City, at or before the effective date of this Agreement, certificates of insurance necessary to satisfy City that the insurance provisions of this contract have been complied with. The City may require that Contractor furnish City with copies of original endorsements effecting coverage required by this Exhibit "C". The certificates and endorsements are to be signed by a person authorized by that insurer to bind coverage on its behalf. City reserves the right to inspect complete, certified copies of all required insurance policies, at any time.

1. Contractor shall furnish certificates and endorsements from each subcontractor identical to those Contractor provides.

2. Any deductibles or self-insured retentions must be declared to and approved by City. At the option of City, either the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects City or its respective elected or appointed officers, officials, employees and volunteers, or the Contractor shall procure a bond guaranteeing payment of losses and related investigations, claim administration, defense expenses and claims.

3. The procuring of such required policy or policies of insurance shall not be construed to limit Contractor's liability hereunder nor to fulfill the indemnification provisions and requirements of this Agreement.

Z&KCONS-01 SANDYANAGARAJU

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 4/17/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Ashly James
NFP Property & Casualty Services, Inc. 1551 North Tustin Avenue Suite 500 Santa Ana, CA 92705	PHONE (A/C, No, Ext): (623) 278-4358 FAX (A/C, No): (623) 278-4358 E-MAIL ADDRESS: ashly.james@nfp.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Travelers Property Casualty Company of America	25674
INSURER B : HDI Global Specialty SE	A1340J
INSURER C : James River Insurance Company	12203
INSURER D :	
INSURER E :	
INSURER F :	

INSURED

Z & K Consultants, Inc.
22295 Jessamine Way
Corona, CA 92883

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT LOC OTHER:	X		6802J978123	5/18/2024	5/18/2025	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 1,000,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
A	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS HIRED AUTOS ONLY NON-OWNED AUTOS ONLY	X		BA6W812054	5/18/2024	5/18/2025	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
A	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED X RETENTION $ 0			CUP7W800864	5/18/2024	5/18/2025	EACH OCCURRENCE AGGREGATE Prod Comp	$ 5,000,000 $ 5,000,000 $ 5,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	X	UB9K77696A	5/18/2024	5/18/2025	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000
B	E&O/Professional Lia			FRL-H-P-PL-00003201-01	7/10/2024	7/10/2025	See Description	
C	Excess Liability			00148570-1	7/10/2024	7/10/2025	See Description	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

E&O/Professional Liability | Policy Number: FRL-H-P-PL-00003201-01 | Effective & Expiration Dates: 7/10/2024 - 7/10/2025 | Limits: General Aggregate: $ 2,000,000 Each Claim: $1,000,000 Deductible $5,000 each claim I Deductible Aggregate $15,000 I retroactive date: full prior acts

Excess E&O/Professional Liability | Policy Number: 00148570-1 | Effective & Expiration Dates: 7/10/2024 - 7/10/2025 | Limits: Each Claim: $1,000,000. General Aggregate $1.000.000 | Retro Date: 9/26/2023

Certificate Holder is named Additional Insured as respects to General Liability. This insurance is primary and non-contributory with any other insurance of the SEE ATTACHED ACORD 101

CERTIFICATE HOLDER

City of Eastvale
12363 Limonite Ave, Suite 910
Eastvale, CA 91752

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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FIRST AMENDMENT TO AGREEMENT

This First Amendment to Agreement ("First Amendment") is entered into this ____ day of _____, 2025 by and between the City of Eastvale, a municipal corporation ("City") and Z&K Consultants Inc, a California corporation ("Contractor"), as follows:

RECITALS

A. City and Contractor entered in an agreement for project management services on or about May 14, 2025 ("Agreement") with a not to exceed amount of $82,720.00.

B. This First Amendment to the Agreement increases the contract amount by $38,376 and amends the total contract compensation to $117,112.00.

OPERATIVE PROVISIONS

NOW, THEREFORE, in consideration of the mutual promises and covenants made by the Parties and contained herein and other consideration, the value and adequacy of which are hereby acknowledged, the Parties do hereby enter into this First Amendment which modifies and amends the Agreement as follows:

1. AMENDMENTS

(a) **Scope of Services**. In addition to the Services to be provided by Contractor as set forth in the Agreement, Contractor shall perform the services detailed in the Additional Work Request attached to this First Amendment as Exhibit "A" ("Additional Services"), which shall be added to the Scope of Services for the Agreement.

(b) **Compensation and Method of Payment**. In addition to the compensation set forth in Section 4 (a) of the Agreement, the City agrees to pay Contractor the amounts specified in the Additional Work Request attached to this First Amendment as Exhibit "A" for the Additional Services identified therein. The total compensation for the Additional Services, shall not exceed Thirty-Eight Thousand Three Hundred Seventy-Six Dollars and Zero Cents ($38,376.00), unless additional compensation is approved in writing in accordance with Section 26 "Administration and Implementation" or Section 28 "Amendment" of the Agreement.

2. GENERAL PROVISIONS

(a) **Remainder Unchanged.** Except as specifically modified and amended in this First Amendment, the Agreement remains in full force and effect and binding upon the parties.

(b) **Integration.** This First Amendment constitutes the entire understanding and agreement of the parties and supersedes all negotiations or previous agreements between the parties with respect to all or any part of the transaction discussed in this First Amendment.

(c) **Effective Date.** This First Amendment shall not become effective until the date it has been formally approved and executed by the appropriate authorities of the City and Contractor.

(d) **Applicable Law.** The laws of the State of California shall govern the interpretation and enforcement of this First Amendment.

(e) **References.** All references to the Agreement include all their respective terms and provisions. All defined terms utilized in this First Amendment have the same meaning as provided in the Agreement, unless expressly stated to the contrary in this First Amendment.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the date and year first-above written.

CITY OF EASTVALE

_____
Mark Orme
City Manager

ATTEST:

_____
Marc Donohue
City Clerk

APPROVED AS TO FORM

_____
Erica Vega
City Attorney

Z&K Consultants Services

By: _____
Name: _____
Its: _____

NOTE: CONTRACTOR'S SIGNATURES SHALL BE DULY NOTARIZED, AND APPROPRIATE ATTESTATIONS SHALL BE INCLUDED AS MAY BE REQUIRED BY THE BYLAWS, ARTICLES OF INCORPORATION, OR OTHER RULES OR REGULATIONS APPLICABLE TO CONTRACTOR'S BUSINESS ENTITY. CORPORATIONS AND LLCS MUST SUBMIT DOCUMENTATION SHOWING THAT THE INDIVIDUAL SIGNING ON ITS BEHALF HAS THE AUTHORITY TO EXECUTE THIS CONTRACT.

EXHIBIT A

ADDITIONAL WORK REQUEST
(under separate cover)

AMENDMENT NO. 1 REQUEST

November 18, 2025

Gabriel Mayorquin, Associate Engineer
City of Eastvale, Public Works Department
12363 Limonite Avenue, Suite 910, Eastvale, CA 91752

Subject: Amendment No. 1 – Additional Time Extension for Construction Management and Inspection Services for the 2024 Median Improvement Project Phase 2

Dear Mr. Mayorquin,

Z&K Consultants, Inc. (Z&K) respectfully submits this Amendment No. 1 request for a time and budget extension to continue providing Construction Management and Inspection (CM/CI) Services for the 2024 Median Improvement Project Phase 2. This amendment includes support through December 2025, adding an estimated 3 weeks of service on an as-needed basis to assist with final construction oversight and project closeout.

Below is a projected monthly labor summary supporting the continued need for CM/CI services. The total cost of this amendment is **$38,376.00,** which will bring the revised contract total to $117,112.00:

Month	Invoice No.	CM $ 168.00	Inspector $ 152.00	Invoice Total	Cumulative	Remaining
June 2025	33041	10	9	$ 3,048.00	$ 3,048.00	$ 75,688.00
July 2025	33042	13	40	$ 8,264.00	$ 11,312.00	$ 67,424.00
August 2025	33043	42	168	$ 32,592.00	$ 43,904.00	$ 34,832.00
September 2025	33044	42	168	$ 32,592.00	$ 76,496.00	$ 2,240.00
October 2025	33045	16	25	$ 6,488.00	$ 82,984.00	$ (4,248.00)
November 2025*	33045	20	16	$ 5,792.00	$ 88,776.00	$ (10,040.00)
December 2025*	33045	30	120	$ 23,280.00	$ 112,056.00	$ (33,320.00)
Project Close Out*	33046	12	20	$ 5,056.00	$ 117,112.00	$ (38,376.00)

**Projected hours for the remainder of the project.*

Assumed Labor Effort, consistent with our original cost proposal, is as follows:

- Senior Construction Manager = 10 hours a week on average
- Senior Construction Inspector = 8 hours a day

The requested 3 weeks will be used only as needed. If no work is scheduled on-site, our staff will not be deployed for that day. We appreciate the City's continued support and look forward to successfully closing out the project. Should you have any questions or need further details, please don't hesitate to reach out.

Sincerely,

Crystal Fraire

Crystal Fraire, PE, *President*
Z&K Consultants, Inc.
(951) 310-7470 | cfraire@zandkconsultants.com

CITY OF EASTVALE

AGENDA STAFF REPORT

City Council Meeting
CONSENT CALENDAR
Agenda Item No. 11.8
January 14, 2026

Approve the City of Eastvale Standards and Standard Specifications for Design and Construction of Public Improvements

Prepared By:
Jimmy Chung, Public Works Director/City Engineer

Recommended Action(s)
Staff recommends that the City Council adopt a Resolution approving the City of Eastvale Standards and Standard Specifications for Design and Construction of Public Improvements.

Summary
The City of Eastvale's Standards and Standard Specifications for Design and Construction of Public Improvements establish the City's official policies and minimum requirements for the design, construction, and maintenance of public infrastructure. Historically, the City has relied on Riverside County's Road Improvement Standards and County Specifications when reviewing and constructing various City projects. As Eastvale continues to grow and undertake more complex Capital Improvement Projects (CIP), coordinate with utilities, and manage infrastructure maintenance, the need for city-specific standards has become increasingly important.

Adopting Eastvale-specific Standards and Specifications ensures consistency, quality, and uniformity across all projects within the City's jurisdiction. The Standards provide clear guidance to design professionals, developers, utility agencies, and contractors performing work within the City's right-of-way (ROW). The accompanying resolution formally adopts these Standards and authorizes the City Engineer to approve future technical updates as necessary.

Background
The City of Eastvale's Standards and Standard Specifications for Design and Construction of Public Improvements provide comprehensive design criteria, material requirements, technical

specifications, and standard construction details. They apply to all public improvements, whether constructed by the City, private developers, or utility agencies. The Standards are intended to protect public safety, preserve community aesthetics, and support long-term infrastructure maintenance.

Consistent with industry best practices, the Standards and Specifications are designed as a "living" document. Updates may be necessary over time to reflect technological advancements, improvements in materials, updated safety guidelines, or operational experience within Eastvale. Staff recommends that City Council authorizes City Engineer to approve future revisions, allowing them to take effect immediately without requiring additional City Council approval.

All improvements constructed within the ROW must comply with these Standards and Specifications unless a modification is formally approved by the City Engineer. Non-compliant improvements may be subject to removal and replacement at the responsible party's expense to ensure safety and infrastructure uniformity.

By establishing Eastvale-specific Standards and Specifications, the City reinforces its commitment to protect public safety, preserve community aesthetics, and support long-term maintenance planning.

Environmental

The adoption of the City of Eastvale's Engineering Standards and Specifications does not constitute a project under the California Environmental Quality Act (CEQA), as it does not result in a direct or reasonably foreseeable indirect physical change to the environment.

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

None.

Fiscal Impact

There is no fiscal impact associated with approving the attached Resolution; however, the updated Standards and Specifications may affect the cost of future City or private development projects, though the extent of this impact is currently unknown.

Prior City Council/Commission Action

None.

Attachment(s)

Attachment 1 - Resolution Adopting Standards and Specifications
Attachment 2 - Exhibit A to Resolution - Specifications.pdf
Attachment 3 - Exhibit B to Resolution - Standards.pdf

RESOLUTION NO. 26-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, APPROVING ENGINEERING STANDARDS AND SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS WITHIN THE CITY OF EASTVALE.

WHEREAS, the City of Eastvale Engineering Standards & Specifications for the Design and Construction of Public Improvements establish policies, design, material, and construction requirements; and

WHEREAS, design professionals, private developers and contractors, and City staff use these requirements for residential and commercial development and public works projects to ensure public welfare, preserve the community aesthetic, and promote efficient development within the City of Eastvale; and

WHEREAS, the Engineering Standards include various design criteria, technical specifications and standard construction details which are considered minimum requirements for the design and construction of public facilities within the City; and

WHEREAS, the Engineering Standards reflect years of refinement through many public and private construction projects overseen by the City each year; and

WHEREAS, the Engineering Standards are to be maintained as a "living" document with subsequent editions released over time to include changes reflecting current industry standards; and

WHEREAS, individual standards may be updated between adopted editions and shall become effective immediately upon approval by the City Engineer without the need for adoption by the City Council.

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

SECTION 1. THE CITY COUNCIL OF THE CITY OF EASTVALE HEREBY APPROVES THE ENGINEERING STANDARDS AND SPECIFICATIONS DATED DECEMBER 2025 ATTACHED HERETO AS EXHIBITS "A" (SPECIFICATIONS) AND "B" (STANDARDS).

SECTION 2. FOR THE PURPOSES OF ESTABLISHING AND MAINTAINING DESIGN IMMUNITY UNDER CALIFORNIA GOVERNMENT CODE SECTION 830.6, THE CITY COUNCIL HEREBY DELEGATES TO THE CITY ENGINEER THE DISCRETIONARY AUTHORITY TO: A) APPROVE REVISIONS TO THE APPROVED ENGINEERING STANDARDS AND SPECIFICATIONS; AND B) TO APPROVE PLANS OR DESIGNS FOR THE CONSTRUCTION OF, OR AN IMPROVEMENT TO,

PUBLIC PROPERTY THAT DEVIATE FROM THE APPROVED ENGINEERING STANDARDS AND SPECIFICATIONS.

PASSED, APPROVED AND ADOPTED this 14th day of January, 2026.

_____
Jocelyn Yow
Mayor

APPROVED AS TO FORM:

_____
Erica Vega
City Attorney

ATTEST:

_____
Marc A. Donohue, MMC
City Clerk

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

I, Marc A. Donohue, City Clerk/Communications Director of the City of Eastvale, California, do hereby certify that the foregoing City Council Resolution No. 26-__, was duly adopted by the City Council of the City of Eastvale, California, at a meeting held on the 14th day of January, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Marc A. Donohue, MMC
City Clerk

CITY STANDARD SPECIFICATIONS

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The publications referred to herein are as follows:

- Standard Specifications of the California Department of Transportation, latest issue
- “Greenbook”, Standard Specifications for Public Works Construction, latest issue
- American Society for Testing Materials (ASTM), Standards and subsequent revisions
- American Association of State Highway and Transportation Officials (AASHTO), Parts I and II, latest edition
- American Water Works Association (AWWA), latest edition
- American National Standard Practice for Roadway Lighting, American National Standards Institute (ANSI)
- Department of Health Services’ publication “Criteria for the Separation of Water Mains and Sanitary Sewers, latest edition
- California Waterworks Standards, California Administrative Code
- City of Los Angeles Department of Transportation Special Provisions and Standard Drawings for the Installation and Modification of Traffic Signals “Red Book”
- Riverside County Road Standard Specifications

1. DEFINITIONS

1.01 City Engineer: Shall mean the City Engineer of the City of Eastvale, California, and any duly appointed deputies, inspectors, or agents, as referred to herein.

1.02 City Standard Specifications: Shall mean this document as approved by the City of Eastvale City Council by City Ordinance.

1.03 Caltrans Standard Specifications: As herein referred to shall mean the Standard Specifications of the State of California, Department of Transportation, latest issue published on the Caltrans Website.

1.04 Caltrans Standard Plans: As herein referred to shall mean the Standard Plans of the State of California, Department of Transportation, latest issue published on the Caltrans Website.

1.05 Greenbrook Standards and Specifications: As herein referred to shall mean the Greenbook Standard Plans for Public Works Construction and Greenbook Standard Specifications for Public Works Construction, latest issue published on the Greenbook Committee website.

1.06 Contractor: As herein referred to shall mean the agency or individual engaged in doing the work, and furnishing the materials herein discussed. Said Contractor shall represent the Developer insofar as the execution of the work shall be concerned, and it will be assumed that he has been so authorized by the Developer.

1.07 Agreement: As herein referred to shall mean the formal Subdivision Improvement Agreements entered into with the Board of Supervisors of the City of Eastvale by the Subdivider, as completed and executed by both parties. Said Agreements to set forth all requirements for improvement of the subject Subdivision, including roads, water supply systems, drainage structures, sewers, monuments or other work as set forth therein.

1.08 Plans: The plans, profiles, detail sheets or other drawings or instructions as prepared by a Licensed Civil Engineer in the State of California on behalf of the Developer to delineate the nature and scope of the improvement work to be done on the proposed Project. Said Plans are to be signed by the City Engineer as to substantial compliance with the City Road Standards and City Standard Specifications. Full responsibility for the design shown on the Plans rests with the Developer's Engineer that signed and stamped the Plans.

1.09 Project Specifications: The approved project-specific specifications comprised of Caltrans Standard Specifications, Greenbook Standard Specifications, City Standard Specifications, special provisions, or a combination thereof.

1.10 City Standards: Standard drawings as prepared by the City Engineer and adopted by Ordinance, showing the nature of the various items of improvement work to be done and/or made a part of the Agreement.

1.10 Engineer: An authorized representative of the City Engineer acting within the scope of his designated authority in the detailed inspection of the work.

1.11 Developer's Engineer: A Licensed Civil Engineer in the State of California responsible for the Plans and Project Specifications who is authorized to represent the Developer.

1.12 Subdivider: Any person, firm, corporation, partnership or association who caused land to be divided into a Subdivision for himself or for others and has executed an Agreement with the City.

1.13 Developer: Any person, firm, corporation, partnership or association who intends to cause improvements to be constructed within on real property and/or the public road right-of-way, including but not limited to Subdividers.

1.14 Acceptance: Completion of all work in accordance with approved Plans and Project Specifications; in conformance with City of Eastvale Ordinances, Improvement Standards and Specifications; and release of Securities by the City Engineer.

1.15 Laboratory: The established Laboratory of the City of Eastvale Public Works Department or other laboratories approved by the Engineer to test materials and work involved in the Agreement.

1.16 Terms and Definitions: In lieu of the following terms and definitions as used in Section 1 of the Caltrans Standard Specifications, the intent and meaning shall be interpreted as follows:

A. DEPARTMENT OF PUBLIC WORKS. Shall mean the City of Eastvale Public Works Department

B. STATE or STATE OF CALIFORNIA. Shall mean the City of Eastvale.

2. INSPECTION AND TESTING

2.01 Conformity with Agreement Documents and Allowable Deviations: Work and materials shall conform to the lines, grades, cross sections, dimensions and material requirements including tolerances, shown on the Plans or indicated in the Project Specifications. Although measurement, sampling and testing may be considered evidence as to such conformity, the Engineer shall be the sole judge as to whether the work or materials deviate from the Plans and Project Specifications, and his decision as to any allowable deviations therefrom shall be final.

2.02 Lines and Grades: Such stakes or marks will be set by the Developer as the Engineer determines to be necessary to establish the lines and grades required for the completion of the work specified in Plans, City Road Standards, and Project Specifications.

2.03 Advance Notice: At least forty-eight (48) hours notice shall be given to the City Engineer and/ or their appointed agents when requesting inspection. No paving or concrete operations will be permitted except in the presence of an inspector, or with the approval of the City Engineer and/or their appointed agents to pave or pour concrete without the presence of an inspector.

2.04 Inspection: The Contractor or Developer shall at all times provide safe access for inspection of the work by the City Engineer and/or their appointed agents; and to any shops, plants, or areas wherein materials or portions of the work are in process.

2.05 Materials Testing: Unless otherwise permitted in the Agreement, all materials tests shall be performed in accordance with the current published method as specified and used by the following agencies:
A. American Society for Testing and Materials.

B. American Association of State Highway and Transportation Officials.

C. Published Federal Specifications (Airports, etc.) (If applicable).

D. Test Methods as developed by Materials and Research Department - California Department of Transportation, Sacramento, California.

E. Any other applicable testing required by the City Engineer.

F. Should the Developer be authorized to use a private Laboratory for control of the work, and in the event that said Laboratory desires to perform the materials testing by methods not specified in City Standard Specifications, such testing methods will be submitted to the Engineer for approval together with all required data necessary to substantiate the validity of the testing results obtained by using such methods. Following a review of this proposal, the Engineer may indicate his approval of the use of such non-standard testing methods on the project.

2.06 Samples: In general, all samples for testing will be taken by the City Engineer and/or their appointed agents from material at, or delivered to the site of the work, and such material should be available in ample time before intended use to allow for such testing. In the event that control testing for the work is performed by a private Laboratory, the City Engineer reserves the right to stipulate the number and location of those control tests which will relate to ultimate Acceptance of the work by the Public Works Department.

2.07 Removal of Rejected and Unauthorized Work: All work which has been rejected shall be remedied or removed and replaced in an acceptable manner. Any work done beyond the lines and grades shown on the Plans or established by the Engineer, or any work done without written authority will be considered as unauthorized work. Upon order of the Engineer, work shall be remedied, removed, or replaced at no expense to the Public Works Department.

2.08 Equipment: The Contractor shall provide adequate and suitable equipment to meet the above requirements, and when ordered by the Engineer shall remove unsuitable equipment from the work.

2.09 Final Inspection: When the work has been completed, the Engineer will make the final inspection. All projects shall receive a final inspection prior to acceptance. A formal request for final inspection shall be sent to the Public Works Inspector two working days in advance.

3. MATERIALS

3.01 Quality of Materials: In general, materials shall be new, and of a quality equal to that specified. Any material equal to that specified, in the opinion of the City Engineer will be approved, provided a proper request for substitution is submitted containing sufficient data or information on the article or material to permit investigation and decision. Unless such a request is approved, no substitutions will be permitted. Should it be proposed to include any materials in the work not covered within City Standard Specifications, said material will, in general, be required to conform to all details of its fabrication, composition and manufacture to the applicable designation specified for the material or article in the current publications of the American Society for Testing Materials (ASTM). All Materials to use shall be submitted to, reviewed by, and approved by the City Engineer prior to use.

3.02 Specified Material: Certain materials shall be of the grades or types specified by the City Engineer and said materials will be so specified in the formal Agreement with the Developer or will be shown on the approved Plans of the work. Unless otherwise provided in the Agreement, all materials will be furnished by the Contractor.

3.03 Certificate of Compliance: The Engineer may permit the use of certain materials or assemblies prior to sampling and testing if accompanied by a Certificate of Compliance stating that the materials involved comply in all respects with the requirements of the City Standard Specifications. The certificate shall be signed by the manufacturer of the material or the manufacturer of assembled materials. A Certificate of Compliance must be furnished with each lot of material delivered to the work and the lot certified must be clearly identified in the certificate.

All materials used on the basis of a Certificate of Compliance may be sampled and tested at any time. The fact that material is used on the basis of a Certificate of Compliance shall not relieve the Contractor of responsibility for incorporating material in the work which conforms to the requirements of the Plans and Project Specifications and any such material not conforming to such requirements will be subject to rejection whether in place or not.

The City reserves the right to refuse to permit the use of material on the basis of a Certificate of Compliance.

3.04 Local Material: Local material is defined as rock, sand, gravel, earth, or other mineral material obtained or produced from sources in the vicinity of the work specifically for use on the project. Local material must not be a material obtained from established commercial sources.

When requested by the Contractor or Developer in writing, the City will test materials from any local source which has not been previously tested. If the material passes the City administered tests, it is deemed satisfactory to be used in the work. The City will shall be reimbursed for administering the tests.

3.05 Disposal of Excess Excavation or Materials: Excess earth excavation or other materials resulting from construction operations shall be disposed of by the Contractor outside of the right-of-way. Material becomes Contractor's responsibility and shall be disposed at an established disposal facility or private property with valid grading/stockpiling permit. City shall have release of liability from disposal.

3.06 Specific Brand or Trade Name and Substitution: The Contractor or Developer may request in writing to use a product that is equal to or better than the specified brand or trade name. The request shall include substantiating data that proves the substitution causes no delay and is of equal or better quality and suitability. The City will review requests for acceptable equivalents on a case-by-case basis and issue written approval if granted.

4. SCOPE OF THE WORK

4.01 General: The scope of the work shall be set forth in the Agreement with the Developer, as shown on the Plans, City Standards, and as specified in the Project specifications, or as directed by the City Engineer.

4.02 Alterations in the Work: Minor changes in the work due to unforeseen local conditions shall not be made without prior approval of the City Engineer. Major alterations in design or standard of work will only be permitted following execution of an amended Agreement and any work performed prior to the completion of such an amended Agreement will be performed at the owner’s risk.

5. OBSTRUCTIONS

5.01 Utility Facilities: Any relocation of existing power, telephone poles, sewers, waterlines, gas lines, or other utility installations necessary to clear the limits of the proposed work shall be the responsibility of and paid for by the Developer, and they shall make all necessary arrangements with the owners thereof.

5.02 Existing Facilities: Revisions or relocations of existing Public Works Department installations shall be shown on the Plans. In addition, the Contractor will be required to cooperate with Public Works Department personnel on the work as may be necessary to maintain proper public service. The Contractor shall protect any existing signs, culverts or other facilities during their operations and will be liable for any damage to same.

5.03 Trees: Tree removal as shown on the Plans or as directed by the Engineer shall be the responsibility of the Developer and shall be removed to a depth of 2 feet below the finish grade, including stump grinding. An existing tree whose trunk face is located closer than eight feet from the face of the curb shall be removed unless otherwise specifically directed by the City Engineer. In addition, a fixed object (such as a tree) shall have a clearance of eight feet minimum from the edge-of-travel-way (ETW) and four feet minimum from the edge-of-pavement (EP) in accordance with City Standard No. 820.

6. PUBLIC SAFETY

6.01 Laws to be Observed: The Contractor shall keep himself fully informed of all existing State and Federal laws and County and local ordinances and regulations which in any manner affect those engaged or employed in the work or the materials used in the work, or which in any way affect the conduct of the work. They shall at all times observe and comply with, and shall cause all of their agents and employees to observe and comply with, all such existing laws, ordinances, regulations, orders and decrees of bodies or tribunals having any jurisdiction or authority over the work; and shall protect and indemnify the City of Eastvale, and all of its and their officers and agents and servants against any claim or liability arising from or based on the violation of any such law, ordinance, regulations, order or decree, whether by themselves or their employees. If any discrepancy is discovered in the Plans, City Standards, City Standard Specifications, or Agreement for the work in relation to any such law, ordinance, regulations, order or decree, the Contractor shall report the same to the City Engineer in writing.

6.02 Permits and Licenses: The Contractor shall procure all permits and licenses, pay all charges and fees, and give all notices pertinent or incidental to the lawful execution of the work. The Contractor shall obtain an encroachment permit from the City for the various types of encroachment activities within City public right-of-way.

6.03 Public Convenience: The Contractor shall so conduct their operations as to offer the least possible obstruction and inconvenience to public traffic, and they shall have under construction no greater length or amount of work than they can actively prosecute. On existing roads, unless otherwise approved by means of traffic control plan, traffic shall be permitted to pass through the work zone little inconvenience and delay as possible. Spillage of materials resulting from hauling operations along or across the traveled way shall be removed immediately. Spillages of hazardous materials must be promptly reported to the City Engineer. Existing traffic signal and highway lighting systems shall be kept in operation for the benefit of the traveling public during progress of the work, and other forces will continue routine maintenance of existing systems. When existing traffic signal detector loops are rendered inoperable at any time during construction, the Contractor shall install and maintain temporary video detection in coordination with the Engineer and in accordance with City Standard Specifications.

Convenience of abutting owners along the road shall be provided for as far as practicable. Convenient access to driveways, houses, and buildings along the line of the work shall be maintained by the Contractor and temporary approaches to crossings or intersecting highways shall be provided and kept in good condition.

In order to expedite the passage of public traffic through or around the work, the Contractor shall install and maintain signs, lights, barricades and other facilities for the sole convenience and

direction of public traffic. Such warning systems and devices shall be approved by the City Engineer. Also, when so directed by the City Engineer they shall provide and station flagmen whose sole duties shall consist of directing the movement of public traffic through or around the work.

Water or dust palliative shall be applied if ordered by the City Engineer for the alleviation or prevention of dust nuisance. Applicable provisions of Section 10-5 "Dust Control", Section 14-9 "Air Quality", Section 10-6 "Watering", and Section 18 "Dust Palliative" of the Caltrans Standard Specifications; Rules no. 401, 402, 403 and 403.1 of the South Coast Air Quality Management District (AQMD); and all other applicable Federal and State laws.

6.04 Public Safety: Whenever the Contractor's operations create a condition hazardous to traffic or to the public, Contractor shall furnish at their own expense such flagmen and guards as are necessary to give adequate warning to the public of any dangerous conditions to be encountered and he shall furnish, erect and maintain such fences, barricades, lights, signs and other devices as are necessary to prevent accidents, and avoid damage or injury to the public. Flagmen and guards while on duty and assigned to give warning to the public that the highway is under construction and of any dangerous conditions to be encountered as a result thereof shall be equipped in compliance with California Occupational Safety and Health Administration (Cal/OSHA) Standards. Flags, signs, lights, and other warning and safety devices shall conform to the requirements set forth in the current State of California Manual on Uniform Traffic Control Devices (CA MUTCD) and any signs furnished and erected by the Contractor shall be at his own expense.

Should the Contractor appear to be neglectful or negligent in furnishing and maintaining warning and protective measures as above provided, the City Engineer may direct attention to the existence of a hazard and the necessary warning and protective measure shall be furnished and installed by the Contractor at his own expense without cost to the City. Should the City Engineer point out the inadequacy of warning and protective measures, such action on the part of the City Engineer shall not relieve the Contractor from responsibility for public safety or abrogate his obligation to furnish and pay for these devices.

No material or equipment shall be stored where it will interfere with the free and safe passage of public traffic, and at the end of each day's work and at other times when construction operations are suspended for any reason, the Contractor shall remove all equipment and other obstruction from that portion of the roadway open for use by public traffic.

6.05 Use of Explosives: When the use of explosives is necessary for the prosecution of the work, the Contractor shall use the utmost care not to endanger life or property. Contractor must obtain necessary local, state and/or federal permits required prior to the use of explosives. All explosives shall be stored in accordance with the provisions of Division XI of the Health and Safety Code. Attention is called to local ordinances involving the use or storage of explosives and for excavating rock by blasting shall conform with applicable provisions of Section 19-4 of the Caltrans Standard Specifications.

6.06 Lane Closure: Lane closures shall conform to the most current State of California Manual on Uniform Traffic Control Devices (CA MUTCD). Should it be necessary for the lane closure to remain in place after standard work hours, the Contractor shall provide a traffic control plan prepared and signed by a Traffic Engineer Licensed in the State of California. Lanes shall be

opened back to Traffic after 2 weeks of no active work in the closure area. Standard work hours are from 7:00 am to 6:00 pm pursuant to Ordinance CHAPTER 8.52 - NOISE REGULATION.

7. CLEARING AND GRUBBING

7.01 General: Clearing and grubbing operations shall conform with the provisions of Section 17 of the Caltrans Standard Specifications and the details shown on the Plans.

7.02 Concrete Removal, Structure Removal, or Pavement Removal: This construction activity shall be considered a part of the clearing operation and shall conform with the applicable provisions of Section 15-1, Section 41-11 or Section 60-2 of the Caltrans Standard Specifications. Such removed materials shall be disposed of as elsewhere provided herein or as approved by the Engineer. When portions of existing concrete or paved surfaces are to be cut back to provide for joining or widening, such surfaces shall be sawed or otherwise cut to neat lines.

8. EARTHWORK

8.01 General: Included under the term "Earthwork" will be all operations involved in grading roadway excavation or embankment construction required to bring the roadway section to the approved grade, and such drainage and structure excavation and backfill as may be required by the approved Plans. These operations include the performance of all incidental work required to construct the roadway subgrade and the approaches thereto, and to maintain them in the form specified until the final Acceptance by the City.

All earthwork shall conform with the applicable provisions of Section 19 of the Caltrans Standard Specifications except as herein modified.

8.02 Relative Compaction: Relative compaction requirement of at least 95 percent for at least a depth of 2.5 feet below the finished grade for the width of the traveled way plus 3 feet on each side shall not be required.

This provision will not include the necessity of conforming to the provisions of the relative compaction requirement of Section 19-5 of the Caltrans Standard Specifications.

8.03 Watering: Embankments and subgrade shall be watered or sprinkled during construction so as to obtain the specified relative compaction of the material included therein.

8.04 Ditches and Channels: Drainage inlet and outlet ditches and channels shall be constructed to lines and grades shown on the approved Plans and profiles and as specified in Section 19-2 of the Caltrans Standard Specifications. Channels shall be constructed upstream and downstream of all culverts as necessary to ensure proper capacity for same.

8.05 Structural Section Design of Road Bed: Unless otherwise approved by the City Engineer, structural section design requirements for the combined thickness of asphalt concrete (AC) and aggregate base (AB) surfacing will be determined by an accepted rational system of design, employing soil testing procedures, and the necessary sampling, testing, and the design of the aggregate base and asphalt concrete surface courses will be performed by the City Materials Laboratory, unless otherwise provided in the Agreement. All street structural sections are tentative. Additional soil tests will be taken after rough grading to determine the exact street structural section requirements. The structural section shall be in accordance with City

Standards and approved by the City Engineer.

Road Type Category	Reference Standard Drawing Number	Traffic Index	AC Pavement Type	Minimum Structural Section
Access Road Short Local Street Exterior & Local Street	104, 105A, 105B, 105C, 106, 107A,107B	5.5	Base Pave: B-PG 64-10 or B-PG 70-10 (Truck Routes)	4” AC 6” CAB
Collector	103	8.0		6” AC 8” CAB
Industrial collector Secondary Highway Major Highway	93, 94, 108, 111	10.0		7” AC 8” CAB
Arterial Highway Urban Arterial Highway Truck Routes	91, 92, 109	12.0	2” Cap Pave: ARHM-GG-C-PG 64-16	8” AC 12” CAB Or 10” PCC 6” CAB

Notes:

1. The minimum thickness for the Aggregate Base is 6 inches.
2. The Engineering Department accepts alternate structural sections including full depth asphalt concrete or multi-layered aggregate subbase, lime, or cement-treated bases overlaid with Aggregate Base. The thickness of the Aggregate Base in these instances can be less than 6 inches provided the gravel equivalency of the total structural section is maintained.
3. When the asphalt concrete section is constructed in two courses (base course and surface course), the construction of the asphalt concrete courses shall be placed as follows: (a) the bottom lift (base course) shall have a minimum thickness of 1-1/2 inches using 1/2-inch size aggregate or 2-1/2 inches using 3/4-inch size aggregate, and (b) the top lift (surface course) shall be 1-1/2 inches using 1/2-inch size aggregate.

9. FINISHING ROADWAY

9.01 General: Upon completion of all construction operations, the entire street system shall be finished and cleaned in accordance with the provisions of Section 22 of the Caltrans Standard Specifications and these Special Provisions.

9.02 Shoulders: Roadway shoulders shall be trimmed and shaped to conform with the requirements of the approved typical section. This will include grading an optimum slope to the property lines

if so directed. Included in this portion of the work shall be additional clearing, grubbing, or removal of debris not previously completed by the Contractor.

Concrete curbs-and-gutters and cross-gutters shall be broomed clean and flushed with water to ensure proper drainage. Any underground drainage systems or storm drain facilities shall be thoroughly flushed out to ensure proper operation.

9.03 Appurtenances: Street name signs, barricades, and warning devices shall be completed and in place.

9.04 Monuments: Unless otherwise approved by the City Engineer, monuments located within the improved street area shall be in place and pavement cuts neatly patched.

9.05 Final Cleanup: Prior to inspection and Acceptance of the completed work, all items of finish work as outlined above must be completed.

10. BASE MATERIALS

10.01 General: Base material to be used in construction of the upper layers of the roadbed shall consist of the following material classifications:

A. Crushed Aggregate Base

B. Aggregate Base Class 2

C. Lime Treated Base

D. Cement Treated Bases

Note: When roads are accepted for maintenance by the City of Eastvale, the aggregate base shall be Crushed Aggregate Base. Class 2 Aggregate Base may be used when approved by the City Engineer.

The exact type of base material to be used on the work will be specified in the Agreement and shown on the Plans.

10.02 Crushed Aggregate Base: Crushed Aggregate Base (CAB) shall conform to the provisions of Section 200-2.2 of the Greenbook Standard Specifications for Public Works Construction. The material shall consist of crushed rock, free from organic matter, vegetable matter, and other deleterious substances, and shall be of such nature that it can be compacted readily under watering and rolling to form a firm and stable base. The aggregate shall be produced from clean, hard, durable rock material, crushed to meet the specified grading requirements.

The material shall be of such sizes that the percentage composition by weight shall conform to the following grading at the time the material is deposited on the roadbed when determined by California Test Method (CTM) No. 202:

Sieve Size	Percentage Passing Sieve
1 inch	100
3/4 inch	90 – 100

No. 4	35 – 60
No. 30	10 – 30
No. 200	2 – 9

The material shall conform to the following quality requirements:

Property	CTM No.	Requirements
Resistance (R-value)	301	78 Min.
Sand Equivalent	217	25 Min.

Aggregate Base shall be approved by the City Engineer prior to placement to ensure compliance with the Greenbook standards and City of Eastvale requirements.

10.03 Aggregate Base, Class 2: Aggregate Base, Class 2 shall conform to the provisions of Section 26 of the Caltrans Standard Specifications and as modified herein. Section 26 shall include the following provision: Aggregate for Class 2 aggregate base shall be free from organic matter and other deleterious matter and shall be of such nature that it can be compacted readily under watering and rolling to form a firm and stable base. Aggregate may consist of broken and crushed asphalt concrete or Portland Cement Concrete and may contain crushed aggregate base (crushed rock and rock dust) or other rock materials. The material may contain no more than 3 percent brick by weight as determined by California Test Method 202 and as modified. Brick material retained on a No. 4 sieve shall be identified visually and separated manually. Brick quantification shall be based on the total weight of the dry sample.

The material shall conform to the following quality requirements:

Property	CTM No.	Requirements
Resistance (R-value)	301	60 Min.
Sand Equivalent	217	21 Min.

10.04 Stabilized Soils: Lime treated base shall conform to the provisions of Section 24 of the Caltrans Standard Specifications.

10.05 Cement Treated Base: Cement treated base shall conform to the provisions of Section 27 of the Caltrans Standard Specifications.

10.06 Concrete Base: Lean concrete or rapid strength concrete base shall conform to the provisions of Section 28 of the Caltrans Standard Specifications.

11. ASPHALT CONCRETE

11.01 General: Asphalt concrete shall be composed of mineral aggregate and asphalt binder, mixed in a suitable central mixing plant, and placed on the roadbed in accordance with City Standard Specifications and in conformity with the lines, grades, and dimensions shown on the Plans and typical cross-sections. When required by the City Engineer, the Developer shall provide an asphalt concrete mix design as appropriate for the designated location, prepared under the

direction of the Developer's Engineer Licensed in the State of California competent to perform the work.

Asphalt concrete shall be placed on the prepared subgrade or base course in one or more courses to the required thicknesses, grades, and cross-sections as shown on the Plans and/or specified in the Agreement. All underground utilities shall be in place prior to paving.

In advance of spreading the asphalt concrete, a prime coat of liquid asphalt or asphaltic emulsion shall be applied to the areas to be surfaced if so indicated on the Plans. Prime coat shall be applied to all roadbeds to receive surfacing, which have a gradient of ten percent or greater.

11.02 Asphalt Concrete: Asphalt concrete shall be hot mix asphalt (HMA) Type A, rubberized HMA, or minor HMA conforming to Section 39 of the Caltrans Standard Specifications and these Special Provisions. The grade of asphalt binder for the HMA shall be of the Performance Grade (PG) designated below or as determined by the Engineer and shall conform to the provisions in Section 92 of the Caltrans Standard Specifications:

A. PG 70-10 (Desert)

The PG designation for rubberized HMA is PG 64-16 for all regions.

The use of reclaimed asphalt pavement (RAP) in HMA production may be substituted in a quantity up to 15 percent of the aggregate blend in the base course (bottom layer) only. When proposing to use more than 15 percent RAP, the HMA mix design shall be approved by the City Engineer prior to its use. RAP will not be allowed in the surface course (top layer). RAP in rubberized HMA will not be allowed unless directed. RAP will not be allowed on all repaired asphalt concrete surfaces.

A Job Mix Formula (JMF) shall be submitted for each type of HMA proposed. The JMF shall be signed and stamped by a Civil Engineer Licensed in the State of California and shall include records of aggregate quality and mix design documentation. Records and documentation shall be dated within 12 months of the last test performed.

The HMA mix design shall comply with the Hveem mix design method using California Test 367 and laboratory procedures in combinations of aggregate gradations and asphalt binder contents to determine the optimum binder content (ORB) and HMA mixture qualities. When proposing a Superpave (SP) HMA, the SP mix design shall be approved by the City Engineer prior to its use. The SP mix design method shall be used for roads with a Traffic Index of 9.0 or higher or as determined by the Engineer.

Laboratories testing the mineral aggregate and HMA qualities used to prepare the mix design and JMF shall be qualified under the State of California Department of Transportation's Independent Assurance Program.

Before production of HMA, the HMA plant must have a current qualification under the State of California Department of Transportation's Materials Plant Quality Program. Laboratories testing the HMA qualities shall be qualified under the State of California Department of Transportation's Independent Assurance Program.

11.03 Placing Asphalt Concrete: Asphalt concrete will not be permitted to be placed upon unstable,

yielding, or working subgrade.

In addition to the provisions in Section 39, "Construction" and "Spreading and Compacting Equipment" of the Caltrans Standard Specifications, asphalt paving equipment shall be equipped with automatic screed controls and a sensing device(s) or ski device(s). The use of a ski device will be required for roads with a traffic index of 7.5 or higher. The ski device shall be a rigid one-piece unit with a minimum length of 30 feet, and the entire length shall be utilized in activating the sensor.

When placing the initial mat of asphalt concrete on existing pavement, the end of the screed nearest the centerline shall be controlled by a sensor activated by a ski device not less than 30 feet long. The end of the screed farthest from the centerline shall be controlled by an automatic transverse slope device set to reproduce the cross slope designated by the Engineer, by a sensor activated by a similar ski device or as directed by the Engineer. When paving contiguously with previously placed mats, the end of the screed adjacent to the previously placed mat shall be controlled by a sensor that responds to the grade of the previously placed mat and will reproduce the grade in the new mat within a 0.12-inch tolerance. The end of the screed farthest from the previously placed mat shall be controlled in the same way it was controlled when placing the initial mat.

Should the methods and equipment used fail to produce a layer of asphalt concrete conforming to the provisions, including straightedge tolerance, under “Construction” of Section 39-2, Construction, of the Caltrans Standard Specifications or elsewhere in these City Standard Specifications, the paving operations shall be discontinued, and the equipment or methods shall be modified.

Hot mix asphalt shall be spread and compacted in the number of layers of the thicknesses indicated in the Agreement or as shown on the Plans.

In addition to the straightedge provisions in Section 36-3, “Pavement Smoothness” of the Caltrans Standard Specifications, asphalt concrete pavement shall conform to the surface tolerances specified herein.

When directed by the Engineer, the uppermost layer of asphalt concrete surfacing shall be profiled in the presence of the Engineer. Profiling will not be required for the following areas:

A. Roads with traffic index of 6.0 or lower.

B. Pavement with a total thickness less than 3 inches.

C. Pavement on horizontal curves with a centerline curve radius of less than 1000 feet and the pavement within the superelevation transition on those curves.

D. Pavement placed in a single lift when required by the special provisions with a total thickness of 3 inches or less.

E. Pavement with extensive grade or cross slope correction which does not receive advance leveling operations in conformance with the provisions in Section 39 under “Leveling” of the Caltrans Standard Specifications.

F. Pavement for ramps and connectors with steep grades and high rates of superelevation, as determined by the Engineer.

G. Shoulders and miscellaneous areas.

When using the Inertial Profiler, the profiling operation shall conform to California Test 387. The final HMA surface shall conform to the provisions of Pavement Smoothness in Section 39 of the Caltrans Standard Specifications. Pavements profiled shall conform to the following surface requirements:

A. Surface shall have no areas of localized roughness with an International Roughness Index (IRI) greater than 160 in/mi.

B. Surface shall comply with the Mean Roughness Index requirements as shown below for a 0.1 mile section:

HMA Thickness	Mean Roughness Index Requirement
> 2-1/2 inches	60 in/mi or less
≤ 2-1/2 inches	75 in/mi or less

When using the California Profilograph, the profiling procedure shall conform to California Test 526, except a zero (null) blanking band shall be used for determining the Profile Index. Prior to beginning profiles, the profilograph shall be calibrated in the presence of the Engineer. Two profiles shall be obtained within each traffic lane, 3 feet from and parallel with the edges of the lane. Pavements profiled shall conform to the following Profile Index requirements:

A. Pavement on tangent alignment and pavement on horizontal curves having a centerline curve radius of 5940 feet or more shall have a Profile Index of 2 inches or less for each 330 feet section profiled.

B. Pavement on horizontal curves having a centerline curve radius of 2970 feet or more but less than 5940 feet, including the pavement within the superelevation transition of these curves, shall have a Profile Index of 4 inches or less for each 330 feet section profiled.

C. Pavement within any 330 feet section, containing high point areas with deviations in excess of 0.3 inches in a length of 25 feet or less, when tested in conformance with the requirements in California Test 526, shall be corrected by the Contractor regardless of the Profile Index.

Areas of the top surface of the uppermost layer of asphalt concrete pavement that do not meet the specified surface tolerances shall be brought within tolerance by abrasive grinding. Abrasive grinding shall be performed to reduce individual deviations in excess of 0.3 inches, and to reduce the Profile Index of the pavement to be within the specified tolerance. Areas which have been subjected to abrasive grinding shall receive a seal coat. Deviations in excess of 0.3 inches which cannot be brought into specified tolerance by abrasive grinding shall be corrected by either (1) removal and replacement or (2) placing an overlay of asphalt concrete.

11.04 Underground Installation: All underground facilities, including laterals, shall be in place and tested prior to paving the street section, including, but not limited to, the following: sewer, water, electric, gas, drainage, communications, cable TV, and irrigation. The Contractor shall provide written verification from the affected utilities of acceptable test results prior to proceeding with paving operations.

12. FOG SEALS AND CHIP SEALS

12.01 General: A fog seal shall conform to Section 37-4 of the Caltrans Standard Specifications. A chip seal shall conform to Section 37-2 of the Caltrans Standard Specifications.

12.02A Description: A fog seal shall consist of an application of a diluted slow-setting or quick-setting asphaltic emulsion to an existing asphalt pavement surface. The fog seal shall be applied at a rate of 0.02 to 0.06 gallon per square yard of surfacing. The exact rate of application of the emulsion will be determined at the time of application based on the age and surface texture of the pavement.

12.02B Description: A chip seal shall consist of an application of a polymer modified asphaltic emulsion and stone screenings applied to the asphalt pavement surface. The chip seal shall use stone screening size of 5/16 inch with a spread rate of 16 to 25 pounds per square yard. The asphaltic emulsion shall be applied at a rate of 0.25 to 0.35 gallon per square yard. The exact rate of application of the emulsion and the screenings will be determined at the time of the application by the Engineer.

12.03 Asphaltic Emulsion: The asphaltic emulsion shall conform to the requirements of Section 94 of the Caltrans Standard Specifications.

12.04 Application: A fog seal shall be applied on pavement less than 4 years but more than 2 years in service or after placement of the asphalt surfacing and shall be used on roads with traffic index of 6.0 or lower. Chip seal shall be applied on rural roads with low volume traffic or as directed.

12.05 Road/Work Acceptance: Where applicable, a fog seal treatment shall be required for all pavement work prior to acceptance and/or issuance of a notice of completion for roads to be accepted into the City maintained road system.

13. SLURRY SEALS

13.01 General: A slurry seal shall conform to Section 37-3 of the Caltrans Standard Specifications and Greenbook Standard Specifications.

13.02 Description: A slurry seal shall consist of an application of a mixture of polymer modified asphaltic emulsion, aggregate, water, and additives to an existing asphalt pavement surface. The slurry seal shall be applied at a rate of 10 to 20 pounds per square yard of dry aggregate, depending on the type (Type I, II, or III) as specified in Section 37-3 of the Caltrans Standard Specifications. The exact rate of application and type of slurry seal will be determined by the Engineer based on the condition and traffic requirements of the pavement.

13.03 Asphaltic Emulsion: The asphaltic emulsion shall conform to the requirements of Section 94 of the Caltrans Standard Specifications. The polymer shall be either neoprene or butadiene and styrene copolymer.

13.04 Application: A slurry seal shall be applied on pavement 4 years or more in service or after placement of the asphalt surfacing. A Type I slurry seal shall be used on roads with Traffic Index of 6.0 or lower. A Type II slurry seal shall be used on roads with Traffic Index greater than 6.0. A slurry seal shall be applied when the following conditions exist:

A. Use of abrasive grinding on the asphalt pavement as a result of surface profiling.

B. Excessive scarring on the asphalt pavement due to the removal of existing or conflicting traffic striping.

C. Where multiple trenches or potholing are cut on the asphalt pavement because of a utility replacement project.

D. Other conditions that result in significant wear or damage to the pavement surface as determined by the Engineer.

13.05 Road/Work Acceptance: Where applicable, a slurry seal treatment shall be required for all pavement work prior to acceptance and/or issuance of a notice of completion for roads to be accepted into the City maintained road system.

14. CONCRETE STRUCTURES

14.01 Description: Bridges, culverts, head walls, catch basins, retaining walls, and all other types of structures shall be constructed to the lines and grades in accordance with the designs shown on the Plans. Each type of structure shall comply with the minimum concrete strength shown in the table below unless shown on the Plans.

Type of Structure	Minimum Concrete Strength	City of Eastvale Standard No.
Catch Basin No.1 Curb Inlet Combination Inlet	560-C-3250	300 301
Catch Basin No. 2 Combination Inlet	560-C-3250	302
Flat Outlet Drainage Structure	560-C-3250	303
Dip Section	560-C-3250	307
Curb Outlet Drain	560-C-3250	308
Alley and Apron Sections	560-C-3250	500
Sewer and Manholes	560-C-3250	601 - 610
Bus Turn Out	590-C-4000	814
Slab for Backflow Prevention	560-C-3250	1103

Type of Structure	Minimum Concrete Strength	City of Eastvale Standard No.
Sewer and Storm Drainage Facilities Catch Basins, Culverts, Drop Inlets, Pipe Collars, Beam Supports, Anchors, Thrust Block, Encasement	590-C-4000	300 and 600 Series
Reinforced Structures Retaining Walls, Footings	590-C-4000	
Minor Structures Not Specified	560-C-3250	

14.02 Concrete Structures: Except for minor structures, concrete structures shall conform to the provisions in Section 51 of the Caltrans Standard Specifications and these Special Provisions.

14.03 Reinforcement: Bar reinforcing steel and mesh reinforcement used in construction shall conform to the provisions in Section 52 of the Caltrans Standard Specifications.

14.04 Air-Blown Mortar: Air-blown mortar shall conform to the provisions in Section 53 of the Caltrans Standard Specifications.

14.05 Precast Concrete Structures: Precast concrete catch basins and drop inlets shall conform to the provisions in Section 70 of the Caltrans Standard Specifications.

15. CULVERT PIPE

15.01 General: The type, strength, classification, or gauge of drainage pipe to be furnished and installed will be designated on the Plans**.** Details of the materials and work will conform with the latest editions of Caltrans Standard Specifications and Caltrans Highway Design Manual Guidelines.

15.02 Design Service Life: All drainage facility material types shall have a minimum design service life of 50 years. All metal pipes shall be subject to the requirements of the Caltrans Chart for 50 years Maintenance Free Service Life as contained in the Caltrans Design Manual. Soil tests using Caltrans Test Method 643 shall be provided to determine the pH and resistivity levels of the native soils and imported backfill materials.

15.03 Alternate Materials: When two or more materials meet the service life, the structural requirements, and the hydraulic requirements; the Plans and Project Specifications may provide alternative pipe materials for optional selection by the Contractor. Allowable pipe materials are:

A. Aluminum Spiral Rib
B. Cast-in-Place Concrete
C. Corrugated Aluminum
D. Corrugated Steel

E. Reinforced Concrete

F. Structural Aluminum Plate

G. Structural Steel Plate

H. Steel Spiral Rib

The use of aluminum pipe shall be limited to the acceptable levels for pH, resistivity, and flow velocities. The pH level of soil, backfill, and effluent shall range between 5.5 and 8.5. The minimum resistivity of the soil, backfill, and effluent shall be 1500 ohm-cm. Flow velocities shall not exceed 20 feet per second.

When alterations or extensions of existing systems are required, the pipe material type may be selected to match the type used in the existing system.

Each pipe material type selected as an alternative must have the appropriate protection from deterioration from corrosion, abrasion, or both. Corrosion may result from active elements in the soil, the water, and the atmosphere. Abrasion depends upon the frequency, duration, and the velocity of flow, and the character and amount of bedload.

15.04 Protective Coatings and Linings: Protective coatings for corrugated steel pipe shall conform to Section 66 of the Caltrans Standard Specifications.

Plastic (asphalt mastic or polymeric) coatings are acceptable coatings for non-abrasive flow conditions on the inside of the pipe.

Paved invert lining shall be applied on all steel storm drain facilities. Invert lining may be required for metal pipes subject to excessive wear from abrasive flows. All lining material shall conform to the Caltrans Standard Specifications.

Extra metal thickness for aluminum pipes may be required when flow velocities exceed 5 fps.

15.05 Strength Requirements: The strength requirements for metal pipe fabricated under acceptable methods contained in the Caltrans Standard Specifications shall be governed by charts published by Caltrans and contained within their Highway Design Manual, latest edition. The minimum metal thickness for any pipe located within the roadway prism shall be 14 gauge.

15.06 Reinforced Concrete Pipe (round or oval): Reinforced Concrete Pipe shall conform to the provisions in Section 65 of the Caltrans Standard Specifications and Caltrans Standard Plans.

15.07 Cast In Place Concrete Pipe: Cast in place concrete pipe shall conform to the City Standard Specifications and specifications published by the Riverside County Flood Control and Water Conservation District.

16. CONCRETE CURB AND GUTTER AND SIDEWALK

16.01 Concrete Curbs and Sidewalks, etc.: Portland Cement Concrete items, such as curbs, gutters, sidewalks, curb ramps, cross-gutters, spandrels, driveway approaches and other items, shall conform to the provisions in Section 73 of the Caltrans Standard Specifications and City Standard Specifications. Each type of structure shall comply with the minimum concrete strength shown in the following table.

Type of Structure	Minimum Concrete Strength	City of Eastvale Standard No.
Landscaped Median Maintenance Walk (and other concrete paving)	560-C-3250	113
Crossover Median	590-C-4000	113A
Curb & Gutter (Type A-6, A-8, C, W) Curb Only (Type D-1, D) Curb Transition	560-C-3250	200 - 211
Residential Drive Approach	560-C-3250	206, 207, 213
Commercial Drive Approach	560-C-3250	207A
Cross Gutter, Spandrel	560-C-3250	209, 210
Flat Outlet Drainage Structure	560-C-3250	303
PCC Dip Section	590-C-4000	307
Curb Outlet Drain Under Sidewalk Drain (Cast in Place) Private Drain Through Curb	560-C-3250	308, 309, 310
Gutter Depression Curb Opening Grate Opening	560-C-3250	311, 312
Sidewalk, Fire Hydrant, and Utility Pole	560-C-3250	400
Sidewalk and Curb	560-C-3250	401
Curb Ramp	560-C-3250	403

Type of Structure	Minimum Concrete Strength	City of Eastvale Standard No.
Meandering Sidewalk	560-C-3250	404
Alley and Apron	590-C-4000	500
Multiple Mailbox Installation	560-C-3250	812, 813
Bus Turnout	590-C-4000	814
Minor Concrete Not Specified	560-C-3250	

*Higher cement content shown on plans or in these specifications shall govern

16.02 Joints: Expansion joints shall be 1/2" wide and shall use a preformed expansion joint filler material.

16.03 Expansive Soil: Where the geotechnical report indicates the presence of expansive soils, or the soil indicates an R-value less than 10 and a Plasticity Index greater than 10, place a minimum of 6 inches of Aggregate Base as directed by the Engineer under all concrete improvements and structures listed in the table in Section 16.01.

16.04 High Sulfate Soil: High Sulfate soils are damaging to Portland Cement Concrete improvements and are defined as those soils where the Water-Soluble Sulfate in soil is greater than 0.10 percent. For soils with high sulfate content, use the following table to determine actual cement content and requirements for concrete work. In those areas where the soils report indicates the Water-Soluble Sulfate is greater than 0.20 percent, provide a minimum of 6 inches of Aggregate Base material and a layer of 6 mil plastic sheeting under and around all concrete improvements and structures listed in the table in Section 16.01, as well as street light foundations, signal pole foundations, catch basins, riprap energy dissipators, pre-cast concrete manholes, and other pre-cast concrete items. The plastic sheeting shall be placed between the aggregate base and the compacted native soil.

Concrete exposed to high sulfate soil shall meet Table 201-1.1.3 of the most recent Greenbook Standard Specifications.

16.05 Compaction: Relative compaction of Subgrade shall be 95% minimum for concrete improvements subject to vehicle loading, including curbs, curb and gutter, driveway approaches, cross-gutters, spandrels, local depressions, median crossovers, low water crossing dip sections, alley aprons and bus turnouts. Relative compaction of Subgrade shall be 90% minimum for those concrete improvements not subject to vehicle loading, including sidewalks, curb ramps, landscaped median maintenance walks (and other median concrete paving), and under sidewalk drains. Unless a geotechnical report approved by the City Engineer recommends a different design.

16.06 Multiple Mailbox Installation for New or Existing Sidewalk: Sidewalk and mailbox foundation shall conform to City Road Standard No. 812 or No. 813, whichever applies. Specifications for mailboxes to be furnished by the Postmaster.

16.07 Returned Plastic Concrete: The use of Returned Plastic Concrete (RPC) may be allowed for minor concrete application and in conformance to Section 90-9 of the Caltrans Standard Specifications. If used, the quantity of RPC added to the concrete shall not exceed 15 percent.

17. SEWERS

17.01 Description: The sanitary sewers shall be constructed in accordance with the Plans as approved by the City Engineer or designee. All plans shall be signed by a Licensed civil engineer under whose direction the Plans and Project Specifications were prepared. Approval of the operating agency or District shall also be provided.

This section is for the purpose of defining the minimum requirements for the construction of sanitary sewers and is not intended to prohibit the use of any material and methods of construction not specified herein, provided such alternate is approved by the Health Department. In those cases in which utility companies have specified construction standards pertaining to their utility, standards of the utility company shall be accepted in lieu of the City standards specified herein, excepting trench compaction and pavement restoration in City roads.

17.02 Scope of Work: The work under this section shall include all work required to complete the construction and testing of all facilities necessary for the satisfactory operation and protection of the system as shown on the Plans.

17.03 Sewer Pipe: All sizes of sewer pipe shall conform to the applicable requirements of Section 207 of the “Greenbook”, Standard Specifications for Public Works Construction, latest revision. All pipe lining shall be in accordance with the requirements of the supervising agency and shall be approved by the City Engineer or designee. Plastic pipe shall conform to ASTM D-3034.

17.04 Installation: The installation of on-site main lines and outfalls shall be within the dedicated road right-of-way except where easements are necessary to provide a gravity flow system and shall be in accordance with the requirements and standards of the City of Eastvale.

17.05 Manholes and Structures: All manholes and structures, either precast or built up, to be installed within the roadway, shall be designed for a minimum AASHTO H-20 highway loading and shall conform to the requirements of Section 70-4 of the Caltrans Standard Specifications and Section 403-3 of the “Greenbook”, Standard Specifications for Public Works Construction.

17.06 Sewer Connections: Unless otherwise permitted by the City Engineer or designee, sewer connections shall be laid in straight lines from the main sewers to a point beyond the curb or to the property line at the time of the laying of the mains in accordance with the approved sewer plans or Improvement Standards.

The Contractor shall place "Y" branches of the size and in the positions shown on the approved Plans, and the house connection lines shall be placed to the lines and grades shown thereon. Connections to be stubbed off shall be closed at their outer end with an approved stopper and cement grout.

17.07 Testing of Sewers: After completion of construction of sewers and manholes, the system shall be tested in accordance with the requirements of the sewer purveyor.

17.08 Separation of Water Mains and Sanitary Sewers: Water mains and sanitary sewers shall conform to the criteria as outlined and illustrated in the State of California, Department of Health Services’ publication "Criteria for the Separation of Water Mains and Sanitary Sewers", latest edition; and the "California Waterworks Standards", Section 64630, Title 22, California Administrative Code.

The “California Waterworks Standards” sets forth the minimum separation requirements for water mains and sewer lines. These Standards, contained in Section 64630, Title 22, California Administrative Code, specify:

A. Parallel Construction: The horizontal distances between pressure water mains and sewer lines shall be at least 10 feet.

B. Perpendicular Construction (Crossing): Pressure water mains shall be at least one foot above sanitary sewer lines where these lines must cross.

C. Separation distances specified in A and B shall be measured from the nearest edges of the facilities (i.e., dimensions are from outside of water main to outside of sewer line or manhole).

D. Common trench: Water mains and sewer lines must not be installed in the same trench. The lack of separation between water mains and sanitary sewers results in an increased potential for contamination of the water supply. Therefore, when adequate physical separation cannot be attained, an increase in the factor of safety should be provided by increasing the structural integrity of both the pipe materials and joints required herein.

17.09 Backfill Requirements: Where slurry is not required by Standard 818, pipe backfill shall be placed in accordance with the “Greenbook”, Standard Specifications for Public Works Construction Section 306-12, Backfill. The Contractor/Utility Owner shall provide a written report of trench compaction results signed by an Engineer Licensed in the State of California and competent in the Geotechnical Engineering field along with copies of the daily testing reports prior to paving operations taking place. Testing frequency shall be a minimum of one relative compaction test for every two feet of depth of trench per 200 lineal feet of trench. For example: 1,600 foot trench by 6 foot deep will have a minimum of 24 relative compaction tests. The testing frequency of laterals shall be one out of every two alternating between long and short.

18. WATER PIPELINES

18.01 Description: The water supply system for the subdivision shall be constructed in accordance with the Plans as approved by the City Engineer or designee. All plans shall be signed by a licensed civil engineer under whose direction the Plans and Project Specifications were prepared and shall bear evidence of approval of the operating agency or District.

This section is for the purpose of defining the minimum requirements for the construction of water supply and distribution systems and is not intended to prevent the use of any material or method of construction not specified herein, provided such alternate is approved by the City Engineer or designee. Water facilities shall be designed and constructed in accordance with applicable requirements of either the California Section of AWWA or the Public Utilities Commission. In those in which utility companies have specific construction standards pertaining to their utility, standards of the utility companies shall be accepted in lieu of the City Standards specified herein, excepting trench compaction and pavement restoration in City roads.

18.02 Scope of Work: The work under this section shall include all work required to complete the construction and testing of all facilities necessary for the satisfactory operation and protection of the system as shown on the Plans.

18.03 Materials: All materials shall be of the sizes and classes as shown on the approved Plans and

shall conform to the latest revision of the following Specifications and Standards. All materials shall be new, unless specifically approved by both City agencies involved.

A. CAST IRON PIPE. Shall conform to AWWA C102, AWWA C106, AWWA C108.

B. DUCTILE IRON PIPE. Shall conform to AWWA C115, AWWA C116, AWWA C150, AWWA C151

C. STEEL PIPE. Shall conform to AWWA C201, AWWA C202, or Federal Specification SS-P-385.

D. CONCRETE PIPE. Shall conform to AWWA C300, AWWA C301, or Federal Specifications SS-P-381.

E. PLASTIC PIPE. Shall conform to AWWA C900.

F. LININGS AND COATING. Minimum protective coating shall be asphalt dipped and asphalt felt wrapped. All coal-tar and cement mortar linings and coatings so designated on the Plans or stated in the Project Specifications shall conform to AWWA C104, AWWA C203, or AWWA C205, whichever is applicable. Asphalt mastic coatings shall conform to Specifications M-2 (CS-96) of the Asphalt Institute.

G. FITTINGS AND SPECIALS. Shall conform to the applicable sections of AWWA C100, AWWA C110, AWWA C207, AWWA C208, or other approved standard or specification under which the fitting or special is made.

18.04 Installation: The installation of on-site pipelines shall be within the road right-of-way of City roads except where easements are necessary to provide a circulating system and shall be in accordance with the requirements and standards of the City of Eastvale.

Trenching, installation, and backfilling shall be in accordance with the applicable requirements of City Standard Specifications, City Standards, and the recommendations of the pipe manufacturer.

18.05 Backfill Requirements: Where slurry is not required by City Standard 818, pipe backfill shall be placed in accordance with the “Greenbook”, Standard Specifications for Public Works Construction Section 306-12, Backfill. The Contractor/Utility Owner shall provide a written report of trench compaction results signed by an Engineer Licensed in the State of California and competent in the Geotechnical Engineering field along with copies of the daily testing reports prior to paving operations taking place. Testing frequency shall be a minimum of one relative compaction test for every two feet of depth of trench per 200 lineal feet of trench. For example: 1,600 foot trench by 6 foot deep will have a minimum of 24 relative compaction tests. The testing frequency of laterals shall be one out of every two alternating between long and short.

18.06 Structures: Any structures necessary for the completion of the water supply system shall be constructed in conformity with the Plans and in accordance with applicable provisions of these standards. Concrete structures shall be constructed of minor concrete conforming to provisions in Section 90-2 of the Caltrans Standard Specifications.

18.07 Fire Hydrants: Unless specifically excluded from the Agreement, all water systems shall include fire hydrants installed in conformance with the subdivision Improvement Standards and at locations shown on the Plans.

18.08 Valve Casings: All valve stems shall be cased and provided with removable covers in accordance with the subdivision improvements standards. When located in a paved area, cover shall be flush with surfacing. Covers are to be set to the finished surface grade at the time asphalt

concrete or sealcoat is placed.

18.09 Hydrostatic Test and Disinfection of System: After completion of the connections, the system shall be tested by the admission of water under not less than the full working pressure of the lines. All joints, valves, connections, and fittings shall then be visually inspected for leakage, or the pipe lines backfilled and a leakage tests made to determine the rate of leakage. The allowable rate of leakage shall not exceed 25 gallons per 24 hours per inch of diameter per mile of pipe. All leaks shall be repaired to the satisfaction of the Engineer.

Disinfection of the lines may be accomplished at this time by the inclusion of the disinfection solution to the water used for the test. All lines shall be flushed and disinfected in accordance with AWWA C601 prior to Acceptance of the system. Lines shall be thoroughly flushed after treatment with disinfectant prior to being placed in service.

19. UNDERGROUND UTILITY INSTALLATION

19.01 General: All new and existing utility lines, including but not limited to, electrical service, communications and streetlight conduits will be placed underground. The Developer shall make the necessary arrangements with the serving utilities for the installation of such facilities. Surface mounted transformers, pedestal mounted terminal boxes and meter cabinets, ducts, street lighting, signal control cabinets, and other associated equipment in an underground utility system may be placed above ground in accordance with the City Standards and Specifications, and the requirements of a City Encroachment Permit.

All overhead communications conductors, and all overhead electrical distribution conductors, which exist on a road or easement to be improved by any land division and commercial development, which is subject to discretionary approval by the City of Eastvale, shall be relocated to an underground location, except for overhead electrical circuits which exceed 34 Kilovolts.

The Public Works Director/City Engineer may waive any of the above requirements if topographical, soil, economic, or any other conditions make such underground installations unreasonable or impractical.

19.02 Underground Installations: All underground facilities, including laterals, shall be in place and tested prior to backfilling and paving the street section, including, but not limited to, the following: sewer, water, electric, gas, drainage, communications, cable TV, and irrigation. The Contractor shall provide written verification from the affected utilities of acceptable test results prior to proceeding with backfilling and paving operation. If more than one cable TV company serves an area, cables for all TV companies shall be installed prior to paving the street section or underground ducts shall be provided by the developer on all street intersections as such to provide future installation of TV cables in accordance with City Standard No. 819.

19.03 Surface Installations: All above ground appurtenances shall be placed so that no part of the appurtenance is less than 18 inches from curb face and must maintain a minimum 6 foot of sidewalk width per City Standards to meet ADA requirements. Where no curb is present, above ground appurtenances shall be placed so that no part of the appurtenance is less than 8 feet from the edge of traveled way.

20. STREET NAME SIGNS

20.01 General: Street name sign shall conform to the latest edition of State of California Manual on Uniform Traffic Control Devices (CA MUTCD) and these Special Provisions.

The Developer or its Agent shall fund the installation of street name signs in accordance with applicable City Standard No. 1220, 1221, and 1222.

20.02 Street Name Sign Plates: Sign plate size, color, material and finish, and lettering sizes shall be in accordance with applicable City Standard No. 1220 or 1221.

20.03 Bracket Assembly: Signpost cap and center cross saddle's size and material shall be in accordance with applicable City Standard No. 1220 or 1221.

20.04 Sign Posts: Signpost size, material and installation method shall be in accordance with City Standard No. 1222.

20.05 Sign Locations: Number of complete street name sign assembly per intersection shall be in accordance with applicable City Standard No. 1220 or 1221.

21. LAND SURVEY MONUMENTS

21.01 General Requirements: The subdivision boundaries, lot corners, road, street, highway centerline, angle points in all lines, beginning and end of all curved lines, shall be monumented in accordance with the hereinafter described standard monuments and procedures. Any monument having characteristics other than the hereinafter described may be used only upon written approval of the City Surveyor. If an existing record and identified monument is found on the ground at the location of a subdivision corner, this monument may be used in lieu of replacement with a new monument provided the existing monument is a type considered to be durable.

Due to fires, hot dry weather, floods, and other natural factors, the City Surveyor is no longer allowing the use of Plastic Plugs as durable monuments.

21.02 Standard "A" Monuments: This monument is to be one inch (inside diameter) iron pipe eighteen inches (18") long. A metal disc bearing the Licensed Civil Engineer or Land Surveyor number shall be securely affixed to the top of the pipe. The top surface of the monument shall be flush with natural ground, flush with surface in paved streets and twelve inches (12") down in unpaved streets. See Monument Schedule and City Standard Drawing numbers 900, 901, and 903 for further information.

21.03 Standard "B" Monuments: This monument is to be an eighteen inch (18") long copper clad steel pin, to which is secured at one end, a one and one-half inch (1-1/2") conical brass cap. The monument may be used as an alternate to the type "A" monument to mark centerline control on streets. The monument is to be driven flush with the street pavement. The Licensed Civil Engineer or Land Surveyor number shall be stamped into the surface of the brass cap. Modification of the above standard may be approved by the City Surveyor. See Monument Schedule and City Standard drawing numbers 900, 901 and 903 for further information.

21.04 Standard "C" Monuments: This monument to be of a 2" x 2" x 18" long redwood stake cut from clear heartwood firmly set in the ground. The exact point of intersection of the lines shall be marked on the top center of the stake by a suitable tack or nail, which in turn shall be used to

secure to the stake the metal disk bearing the Licensed Civil Engineer or Land Surveyor Number. A #5 (5/8") rebar, 18" long with appropriately stamped metal disk may be used in place of a redwood stake. The exact point of intersection of the lines shall be marked on the top center of the rebar, the Licensed Civil Engineer or Land Surveyor number shall be stamped into the surface of the cap. Modification of the above standard may be approved by the City Surveyor. See Monument Schedule and City Standard drawing numbers 900, 901 and 903 for further information.

21.05 Standard "D" Monuments: This monument to consist of a 3/4" inside diameter x 18" long galvanized iron pipe, driven to a point not to exceed 1" above the natural ground surface. The exact point of intersection of the lines shall be marked on the top center of the pipe by a suitable tack or nail, which in turn shall be used to secure to the pipe the metal disk bearing the Licensed Civil Engineer or Land Surveyor Number with mark for exact point. See Monument Schedule and City Standard drawing numbers 900, 901 and 903 for further information.

21.06 Standard "E" Monuments: This monument to be of a metal identification disc bearing the Licensed Civil Engineer or Land Surveyor Number that is set with a lead plug or steel pin set in concrete curb. See Monument Schedule and City Standard drawing numbers 900, 901 and 903 for further information.

21.07 Monument Schedule:

STANDARD	USE OF MONUMENT	REMARKS
"A"	Tract boundary control, street centerline control-unpaved and paved.	As specified by the City Surveyor
“B"	Street centerline control.	May be used in lieu of Type "A" monument in paved streets.
"C"	Lot corner, angle point in lot line, E. C. and B. C. lot line, and right-of-way line.	
"D"	Same as "C"	
"E"	Same as "D"	All lot corner monuments except when lot corner is coincident with boundary corner may be set in the top of the curb on the prolongation of the lot line or radial/perpendicular from the centerline at a specified distance as noted on the final map. In the event improvements in a subdivision include a block wall along the rear lot lines, a Standard "E" monument shall be set on both sides of the block wall to indicate direction of the side lot lines Such points shall be noted on the final map as “point on line”. Otherwise all rear corners shall be set at the true corner location.

21.08 Monument Ties: Upon completion of the tract monumentation, the Licensed Civil Engineer or Licensed Land Surveyor shall furnish to the City Surveyor ties to all street centerline monuments. Such ties are to be permanent physical objects, there being not less than four ties to each monument. Effort should be made to set ties with strong angular relationship, as close to 90° angles as practical. Additionally, consideration should be given to utilizing lot corner monuments as tie points.

Whenever curb-and-gutter is installed, street centerline monuments are to be tied to permanent points set in the curb, these permanent points to consist of a metal identification disc bearing the Licensed Civil Engineer or Land Surveyor Number that is set with either of the following: lead and tack (L&T) or steel pin driven into the concrete. Use of a cross cut in the concrete will not be acceptable. Cross over ties are preferred when made with a total station and tape. The ties furnished to the City Surveyor are to be prepared on 8-1/2" x 11" sheets of paper. Sketch to be clear and legible and spaced to avoid confusion or misinterpretation.

22. STREET LIGHTING

22.01 General: Street light system shall conform to the latest National Electrical Code; the Electrical Safety Orders of the Division of Industrial Safety, Department of Industrial Safety, State of California; and shall conform to approved standards and procedures of the local servicing utility, and requirements of this section.

The Developer or its Agent shall fund the installation of street lightings and service connection when conditioned by the City of Eastvale Public Works/Engineering Department (Engineer).

Service Agreement between the Developer and serving utility shall define the serving utility as the owner of the streets lights who is liable of maintaining the street lights.

22.02 Special Provisions:

All street lighting shall conform to the following:

A. Streetlights shall be installed at intersections near the curb return at a far-right approach

B. Streetlights shall be installed at a minimum of one streetlight for each 200-lineal feet of roadway, plus or minus 20 feet

C. Streetlight luminaires shall be full cut off, light emitting diodes (LED) type with color temperature of 2700K or as directed by the City Engineer.

D. Selection of street light pole height and luminaire wattage shall be in accordance with City Standard No. 1000 or 1001.

E. Streetlight pole material shall be in accordance with the following:
    1. Ornamental concrete type shall be considered as the standard street lighting pole type
    2. Other street lighting pole types or mast arm lengths may be used if mutually agreed upon by the City Engineer and the serving utility

F. Street lighting shall be required on all City of Eastvale expressway classification roadways in accordance with City design criteria and the following:

1. At-grade intersections

2. Grade separations of expressways with other public roadways, railways, pedestrian walkways, and with other public or private facilities

3. Acceleration and deceleration ramps and lanes

4. Auxiliary lanes

The above-described requirements shall apply to designated expressway classification roadways with access openings at spacing not less than the intersection intervals designated in City Standard No. 114. Said roadway shall be provided with physical controlled access barriers such as fences and block walls. In the absence of such physical access barriers, or if the access intervals are less than that set forth in Standard 114, the roadway shall not be considered as an expressway for purposes of street lighting, and street lighting shall therefore be installed at 200-foot spacing in accordance with the requirements of the Public Works Department and this section.

G. Requests for street light layouts shall be submitted to the Public Works Department. Specific procedures and design criteria shall be in accordance with those established by the Public Works Department, the City Administrative Office and the serving utility.

23. TRAFFIC SIGNAL AND HIGHWAY LIGHTING SYSTEM

23.01 General: Traffic signals and highway lighting systems shall conform to the following:

A. Latest edition of California Manual on Uniform Traffic Control Device (CA MUTCD)

B. Latest edition of Caltrans Standard Plans and Caltrans Standard Specifications

C. Latest edition of City of Eastvale Public Works/Engineering Department Traffic Signal Construction Specifications (City Standard Specifications)

D. Requirements of this section

Traffic signal plan shall identify which edition of the CA MUTCD, Caltrans Standard Plans, Caltrans Standard Specification, and City Standard Specifications that the traffic signal plan conformed to.

Traffic signal plan shall be amended to conform to the latest standards/specifications when Developer or its Agent did not secure encroachment permit for the project within 18 months of City of Eastvale Public Works/Engineering Department (Engineer) approving the plan.

Engineer shall review and approve project specific Special Provisions, including requirements of other public agencies that have an owning interest in the planned improvements that were not covered under this section.

The Developer or its Agent shall arrange and fund the following:

E. Relocation of all conflicting utilities

E. Electrical service connection

F. Furnish and install the traffic signal and highway lighting system

23.02 Quality Assurance: Electrical equipment shall conform to the provisions in Section 86-1.01D, "Quality Assurance", of the Caltrans Standard Specifications and conform to the City Standard Specifications.

All furnished equipment shall be new

23.03 Warranties, Guaranties, Instruction Sheets, and Manuals: Warranties, guaranties and instruction sheets shall conform to these Special Provisions.

Minimum manufacturer warranty period:

A. Light Emitting Diodes (LED) modules shall have five (5) years of manufacturer warranty

B. Battery Backup System (BBS) shall have five (5) years of manufacturer warranty. The first three (3) years shall be termed the "Advanced Replacement Program". Under this program, the manufacturer will send out a replacement within two business days of the call notifying them of an issue. The replacement unit may be either a new unit or a re-manufactured unit that is up to the latest revision. The last two years of the warranty will be factory-repair warranty for parts and labor on the BBS.

C. Video Detection System shall have three (3) years of manufacturer warranty. During the warranty period, technical support from factory-certified personnel or factory-certified installers shall be available via telephone within four (4) hours of the time when a service call is made.

D. Internally illuminated LED street name sign shall have two (2) years of manufacturer warranty

E. All other equipment and systems shall have at least one (1) year of manufacturer warranty

Furnished the following documents to Engineer:

F. Manufacturer warranty

G. Manufacturer standard written warranty pertaining to defects in materials and workmanship for all equipment

H. Two (2) sets of user, operation, and maintenance manuals, written in English, on all equipment and components for the traffic signal and highway lighting system shall be furnished to the Engineer

23.04 Equipment Wiring Diagrams: Controller cabinet assembly diagrams shall conform to these Special Provisions.

The equipment wiring diagrams shall include the wiring diagrams of the following applicable equipment/systems:

I. Controller cabinet assembly

J. Traffic signal controller(s)

K. Battery backup system

L. Video detection system

M. Emergency vehicle preemption system

N. Railroad preemption system

O. Signal Interconnect

P. Radio and Ethernet network communication system

Contractor shall furnish four (4) complete sets of equipment wiring diagrams to the Engineer. The controller cabinet assembly wiring diagram shall include an approximately 6” x 8” drawing of the project intersection with the following information, at a minimum:

Q. North arrow

R. Street names

S. Pavement delineation and markings

T. Signal poles

U. Traffic signal heads with phase designations

V. Pedestrian signal heads with phase designations

W. Video detection zones/loop detectors with input file designations

Contractor shall submit manufacturers’ maintenance manual or combined maintenance and operation manual as an informational submittal. The manual must have a master item index that includes:

X. Specifications

Y. Design Characteristics

Z. General Operation Theory

AA. Function of all controls

BB. Troubleshooting Procedure

CC. Parts List, Descriptions, Stock Numbers, and Settings

DD. Block Circuit Diagram

EE. Layout of Components

FF. Schematic Diagrams

23.05 Temporary Electrical Systems: Temporary Electrical Systems shall conform to the provisions in Section 87-20, “Temporary Electrical Systems”, of the Caltrans Standard Specifications and these Special Provisions.

A temporary electrical system consisting of the traffic signal and safety lighting system shall operate on a continuous basis using either new or used equipment that meets the latest standards /specifications.

Contractor shall obtain Engineer's authorization for the following temporary electrical systems and its installation method:

GG. Temporary signal with steel base plate and weights per City of Los Angeles

Standard S- 57.2C;

Temporary wood poles, guyed with no signals on span cables, per Caltrans Standard Plan ES-18C, and/or guyed with signal faces on span cables, per Caltrans Standard Plan ES-18D, and

Temporary overhead conductors for temporary signal operation.

23.06 Maintaining Existing Electrical System: Maintaining Existing Electrical System: Maintaining existing electrical systems shall conform to the provisions in Section 87-21.03B, “Maintaining Existing Electrical Systems”, of the Caltrans Standard Specifications and City Standard Specifications.

Authorization and coordination from the Engineer is required for each traffic signal system shutdown. Traffic signal system shutdown shall be limited to hours between 9:00 A.M. and 3:00 P.M.

Equip existing flashing beacons with portable flashing beacons during flashing beacon shutdown. Portable flashing beacons shall conform to the provisions in Section 12-3.05, “Portable Flashing Beacons” of the Caltrans Standard Specifications or as directed by the Engineer.

If directed by the Engineer, a generator shall be furnished, connected, and maintained to keep traffic signal or flashing beacon system running in normal operation. All matters pertaining to the operation of existing traffic signal equipment shall be coordinated and cooperated with the City of Eastvale traffic signal operation division.

Temporary "Stop" signs furnished and installed when traffic signal system is shutdown shall be 36 inches in size.

Temporary "Stop Ahead" signs furnished and installed when traffic signal system is shutdown shall be equipped with portable flashing beacons.

23.07 Removing Existing Electrical Equipment: The Contractor shall remove existing electrical systems as shown on plan(s). For any pole or cabinet that is removed, the unused foundation must also be removed.

23.08 Foundations: Foundations shall conform to the provisions in Section 51, "Concrete Structures”, Section 56-3.01C(2), “Foundations”, and Section 87-1.03E(3), "Concrete Pads, Foundations, and Pedestals", of the Caltrans Standard Specifications and City Standard Specifications.

23.09 Standards, Poles, Steel Pedestals and Posts: Standards, poles, steel pedestals, and posts shall conform to the provisions in Section 56-3, “Standards, Poles, Pedestals, and Posts”, and Section 87-1.03J, "Standards, Poles, Steel Pedestals and Posts", of the Standard Specifications and City Standard Specifications.

23.10 Conduit: Conduit shall conform to the provisions in Section 86-1.02B, “Conduit and Accessories”, and 87-1.03B, “Conduit Installation”, of the Caltrans Standard Specifications and City Standard Specifications.

23.11 Pull Boxes: Pull boxes shall conform to the provisions in Section 86-1.02C, "Pull Boxes", of the Caltrans Standard Specifications and City Standard Specifications.

23.12 Conductors and Cables: Conductors and Cables shall conform to the provisions in Section 86-1.02F, "Conductors and Cables", of the Caltrans Standard Specifications and City Standard

Specifications.

23.13 Signal Interconnect Cable: Signal Interconnect Cable shall conform to the provisions in Section 86-1.02F(3)(d)(v), “Signal Interconnect Cable” of the Caltrans Standard Specifications and City Standard Specifications.

23.14 Fiber Optic Cable: Fiber Optic cable shall conform to the provisions in Section 87-19.02C “Fiber Optic Cable”, of the Caltrans Standard Specifications and City Standard Specifications.

23.15 Bonding and Grounding: Bonding and grounding shall conform to the provisions in Section 86-1.02F(1)(c)(ii), "Bonding Jumpers and Equipment Grounding Conductors", of the Caltrans Standard Specifications and City Standard Specifications.

23.16 Service: Service shall conform to the provisions in Section 86-1.02P(2), “Service Equipment Enclosures”, Section 87-1.03L, “Utility Service”, Section 87-1.03P, “Service Equipment Enclosures”, Section 86-2.11, "Service", of the Caltrans Standard Specifications and City Standard Specifications.

23.17 Testing: Testing and Field Testing shall conform to the provisions in Section 87-1.02D(2), "Quality Control", of the Caltrans Standard Specifications and City Standard Specifications.

Specific testing requirements for various systems and components shall be in accordance with the City Standard Specifications entitled to each herein.

A minimum of 15 working days for operational testing and adjustment is required. An additional 15 working days period shall be allowed for retesting should the equipment fail.

The conflict monitor unit shall be tested in the field before signal turn on.

23.18 Controller Assembly: Controller assembly shall conform to the provisions in Section 86-3, “Controller Assemblies", of the Caltrans Standard Specifications and City Standard Specifications.

23.19 Wireless Radio System: Wireless radio system shall conform to City Standard Specifications.

23.20 Vehicle Signal Assemblies: Vehicle signal assemblies and auxiliary equipment shall conform to the provisions in Section 86-1.02R(4), “Signal Faces", of the Caltrans Standard Specifications and City Standard Specifications.

23.21 Pedestrian Signal Assemblies: Pedestrian signal assemblies shall conform to the provisions in Section 86-1.02S, "Pedestrian Signal Heads", of the Caltrans Standard Specifications and City Standard Specifications.

23.22 Pedestrian, Bicycle and Equestrian Push Buttons: Pedestrian, bicycle, and equestrian push buttons shall conform to the provisions in Section 86-1.02U, “Push Button Assemblies", of the Caltrans Standard Specifications and City Standard Specifications.

23.23 Accessible Pedestrian Signals: Accessible Pedestrian Signals shall conform to the provisions in Section 86-1.02T, "Accessible Pedestrian Signals", of the Caltrans Standard Specifications and City Standard Specifications.

23.24 Detectors: Detectors shall conform to the provisions in Section 87.103V, "Detectors", of the Caltrans Standard Specifications and City Standard Specifications.

23.25 LED Luminaires: Luminaires shall conform to the provisions in Section 86-1.02K (2), "LED Luminaires", of the Caltrans Standard Specifications and City Standard Specifications.

23.26 Sign Illumination Systems: Sign lighting fixtures shall conform to the provisions in Sections 87-3, “Sign Illumination Systems”, of the Caltrans Standard Specifications and City Standard Specifications.

23.27 Internally Illuminated Street Name Sign: Internally illuminated street name signs (IISNS) shall conform to the provisions in Section 87-4.02C, "Internally Illuminated Street Name Signs", of the Caltrans Standard Specifications and City Standard Specifications.

23.28 Photoelectric Controls: Photoelectric controls shall conform to the provisions in Section 86-1.02M, "Photoelectric Controls", of the Caltrans Standard Specifications and City Standard Specifications.

23.29 Emergency Vehicle Preemption System: Furnish and install complete and functioning emergency vehicle preemption (EVP) system as intended per Plans, the manufacturer, and City Standard Specifications.

23.30 GPS Universal Time Source: The GPS Universal Time Source shall conform to City Standard Specifications.

23.31 Battery Backup System: The battery backup system (BBS) shall conform to City Standard Specifications.

23.32 Solar Powered Flashing Beacon System: Solar powered flashing beacon system shall conform to the provisions in Section 87, “Electrical Systems” of the Caltrans Standard Specifications, Chapter 4K, Flashing Beacons, of the CA MUTCD and City Standard Specifications.

23.33 Permits and Fees: The Developer or its agent shall obtain and pay all necessary encroachment permits, utility services and fees prior to the start of work.

24. ROADWAY LANDSCAPING

24.1 GENERAL

24.1.1 Authority: The following standards and guidelines have been developed and approved for the administration of landscape encroachments as such encroachments relate to roadway landscaping.

24.1.2 Goals and Objectives: The standards and guidelines contained in this section have been developed to establish a minimum standard of quality associated with landscaping within the City Maintained Road rights-of-way, public rights-of-way, retained lots, and common open space areas. It is the goal of the City to facilitate the implementation of landscape improvements that are adequately designed, properly installed, and can be efficiently maintained. The following objectives should be incorporated into proposed landscapes in City rights-of-way:

A. Landscaped improvements shall not jeopardize the public health, safety, and welfare, or interfere with the dedicated uses within the public rights-of-way.

B. Landscaping shall be the product of functional design, aesthetic and public safety enhancements with a strong regard for maintenance and maintenance costs in perpetuity.

C. Landscaping shall utilize water conservation practices, technology, and techniques.

Hardscape treatments shall be considered in combination with planting. Plants shall have low water requirements. Irrigation systems shall be designed for the efficient application of water to the plants.

D. The facilitation of plant establishment, continued plant growth, vigor, health, and maintenance shall be part of the design process.

E. The standardization of landscape construction and installation through the extended use of City of Eastvale Landscape Guidelines to reduce plan check and inspection costs.

F. Preservation of natural landscape resources, such as specimen or endangered plants, water features, land forms, etc., shall be encouraged.

24.1.3 Landscape Improvement Requirements

A. Any landscape improvements, in conjunction with street improvements for industrial, commercial, or residential developments, involving grading, Hard scape construction (concrete walks, etc.), installation of walls, fences, lighting, planting, or irrigation systems, within the City of Eastvale road rights-of-way, must be shown on plans and submitted for review by the Public Works/Engineering Department.

B. Plan submittal is not required for individual single-family residential landscaping, unless the proposed landscape work includes berm construction, excavations (other than for sprinkler lines or planting), hardscapes, walls fences, lighting, rockeries, signage, or other obstructions within the right-of-way.

C. Encroachment permits are required for any work within the rights-of-way that requires a plan submittal.

D. All landscape work is required to meet the standards set forth in this document.

E. Landscape plans shall be prepared by a landscape architect Licensed/licensed in California.

24.1.4 Landscape Maintenance in Perpetuity

A. Prior to the Public Works/Engineering Department approval of any landscape plans, responsibility for the continued landscape maintenance (in perpetuity) must be established. There are two (2) forms of maintenance responsibilities, public or private.

Private landscape maintenance is typically done by the owner of a single parcel and/or their appointed representative or HOA. Public landscape maintenance involves a lighting and landscape maintenance district (L&LMD) typically overseen by a municipality or Special District.

For Residential (tract) developments, ongoing landscape maintenance shall be the responsibility of a City approved (public) landscape maintenance district for all reverse frontage areas, medians, and ingress/egress parkways adjacent to fence lines (side lots). Maintenance shall pertain to all areas within a development as approved on the landscaping plan and, with the exception of walls and monuments, shall include all landscape elements in the right-of-way, not just planting and irrigation. HOAs are not permitted to maintain reverse frontage landscapes or medians within the City Maintained Road right-of-way. Monuments shall be placed in an easement solely for the purpose of the monument and maintenance of said monument. Lighting for monuments will only be covered by the L&LMD if the lighting is on approved L&LMD plans and noted

in the budget. Repeated acts of vandalism will not be covered by the L&LMD once budgeted monies are exhausted.

For commercial and industrial projects, ongoing landscape maintenance shall be the responsibility of a private entity if approved by the City of Eastvale Public Works/Engineering Department by an executed Landscaping Maintenance Agreement. Otherwise, ongoing landscape maintenance shall be done by a City approved landscape maintenance district. Maintenance responsibilities shall pertain to all areas within a development as approved on the landscaping plans, and shall include all landscape elements in the rights-of-way, not just planting and irrigation.

B. Individual maintenance districts may have different requirements and standards. Plans shall comply with pertinent standards and may need to be approved in conjunction with the associated maintenance district. In cases of discrepancy, the stricter requirements shall apply.

C. Landscape areas shall be designed with respect to the maintenance mechanism utilized. Areas maintained by separate entities shall be designed so maintenance responsibilities do not overlap. Installation of a 6-inch-wide concrete header shall be required to clearly delineate maintenance boundaries.

D. Areas maintained by separate entities shall have separate electrical and water meters, in separate enclosures/boxes. Special District Utilities shall be standalone.

E. Parkways that have sidewalks that meander through the right-of-way area, dedicated landscape parkway easements or common areas contiguous to public rights-of-way shall be maintained by one maintenance entity for the entire area.

24.1.5 Utility Location and Obstructions Below Ground: Landscape designs shall consider all existing or proposed utilities, including but not limited to gas, sewer, water, storm drains, streetlights, and electrical. The locations of all known utilities shall be shown on the landscape plans. Contractor shall be responsible for having the location of all utility lines and structures verified by Underground Services Alert, or other utility locating service, so that proper precautions may be taken to avoid disruption of or damage to such improvements.

24.1.6 Sight Distance: The sight distance is the distance a driver approaching an intersection, whether signalized or not, or leaving a driveway should be able to see down the street for oncoming traffic. The area between the sight line and the curb is a restricted use area. No trees, plants, walls, or other obstructions higher than 18 inches from top of pavement (12” from top of curb) where ground is flat shall be placed in these restricted use areas.

24.1.7 Quality and Standards of Materials, Installation, and Guarantees

A. All landscape materials and installation procedures shall meet the minimum requirements as set forth in the “Greenbook”, Standard Specifications for Public Works Construction, latest edition, and the City Standard Specifications contained in this document. Unacceptable materials or improper installation procedures shall be cause for rejection/removal of work.

B. City of Eastvale Landscape Guidelines shall be used as a reference for current landscape construction within the rights of ways and adjacent landscape easements. The Guidelines are a dynamic document which is updated from time to time to reflect ever evolving Landscape Industry and Water District Regulations. When a conflict

occurs between iterations of the Guidelines the stricter detail/standard/specification shall prevail.

C. All tree, shrub, and other woody plant work shall be completed in accordance with Approved American National Standard (ANSI) A300 and Z133 Standards, latest edition.

D. Landscape maintenance districts may require additional plan check and inspection time and fees. The City may relinquish final inspection of the project to the City approved landscape maintenance district through written notification. The City will also seek written notice from the maintaining entity for their final Acceptance of the landscape improvements.

E. Plant material shall be guaranteed for 90 days from time of landscape Acceptance by the City. Trees shall be guaranteed for one year from Acceptance date. Guarantees shall be in the form of bonds or cash deposits combined with written Agreements.

F. Irrigation systems shall be guaranteed against material defects or improper installation methods for one year from acceptance date. Guarantees shall be in the form of bonds or cash deposits combined with written Agreements.

24.1.8 Plant Material: Plants shall be typical of their species or variety, have normal habits of growth, be healthy, vigorous, well rooted, but not rootbound or have girdling roots.

A. Plants shall be free of disease, insects or pests, including their eggs or larvae.

B. Plants with spines, thorns, or poisonous leaves, seeds, or berries, etc., are prohibited in areas adjacent to high pedestrian traffic. Plant selection shall be appropriate for the specific geographic location and climate zone in which they will be planted. Plants with thorns may be planted in areas where access is not warranted. Plant materials shall be selected from City of Eastvale Approved Plant list.

C. In order to comply with the City of Eastvale objectives for attractive, low maintenance landscapes, the following characteristics shall be considered in plant selection:

1. Appropriate growth habit and mature size for the intended planting area to avoid excess maintenance, such as frequent pruning or shearing to control growth. Minimal pruning and/or shearing for natural appearance is preferred.
2. Drought tolerance, to minimize water usage.
3. Fire resistance in natural fire hazard areas and fuel modification zones.
4. Deep rooting properties.
5. Hydrozone based design, grouping plants with similar water needs and other horticultural requirements.

D. Trees shall be selected per the City of Eastvale Approved Plant list. Trees shall have straight, undamaged trunks, be well branched, well rooted without being rootbound, and have no girdling roots. Any old tree wounds shall be well healed or callused over. Minimum tree size shall be 15 gallons.

E. Trees with aggressive roots shall be avoided. Approved root barriers (minimum 24” in depth) are required when trees are planted within certain distances from City maintained curbs, gutters, and/or sidewalks. See guidelines for specific requirements.

F. Plants shall be non-invasive, see the City of Eastvale Approved Plant list for a general listing of plants not allowed within various areas of the City.
G. Trees shall not be topped (unless by governing utility as allowed by the PUC).

24.2 EROSION CONTROL AND LANDSCAPE GRADING PLANS

24.2.1 Erosion and Sediment Control: Landscape designs shall comply with the City of Eastvale's adopted grading and erosion control standards, which may include applicable provisions from the County of Riverside's Grading Policy for Erosion Control Landscape Plans, Ordinance 457.

24.2.2 Landscape Grading

A. Any grading in landscape areas shall be as shown on the grading plan.

B. Parkway and common areas shall not drain onto private property.

C. Medians shall be graded in accordance with the City of Eastvale's standard grading requirements.

D. Toe of slope shall not extend into any line of sight restricted use area (see City Road Standard 821).

E. Hardscape grades shall be per City of Eastvale codes and requirements. Desirable grades for landscape planting areas are indicated below.

Landscape	Minimum Slope	Maximum Slope	Comments
Shrub and Groundcover	2% (50H:1V)	33% (3H:1V)	If slope is 5:1 or steeper, the toe of slope shall be 1 foot away from any hardscape or wall.

F. No grading shall be permitted within the drip line of existing trees indicated to remain.
G. Slopes greater than 33% (3H:1V) shall require a special design.

24.3 PARKWAY LANDSCAPING

24.3.1 Trees

A. Trees shall be selected from the City of Eastvale Approved Plant list.

B. Tree selection and design may be reviewed in relation to the species selected and the space in which it is to be planted. Factors to be considered are planting area size, proximity to utilities (above or below ground), growth rate and mature tree size, tree spacing, rooting characteristics, horticultural requirements, and maintenance needs.

C. Trees located within the parkway shall be a minimum of 6 feet from the sidewalk edge, 6 feet or less from the sidewalk edge with a root barrier or as indicated within the City of Eastvale Landscape Guidelines. In parkways without sidewalks, trees shall be planted a minimum of 7.5 feet from the face of curb. These conditions may vary for specific plans or special conditions approved by the City Engineer.

D. The following standards shall apply in tree selection and location. Trees shall be:

1. Planted on private property where feasible and street tree requirements are not required, a minimum of 2 feet from the right-of-way line on local and collector streets. The exception shall be along the side yards (ingress/egress conditions) and backs of residential properties (reverse frontage) where a wall exists or is proposed. For all other street sections, trees shall be planted outside the rights-of-way if setback requirements can be met.
2. A minimum of 10 feet from residential driveways and 15 feet from commercial driveways (see City Road Standard 1101).
3. A minimum of 10 feet from corner cutbacks for local and collector streets, and 20 feet from corner cutbacks for secondary, major and arterial streets (see City Road Standard 1101).
4. A minimum of 3 feet from fences or the face of walls, either existing or proposed, and a minimum of 2 feet away from any wall footings.
5. A minimum of 6 feet from any underground utility line or vault, or per the particular utility, which may have further restrictions.
6. A minimum of 20 feet from streetlights and 12 feet from traffic or street signs.

24.3.2 Shrubs, Ground Covers, and Cactus

A. Shrubs, Ground Covers and Cactus shall be per City of Eastvale Approved Plant list.

B. The minimum distance shrubs shall be planted from hardscape/sidewalk shall be equal to half the mature shrub's diameter. The minimum distance shrubs shall be planted from curbs shall be equal to the mature shrubs diameter. Ground cover may be planted up to the sidewalk or curb, depending on Ground cover trimming needs and suitability.

C. Within the road right-of-way, no shrubs, ground covers, and cactus with a normal growth habit over 18 inches in height from top of pavement (12" from top of curb) may be planted within or encroach into any sight distance restricted use areas (see Standard 821).

D. Where cactus are allowed in desert landscaping, cactus shall be placed so as not to encroach within 5' of any pedestrian or bike path areas at maturity.

24.3.3 Vines

A. Vines shall be per City of Eastvale Approved Plant list.

B. Vines shall be self-clinging or have an appropriate support system provided.

C. A minimum of 18"-24" shall be left between any self-clinging and/or twining vines and shrubs or trees at their maturity.

24.3.4 Turf

A. Turf is only allowed in the right-of-way where it is contiguous with recreational park turf with no barriers present, in high pedestrian use areas such as schools, or as approved by the City Engineer on a per case basis.

24.3.5 Sidewalks

A. Sidewalks shall be designed in accordance with the City of Eastvale's standard plans.

B. Meandering sidewalks, that do not go to the curb, shall meander no closer than 3 feet to

the face of the curb consistent with City Standard 404.

C. Intersections with other walkways shall be designed to be located within one maintenance entity area. At the line where the walkway crosses into another maintenance area, an expansion joint shall be installed in the walkway (see Standard 400).

24.3.6 Mulch

A. All non-turf planting areas, except as noted herein, shall be mulched to retain moisture, suppress weeds, and moderate soil temperature. A granular pre-emergent shall be applied prior to mulching activities.

B. Planting areas shall be mulched with a three inch (3") minimum layer of organic mulch. Areas of groundcover planted from flats shall be mulched with a one and one half inch (1-1/2") minimum layer of organic mulch. Organic mulch material shall be 3/8"-1/2" diameter screened fir bark or approved equal.

C. Where maintenance districts require a different depth of mulch, the more stringent (deeper) requirement shall prevail.

D. Color enhanced mulches shall not be used.

E. Mulch may be omitted for native revegetation projects upon the recommendation of the project biologist.

F. Mulch may be omitted for hydro-seeded areas.

G. Slopes shall receive stabilizing mulch products.

H. Planting areas in desert regions (Sunset Climate Zones 11 and 13) shall be mulched with a two inch (2") layer of decomposed granite / gravel mulch. 1" minimum (sieve gradation/size) decomposed granite mulch shall be used.

I. When used in lieu of mulch, cobble areas within the right-of-way shall be grouted in place unless maintained by commercial / industrial private entity.

24.3.7 Walls/Fences/Boulders

A. Walls or fences to be maintained by a maintenance district shall be designed to be located totally within the maintenance area of the maintenance district that will maintain the wall or fence. No private individual residential walls or fences, nor their footings shall be located within the City right-of-way.

B. Walls shall be screened with vines to discourage graffiti. Vines shall be self-clinging or secured to a support. Vines should eventually provide a minimum wall screen of 80 percent coverage. Walls shall have a minimum of three (3) applications of anti-graffiti coating applied prior to any planting.

C. Placement of Boulders within the right-of-way shall take into consideration sight distance zones, fall zones for cyclists, pedestrians, etc. A 10' clearance to pedestrian or bike path areas is recommended.

24.3.8 Trail Stabilizer

A. Stabilizer product shall be appropriate for use by pedestrians, bicyclists and, where used for multi-purpose trails, equestrians.

B. Subsurface for stabilized decomposed granite shall be prepared per product manufacturer specifications and warranty terms (compacted greater than 90% or Geotechnical Engineer's recommendation).

C. Depth of stabilized decomposed granite to be a minimum of 50% of the overall trail section. The remaining section may be aggregate base as approved by the City Engineer.

24.4 MEDIAN LANDSCAPING

24.4.1 General: Planting and irrigation is required for medians 5' wide or greater unless sight distance restricts planting. Median noses and transitions from turn lanes less than 24 inches shall be hardscape material. Irrigation shall be point source in nature, with 12" flexible riser with drip emitters or bubblers. Drip irrigation less than ½" pipe diameter and/or rated less than schedule 40/80 pipe is not permitted within medians.

24.4.2 Median Hardscape

A. To reduce plant maintenance and conserve water, hardscape, rockeries, or other non-plant treatments shall be incorporated into the median design. As a general rule, a minimum of 40 percent of the median's plantable area shall receive hardscape treatment.

B. Median hardscape shall be cobblestone river rock, 4" – 12" dia. and grouted with a min. thickness 4"; or colored concrete (with or without a stamped pattern) with a 4" min. thickness. Color shall be red, brown, sand, or tan. A gray or slate color is not permitted, since this color will not differentiate the median from the roadway.

C. As a general rule, fixed objects such as boulders shall not be located in medians. In cases where special permission is granted, use shall be limited.

D. Monument signs in medians may be allowed on a per case basis with City Engineer approval and will require a maintenance agreement. The City of Eastvale will not be responsible for the maintenance and repairs/replacement to Monument signs.

24.4.3 Median Trees

A. Trees shall be planted a minimum of 6 feet from the face of curb. Median must be a minimum of 12 feet wide for tree planting. Where trees are requested in a median less than 12 feet wide, root barriers are required.

B. Trees shall be a minimum of 20 feet away from streetlights and 10 feet away from traffic or street signs.

C. Trees shall not be planted in median sight distance restricted use areas (see Standard 821)

D. Trees planted in the median shall be from the City of Eastvale approved plants. Trees should be small diameter trunks and high canopies at full maturity.

E. Tree 'clear trunk height' shall be 5' minimum above finish grade for viewing under foliage canopy of tree. If mature spread diameter of tree extends beyond the curb face, there shall be 14' minimum clearance above the road to the branching/foliage.

F. Trees planting, location and size shall comply with Caltrans requirements for highways.

24.4.4 Median Shrubs and Ground Covers

A. Shrubs planted in a median shall be the low growing varieties. The shrubs normal growth habit shall not exceed 4 feet in height. Median shall be A minimum of 5 feet wide for shrub planting.

B. Shrubs planted in the sight distance restricted use areas shall not have a growth habit exceeding 18 inches in height from top of roadway (12" from top of curb or less depending on vertical curve sight visibility restrictions). See City Road Standard 821.

C. Shrubs and hedges shall be designed and planted the same as for parkways.

D. Ground covers shall be designed and planted the same as for parkways.

E. Lawns shall not be permitted in medians.

24.5 WATER CONSERVATION AND IRRIGATION

24.5.1 Water Conservation

A. Landscapes installed in City rights-of-way and open space/common areas shall contain water conservation elements in both the planting and irrigation design.

B. Mulch shall be used in planting areas as required herein.

C. Plans shall conform to the requirements of the City of Eastvale's standard plans. Projected landscape water use shall be calculated and landscaping within the City Maintained Road rights-of-way shall be calculated at an EvapoTranspiration (ETo) budget of 0.45 (or 45% ETo).

D. Irrigation plans shall also conform to any requirements established by the local water purveyor servicing the project area.

24.5.2 Irrigation System Design and Equipment

A. Irrigation design shall conform to the requirements of the City of Eastvale Standard Plans.

B. Irrigation systems shall be designed according to maintenance areas. All irrigation system equipment (controllers, valves, piping, heads, etc.) shall be installed within the maintenance area. In landscape areas that include the right-of-way and a contiguous dedicated landscape easement, the irrigation system need not be separated if the entire landscape area is being maintained by one entity. Areas maintained by different maintenance entities shall also have their own water and electrical points of connections (POC).

C. Backflow prevention devices shall be covered with a vandal-resistant stainless steel or aluminum enclosure, powder-coated green (or tan in the Desert areas near DG), with locks.

D. Irrigation systems, other than private individual homeowner areas, installed within road rights-of-way shall include the following:

1. A wye filter or basket strainer shall be installed before backflow prevention devices (verify with local water entity). Backflow shall be painted 'Hunter Green" or Tan to deter theft (protect handles, serial numbers, and ports from paint).

2. A Climate-Based smart controller (IA-SWAT tested) with access to real time EvapoTranspiration (ETo) rates shall have at least as many stations as valves indicated or per the irrigation design. Controller shall be solid state and equipped with multiple programs, water budgeting, and repeat cycles. Controller shall be enclosed in a vandal-resistant steel or aluminum enclosure.
3. Irrigation systems shall be scheduled so the precipitation rate does not exceed the infiltration rate of the soil.
4. Irrigation systems shall be equipped with a normally closed (NC) master valve and a flow sensor.
5. Irrigation systems shall be equipped with a rain sensor which shall be located within an unobstructed natural rainfall area above the irrigation spray pattern.
6. Gate valves shall be installed in pressure main lines at each valve along the system to allow shutting down portions of the system. Gate valves shall also be installed on the supply side of a main line that crosses a street.
7. Remote control valves shall be installed below ground in valve boxes. Control valve wire shall be UGF wire, minimum 14 gauge. Common wire shall be UGF wire, WHITE, minimum of 12 gauge or larger. Wire shall be a continuous run from controller to valve for runs less than 2500 feet. Common wire splice shall occur at valve boxes or splice boxes. Two-wire systems shall be installed in conduit, minimum 1" size for a single two-wire cable. Conduit for wires shall be sleeved across hardscape and roadways for additional protection.
8. Quick coupling valves (QCV) shall be located along pressure main line at maximum intervals of 25 feet. QCV shall be installed in a minimum 10" round valve box.
9. Anti-drain devices shall be installed where low head drainage may occur.

E. High efficiency irrigation methods (for example drip, low volume rotators or rotors, micro-sprays, etc.) are encouraged.

F. All spray heads and rotor heads shall be of the "pop-up" type with a minimum 6-inch pop up in turf areas and 12 inches in shrub areas. Medians shall be point source drip only.

G. Where risers are necessary within the right of way, they shall be of flexible sch. 40 PVC pipe. Fixed/rigid risers are not permissible.

H. Irrigation systems shall be designed to provide uniform coverage. The design for rotors and sprays shall be head-to-head coverage with a maximum of 60% diameter overlap. Irrigation system shall be designed to minimize and prevent spray on roadways and sidewalks.

I. Pressure calculations shall be provided for valve with highest gpm and the farthest valve from point of connection. Slope system will require a pressure calculation for system with the greatest elevation increase.

J. Pipe shall be sized to reduce pressure loss and as to not allow velocities to exceed 5 feet per second.

K. If a pump is required, calculations shall be submitted for review.

L. In areas designated to become part of the Landscaping & Lighting Maintenance District (L&LMD) or another Special District, the City reserves the right to specify additional irrigation equipment that would reduce or minimize annual landscape operation costs. Such features would be dependent upon the nature and extent of the proposed landscaping.

24.5.3 Installation

A. The landscape contractor shall coordinate the irrigation installation work, such as point of connections, sleeving, and utilities, with work of other trades. The irrigation installation shall be done in such a manner to avoid problems with the planting of trees and shrubs or other related work as called for on the Plans.

B. Irrigation pressure mainlines shall be a minimum of 18 inches below finish grade. Non-pressure lateral lines shall be buried a minimum of 12 inches below finish grade. Where any pipes pass under vehicle access ways, the minimum pipe depth shall be 36 inches below finish surface and shall be installed in PVC sleeving including wire conduits.

C. Valves and controllers shall be located in an accessible parkway or open space areas locations. Where and when possible, valves should be grouped together, utilizing a common shut-off device. Valves may be installed in medians, if necessary. Controllers shall not be placed in the median.

D. Wiring for valves shall follow the mainline. Wiring shall be a minimum of 18 inches below finish grade. Where wiring passes under vehicle access ways, or the wiring does not follow the mainline, then the wiring shall be installed in a separate PVC conduit, minimum 1 inch size. A pull box shall be located at each end of the conduit. Two-wire systems shall be install in conduit, minimum 1” size for a single two-wire cable. Conduit for wires shall be sleeved across hardscape and roadways for additional protection.

E. Provide an 18-inch-long expansion loop in wire run for each change in wiring direction and at valve boxes.

F. Controller charts and reproducible as-built plans shall be provided to the City for all landscaping with the rights-of-way.

G. Landscape architect of record shall certify that all landscaping and related irrigation was installed per plan and per these standards.

24.6 INSPECTION AND SUBMITTAL

24.6.1 General: All work within the City rights-of-way shall be subject to inspection to verify that work has been done according to approved Plans, City Road Standards, and per City Standard Specifications. The City Public Works/Engineering Department shall be notified two working days prior to the work requiring inspection.

24.7 CONSTRUCTION CLEAN UP

24.7.1 General: During the course of the work, the sidewalks and street shall be left in an orderly, neat and clean condition. Equipment, supplies and materials shall be stored in a safe way and in a location so as not to interfere with other work or impair site distance. Excess equipment, material, soil, etc., shall be removed from the site.

24.8 STREET TREE MAINTENANCE, REMOVAL, PROTECTION, AND PRESERVATION

24.8.1 Tree Maintenance

A. The City of Eastvale provides street tree crews to perform limited tree trimming, when notified, where trees located within City rights-of-way have branches that overhang roadways or walkways and present a hazard to the traveling public.

TREES: Trees overhanging City roads, but whose trunks are off the City right-of-way, shall be the responsibility of the owner and made safe for traffic at their expense.

Trees upon the City right-of-way shall be maintained by the City as to the safety and convenience of road travel. Their maintenance, or removal desired to benefit adjoining property, shall be at the expense of the adjoining property owner. Any work on trees situated on City right-of-way, performed by the adjoining property owners, shall be done under a permit issued by the City.

Trees shall be pruned to meet the following criteria:

1. All branches overhanging roadways beyond curb face shall have 14’-0” minimum vertical clearance.
2. All branches overhanging walkway shall be 8’-0” minimum vertical clearance.
3. All branches overhanging trails shall be 10’-0” minimum vertical clearance.

B. Trees covered by a landscape maintenance agreement or district shall be maintained or removed as necessary per the agreement or by the district.

C. Utility pruning is a dangerous practice. Tree branches entangled in, or interfering with, overhead utility wires will be referred to the appropriate utility for maintenance requests.

D. Tree Maintenance performed by City Contract, City Contractor, or hired by a private entity or individual shall be overseen by an International Society of Arboriculture (ISA) Certified Arborist. All tree work shall be completed in accordance with Approved American National Standard (ANSI) A300 and Z133 Standards, latest edition.

E. Tree trimming operations shall be limited to those addressed within ANSI A300 and Z133 Standards, latest edition and line of sight issues. Tree Trimming for recreation purposes and commercial signage is not permitted, unless within a dedicated View Easement

24.8.2 Tree Removal (On or Adjacent to City Road Rights-of-Way)

The purpose of this standard is to establish a procedure to ensure that proper review is provided prior to the determination and ordering of work to remove trees from City maintained rights-of-way or trees located on private property which pose a public safety hazard to public-dedicated activities within City rights-of-way.

A. Conditions upon which trees may be considered for removal:

1. Dead or diseased.
2. Danger to traffic or private property.
3. Conflict with construction work or major maintenance project
4. Trees creating unsafe conditions such as a sight distance restriction.

5. Tree or trees located near the edge of the traveled way and are regarded as a target location of an errant vehicle.
6. Removal is requested by adjacent property owners and justifiable by above stated conditions.

B. The recommendation for such removal is to be submitted to the Deputy City Engineer for approval prior to commencing any removal activities. This report should provide, but is not limited to, the follow information:
   1. Road book map showing locations
   2. Accident data (at least three years).
   3. Contacts with the property owners.

C. The City Engineer is authorized to approve such tree removal. However, any location where tree removal may be a sensitive issue in the neighborhood should be brought to the attention of the City Engineer who will in turn advise the City Supervisor for that Supervisorial District.

D. The owner of trees on private property adjacent to City rights-of-way and whose trees have been designated for removal per the above shall be notified by the City to have the trees removed. Trees may be removed by the City, at the property owner's expense, if the owner fails to comply with tree removal notice.

E. Tree removals may require an ISA Certified Arborist Report outlining most of the following: existing tree characteristics, health, site conditions, target, defects, hazard rating, and abatement.

F. Tree removals shall follow the Migratory Bird Treaty Act.

24.8.3 Tree Protection During Construction

Trees that have been targeted for preservation or are within the existing landscape (formal or informal), or adjacent to the City maintained right of way must be protected from any construction damage and/or construction activity around the tree. This should be kept in mind during the planning and/or permitting processes to ensure that the area around the tree in not planned to have utilities that would require trenching or otherwise affect the root zone, and that the area is not intended to be used as a staging area or even as a pass-through area where foot traffic or vehicular traffic will compact the soil.

A. Each tree likely or near the construction area shall have a designated Tree Protection Zone (TPZ). Within this area is the Critical Root Zone (CRZ).

B. Typically, a tree's dripline dictates the TPZ. On larger species, an estimated radius of 8-12 inches per every 1 inch of Diameter Breast Height (DBH) should be protected, depending on age and tolerance to construction damage.

C. The TPZ shall be delineated or fenced prior to, during, and after construction operations.

D. Construction activities which require access into the TPZ and/or CRZ or include root pruning for roots greater than 1" shall have a Tree Management Report outlining specifications for protecting said trees approved by the City.

E. Construction activities shall minimize the following: root damage, trunk damage, soil

compaction, irrigation interruption, reduction of crown by greater than 25%, exposure to the elements, grade changes.

F. Tree Protection operations shall be limited to those addressed within ANSI A300 and Z133 Standards, latest edition.

24.8.4 Tree Preservation

A. Rapid population growth and vigorous development have resulted in the loss of a great number of trees throughout thew City of Eastvale. While new trees are being planted, the loss of specimen trees is an alarming situation. Therefore, a standard for tree preservation has been established to protect these precious resources as outlined below and pertaining to native trees above 5,000 feet in elevation.

B. All tentative subdivision and parcel maps shall identify all trees located within proposed or existing road right-of-way having a trunk diameter of 8 inches or more for trees 25 feet in height or greater. Trees shall be noted as to location, diameter, drip line extent, species name and common name. Trees of similar species and size which are part of a group or orchard need not be identified individually. Upon review by the Public Works Department, all trees identified as “specimen trees” shall be retained.

C. Specimen trees are identified as being any tree which may possess historical value. Specimen trees shall be healthy and typical of species.

Olea Europaea (Olive), *Quercus agrifolia* (Coast Live Oak), *Populus fremontii* (Fremont's Cottonwood), *Plantanus racemosa* (Western Sycamore), *Salix lasiolepis* (Arroyo willow), *Salix gooddingii* (Black willow), *Salix laevigata* (Red willow), *Salix exigua* (Sandbar willow), and all Palm species shall be retained whenever possible. When retention is not feasible, trees of these species shall be studied to be relocated.

CITY OF EASTVALE

PUBLIC WORKS/ENGINEERING DEPARTMENT

CITY OF EASTVALE

STANDARDS FOR DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS

JANUARY 2026

CITY STANDARDS

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A

AB	AGGREGATE BASE
ABBR	ABBREVIATION
ABN	ABANDON
AC	ASPHALT CONCRETE
ACB	ASPHALT CONCRETE BASE
ADA	AMERICANS WITH DISABILITIES ACT
AHD	AHEAD
ALT	ALTERNATE
ALUM	ALUMINUM
AMP	AMPERE
APPROX	APPROXIMATE
ARHM	ASPHALT-RUBBER-HOT-MIX
AS	AGGREGATE SUBBASE
AST	ABOVE-GROUND STORAGE TANK
ATC	ADVANCED TRANSPORTATION CONTROLLER
AVE	AVENUE
@	AT

B

BC	BEGIN HORIZONTAL CURVE
BCR	BEGIN CURB RETURN
BEG	BEGIN
BLDG	BUILDING
BLVD	BOULEVARD
BM	BENCH MARK
BMP	BEST MANAGEMENT PRACTICE
BOT	BOTTOM
BOW	BACK OF WALK
BR	BRIDGE
BRG	BEARING
BVC	BEGIN VERTICAL CURVE

C

C/G	CURB AND GUTTER
CAB	CRUSHED AGGREGATE BASE
CB	CATCH BASIN
CBC	CATCH BASIN CLEANOUT
CBI	CATCH BASIN INSERT
CF	CURB FACE
CIP	CAST IRON PIPE
CLF	CHAIN LINK FENCE
CLR	CLEAR, CLEARANCE
CM	CULVERT MARKER
CMD	CRUSHED MISCELLANEOUS BASE
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE
CONST	CONSTRUCT, CONSTRUCTION
CONT	CONTINUOUS
C.R.	CORNER RADIUS
CS	CROSS SLOPE
CULV	CULVERT
CV	CHECK VALVE
CW	CROSS WALK
℄	CENTERLINE

D

DET	DETAIL, DETOUR
D.F.	DOUGLAS FIR
DG	DECOMPOSED GRANITE
DI	DRAINAGE INLET
DIA	DIAMETER
DIST	DISTANCE
DR	DRIVE
DWY	DRIVEWAY

E

EC	END HORIZONTAL CURVE
ECR	END CURB RETURN
EG	EDGE OF GUTTER
EGL	ENERGY GRADE LINE
EIR	ENVIRONMENTAL IMPACT REPORT
ELEV, EL	ELEVATION
E/O	EAST OF
EP	EDGE OF PAVEMENT
EQUIV	EQUIVALENT
ES	EDGE OF PAVED SHOULDER
ETC	ETCETERA
ETW	EDGE OF TRAVELED WAY
EVC	END OF VERTICAL CURVE
EXIST, (E)	EXISTING
EXP	EXPANSION, EXPIRATION
EXPY	EXPRESSWAY

F

FEBT	FACING EASTBOUND TRAFFIC
FDY	FOUNDRY
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FNBT	FACING NORTHBOUND TRAFFIC
FS	FINISHED SURFACE
FSBT	FACING SOUTHBOUND TRAFFIC
FT	FEET
FTCD	FULL TRASH CAPTURE DEVICE
FWBT	FACING WESTBOUND TRAFFIC
FW	FACE OF WALL
FWY	FREEWAY

G

GA	GAUGE
GALV	GALVANIZED
GB	GRADE BREAK
GM	GAS METER
GR	GRADE
GS	GRADED SHOULDER
GTR	GUTTER

ACRONYMS AND ABBREVIATIONS (SHEET 1 OF 3)

H

HGL	HYDRAULIC GRADE LINE
HMA	HOT MIX ASPHALT
HORIZ	HORIZONTAL
HPG	HIGH PRESSURE GAS
HW	HEADWALL
HWY	HIGHWAY

I

ID	INSIDE DIAMETER / IDENTIFICATION
IN	INCH
INV	INVERT
IP	IRON PIPE
IISNS	INTERNALLY ILLUMINATED STREET NAME SIGN

J

JS	JUNCTION STRUCTURE
JT	JOINT

L

L	LENGTH
LBS	POUNDS
LC	LOWER CASE
LF	LINEAR FOOT
LN	LANE
LOC	LOCATION
LOL	LAYOUT LINE
LONG	LONGITUDE
LONGIT	LONGITUDINAL
LP	LAMP POST
LS	LANDSCAPING, LUMP SUM
LT	LEFT
LTT	LEFT TURN

M

MA	MAST ARM
MAINT	MAINTENANCE
MAX	MAXIMUM
MBGR	METAL BEAM GUARD RAILING
MED	MEDIAN
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MM	MILE MARKER
MOD	MODIFIED, MODIFY
MPH	MILES PER HOUR
MT	MOUNTAIN, MOUNT

N

N	NEUTRAL
NB	NORTHBOUND
No.	NUMBER
NOM	NOMINAL
N/O	NORTH OF
NTS	NOT TO SCALE

O

OC	OVERCROSSING, ON CENTER
OD	OUTSIDE DIAMTER
OG	ORIGINAL GROUND
OH	OVERHEAD

P

PB	PULL BOX
PEC	PHOTO ELECTRIC CELL
PED	PEDESTRIAN
PEU	PHOTO ELECTRIC UNIT
PD	PRIVATE DRAIN
PG	PROFILE GRADE
PI	POINT OF INTERSECTION
P/L	PROPERTY LINE
PCC	PORTLAND CEMENT CONCRETE
POC	POINT OF HORIZONTAL CURVE, PEDESTRIAN OVERCROSSING
PP	POWER POLE
PRC	POINT OF REVERSE CURVE
PS&E	PLANS, SPECIFICATIONS AND ESTIMATES
PVMT	PAVEMENT

Q

QTY	QUANTITY

R

R	RADIUS
RC	REVERSE CURVE
RCB	REINFORCED CONCRETE BOX
RCP	REINFORCED CONCRETE PIPE
RD	ROAD
RDWY	ROADWAY
REAS	RUBBERIZED EMULSION ASPHALT SLURRY
REINF	REINFORCEMENT
REL, RELOC	RELOCATE
REQ	REQUIRED
RET	RETAINING
REV	REVISED, REVISION
RPM	RAISED PAVEMENT MARKER
RR	RAILROAD
RS	RAMP SLOPE
RT	RIGHT
RTT	RIGHT TURN
RTE	ROUTE
RV	RECREATIONAL VEHICLES
RW	RETAINING WALL
R/W	RIGHT OF WAY

ACRONYMS AND ABBREVIATIONS
(SHEET 2 OF 3)

S

S	SOUTH
SALV	SALVAGE
SB	SOUTHBOUND
SCH, SCHED	SCHEDULE
SD	STORM DRAIN
SEC	SECTION
SEG	SUPER ENGINEERING GRADE
SEP	SEPARATION
SG	SUBGRADE
SHLD	SHOULDER
SHT	SHEET
S	STATION LINE
SGS	STREET & GUTTER SLOPE
SO	SOUTH OF
SPEC	SPECIFICATION
SR	STATE ROUTE
ST	STREET
STA	STATION
STD	STANDARD
STR	STRUCTURE, STRAIGHT
SURF	SURFACING
SW	SIDEWALK, SOUND WALL

T

TC	TOP OF CURB
TD	TOP OF DIKE
TEL	TELEPHONE
TEMP	TEMPORARY
TG	TOP OF GRADE
TOT	TOTAL
TRANS	TRANSITION
TS	TRAFFIC SIGNAL, TRANSITION SLOPE
TV	TELEVISION
TYP	TYPICAL

U

UC	UNDERCROSSING, UPPER CASE
UD	UNDERDRAIN

V

VAR	VARIABLE, VARIES
VC	VERTICAL CURVE
VCP	VITRIFIED CLAY PIPE
VERT	VERTICAL
VOL	VOLUME

W

W	WEST
W/	WITH
WA	WIDTH A
WB	WESTBOUND
WHT	WHITE
W/O	WEST OF
WV	WATER VALVE
WW	WINGWALL

X

X SEC	CROSS SECTION
X-WALK	CROSSWALK
XING	CROSSING

Y

YR	YEAR
YRS	YEARS

MISCELLANEOUS

2:1	2 HORIZONTAL TO 1 VERTICAL

ACRONYMS AND ABBREVIATIONS
(SHEET 3 OF 3)

NOT TO SCALE

NOTES:

1. MINIMUM THICKNESS AND TYPE OF AB AND AC (FOR SHOULDER, AND FOR TRAVELED WAY) PER CITY STANDARD SPECIFICATIONS SECTION 8.05.
2. SEE STANDARD No. 113 FOR LANDSCAPED MEDIAN REQUIREMENTS, INCLUDING MEDIAN CURB.
3. CURB AND GUTTER TO BE TYPE "A-8" (STANDARD No. 201). 6" CURB IS NOT ALLOWED.
4. DISTANCE FROM SIDEWALK TO R/W, AND FLOW LINE, VARIES. SEE STANDARD No. 404 FOR DETAILS OF MEANDERING SIDEWALK.
5. MAX WATER DEPTH FOR Q_{10} IS 0.67' TO PROVIDE MIN 12' DRY LANE.
6. ADDITIONAL IMPROVEMENTS AND RIGHT OF WAY WIDTHS CONSISTING OF A 7' HALF-MEDIAN, 12' PAVED LANE, AN ADDITIONAL LANE ON THE OPPOSITE SIDE OF THE CENTERLINE, AN 8' GRADED SHOULDER AND 3' BEYOND THE SHOULDER MAY BE REQUIRED FOR PART WIDTH IMPROVEMENTS AS DETERMINED BY THE PUBLIC WORKS DEPARTMENT.
7. ADDITIONAL IMPROVEMENTS AND RIGHT OF WAY WIDTH CONSISTING OF A 12' PAVED LANE MAY BE REQUIRED FOR THE RIGHT-TURN LANE, AS DETERMINED BY THE PUBLIC WORKS DEPARTMENT.

PREPARED UNDER THE SUPERVISION OF:

xx/xx/xx

DIRECTOR OF PUBLIC WORKS — DATE
JIMMY CHUNG, P.E.

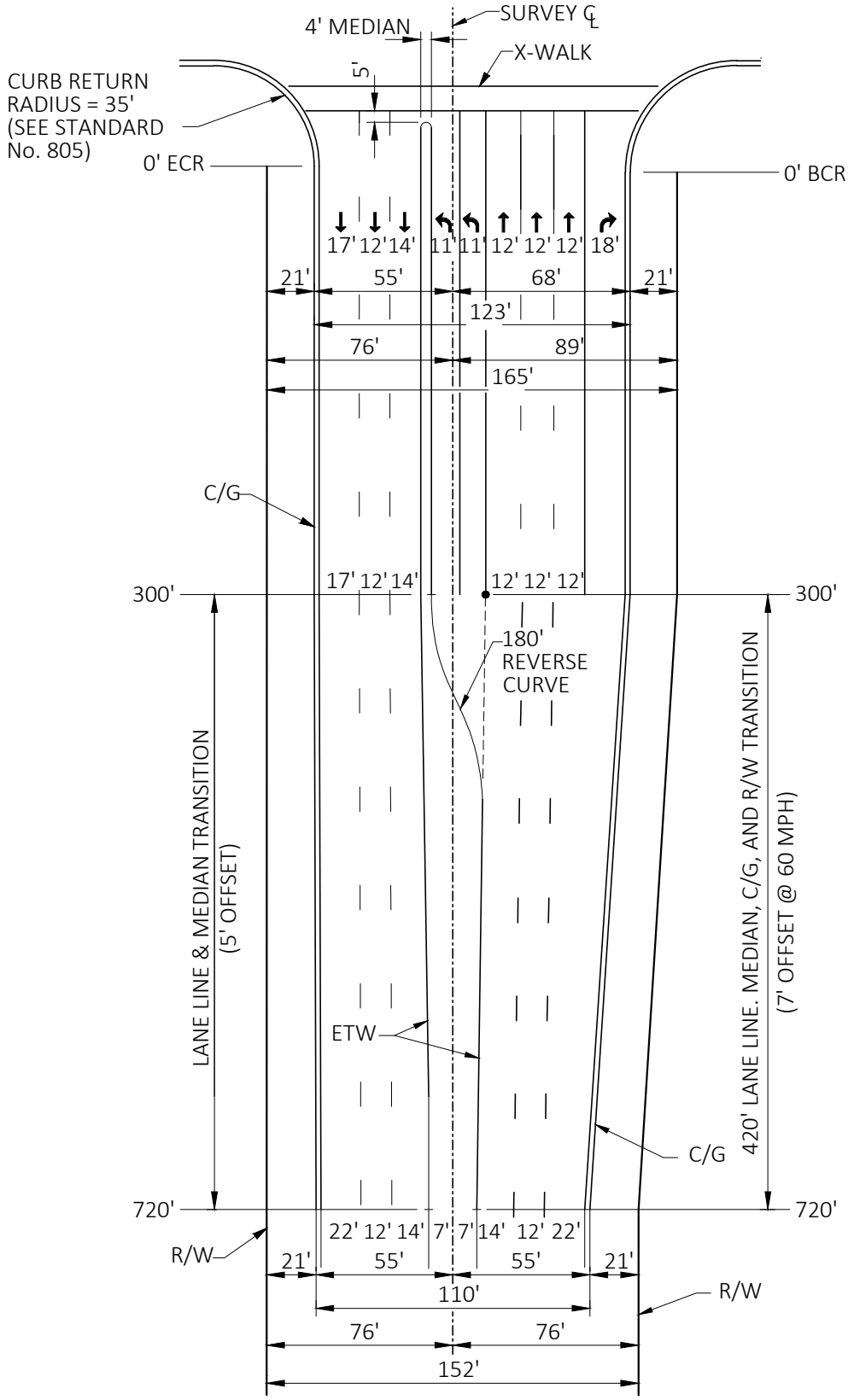
REVISION DESCRIPTION	MARK	DATE	APPROVED

REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

CITY OF EASTVALE

URBAN ARTERIAL HIGHWAY (152' R/W)

STANDARD No. 91 (1 OF 2)



NOT TO SCALE

PREPARED UNDER THE SUPERVISION OF:

xx/xx/xx

DIRECTOR OF PUBLIC WORKS
JIMMY CHUNG, P.E.

DATE

REVISION DESCRIPTION	MARK	DATE	APPROVED

REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

CITY OF EASTVALE

URBAN ARTERIAL HIGHWAY (152' R/W)

STANDARD No. 91 (2 OF 2)

NOTES:

1. MINIMUM THICKNESS AND TYPE OF AB AND AC (FOR SHOULDER, AND FOR TRAVELED WAY) PER CITY STANDARD SPECIFICATIONS SECTION 8.05.
2. SEE STANDARD No. 113 FOR LANDSCAPED MEDIAN REQUIREMENTS, INCLUDING MEDIAN CURB.
3. CURB AND GUTTER TO BE TYPE "A-8" (STANDARD No. 201). 6" CURB IS NOT ALLOWED.
4. DISTANCE FROM SIDEWALK TO R/W, AND FLOW LINE, VARIES. SEE STANDARD No. 404 FOR DETAILS OF MEANDERING SIDEWALK.
5. MAX WATER DEPTH FOR Q_{10} IS 0.56' TO PROVIDE MIN 12' DRY LANE.
6. ADDITIONAL IMPROVEMENTS AND RIGHT OF WAY WIDTHS CONSISTING OF A 7' HALF-MEDIAN, 12' PAVED LANE, AN ADDITIONAL LANE ON THE OPPOSITE SIDE OF THE CENTERLINE, AN 8' GRADED SHOULDER AND 3' BEYOND THE SHOULDER MAY BE REQUIRED FOR PART WIDTH IMPROVEMENTS AS DETERMINED BY THE PUBLIC WORKS DEPARTMENT.
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NOT TO SCALE

PREPARED UNDER THE SUPERVISION OF:

xx/xx/xx

DIRECTOR OF PUBLIC WORKS
JIMMY CHUNG, P.E.

DATE

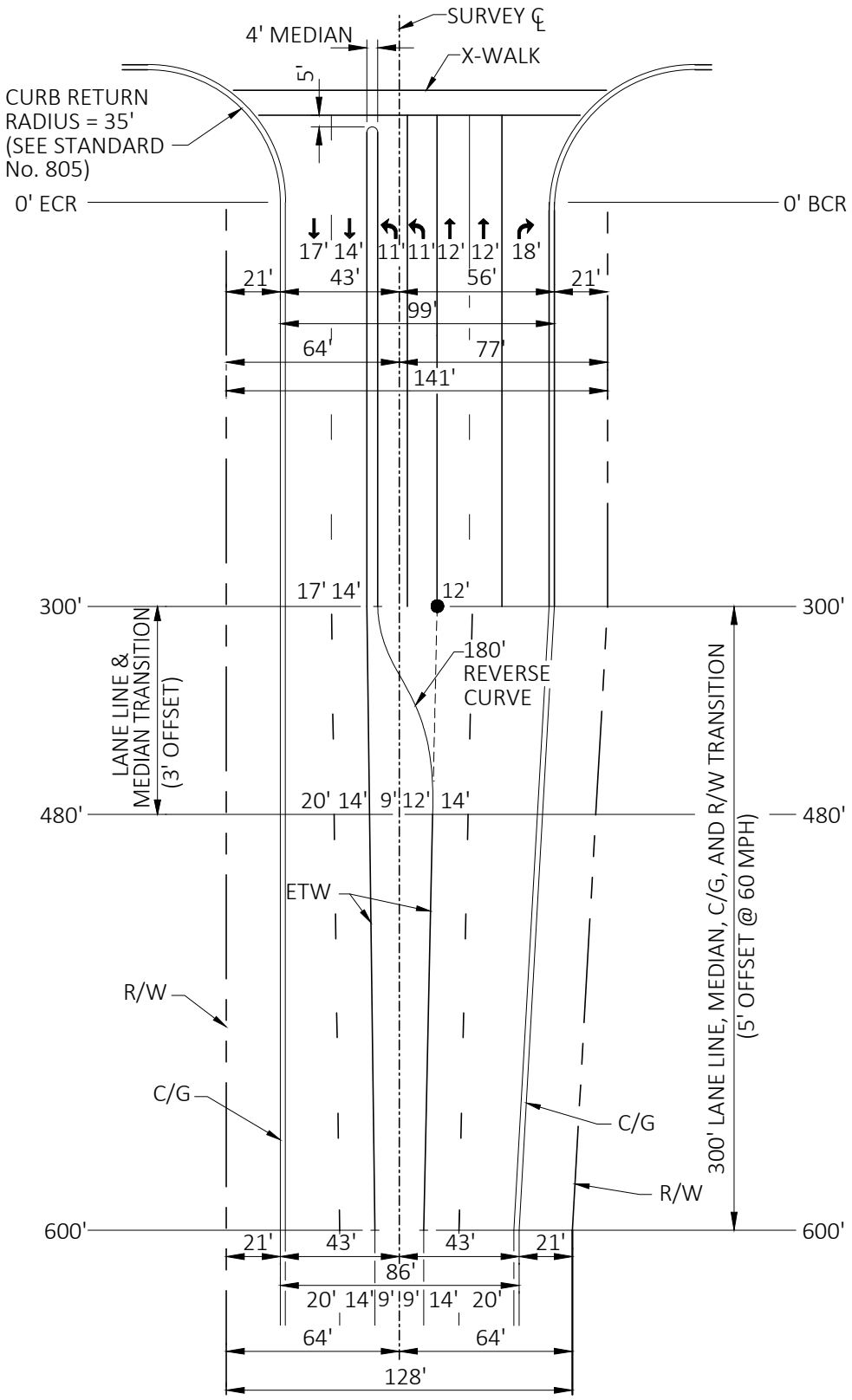
REVISION DESCRIPTION	MARK	DATE	APPROVED

REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

CITY OF EASTVALE

ARTERIAL HIGHWAY (128' R/W)

STANDARD No. 92 (1 OF 2)



NOT TO SCALE

PREPARED UNDER THE SUPERVISION OF:

xx/xx/xx

DIRECTOR OF PUBLIC WORKS
JIMMY CHUNG, P.E.

DATE

REVISION DESCRIPTION	MARK	DATE	APPROVED

REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

CITY OF EASTVALE

ARTERIAL HIGHWAY (128' R/W)

STANDARD No. 92 (2 OF 2)

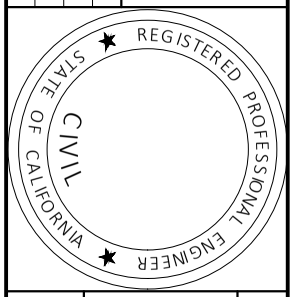
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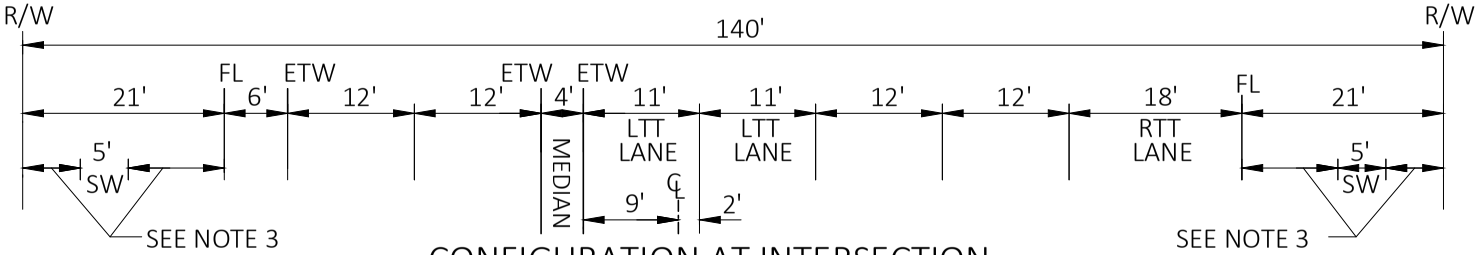
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JIMMY CHUNG, P.E.

xx/xx/xx
DATE

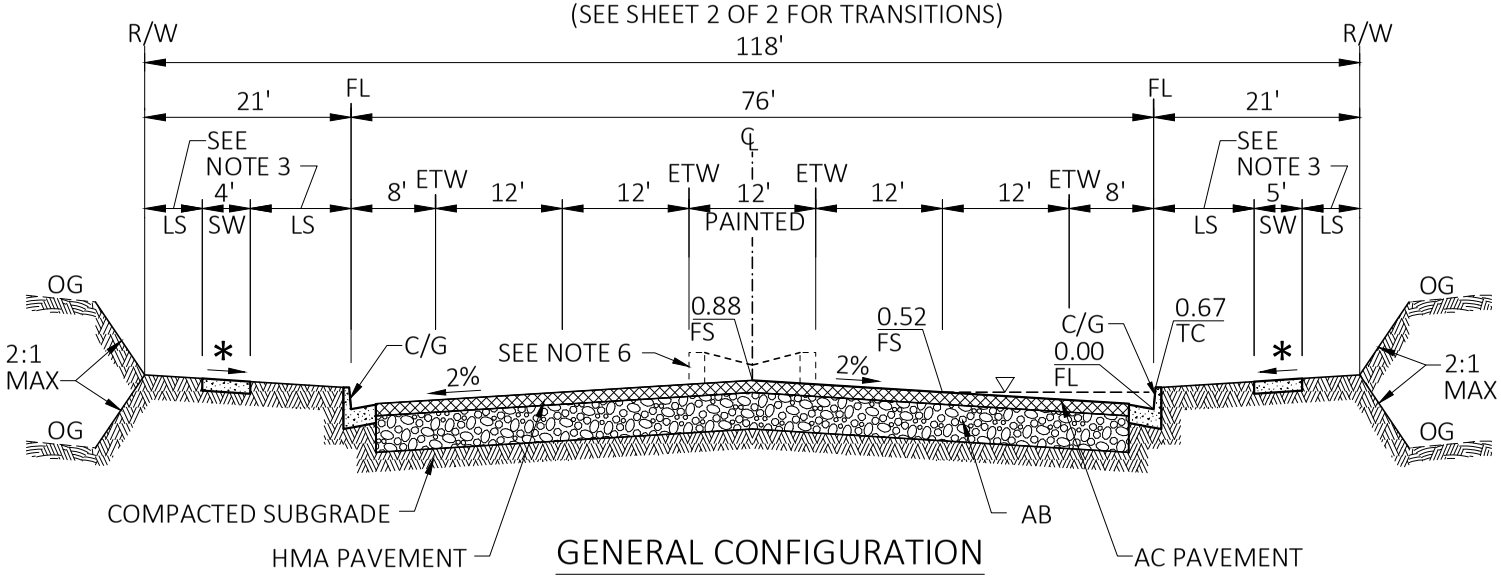
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CONFIGURATION AT INTERSECTION

(SEE SHEET 2 OF 2 FOR TRANSITIONS)



GENERAL CONFIGURATION

NOTES:

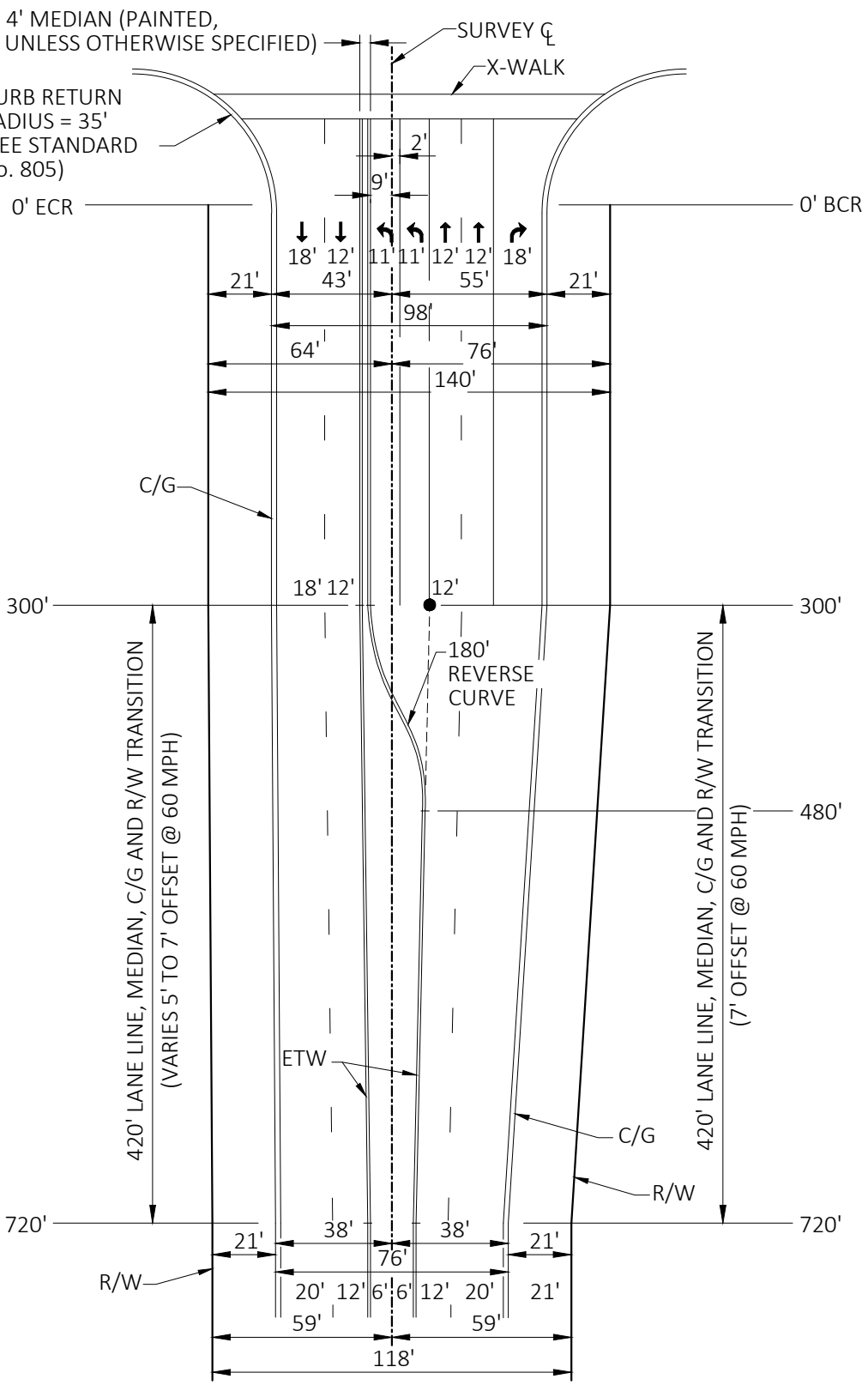
* CROSS SLOPE OF SIDEWALK SHALL BE 1.5% (2.00% MAX AS-BUILT)

1. MINIMUM THICKNESS AND TYPE OF AB AND AC (FOR SHOULDER, AND FOR TRAVELED WAY) PER CITY STANDARD SPECIFICATIONS SECTION 8.05.
2. CURB AND GUTTER TO BE TYPE "A-8" (STANDARD No. 201). 6" CURB IS NOT ALLOWED.
3. DISTANCE FROM SIDEWALK TO R/W, AND FLOW LINE, VARIES. SEE STANDARD No. 404 FOR DETAILS OF MEANDERING SIDEWALK.
4. MAX WATER DEPTH FOR Q_{10} IS 0.52' TO PROVIDE MIN 12' DRY LANE.
5. A CURBED AND LANDSCAPED MEDIAN MAY BE REQUIRED.
6. ADDITIONAL IMPROVEMENTS AND RIGHT OF WAY WIDTHS CONSISTING OF A 7' HALF-MEDIAN, 12' PAVED LANE, AN ADDITIONAL LANE ON THE OPPOSITE SIDE OF THE CENTERLINE, AN 8' GRADED SHOULDER AND 3' BEYOND THE SHOULDER MAY BE REQUIRED FOR PART WIDTH IMPROVEMENTS AS DETERMINED BY THE PUBLIC WORKS DEPARTMENT.
7. ADDITIONAL IMPROVEMENTS AND RIGHT OF WAY WIDTH CONSISTING OF A 12' PAVED LANE MAY BE REQUIRED FOR THE RIGHT-TURN LANE, AS DETERMINED BY THE PUBLIC WORKS DEPARTMENT.

CITY OF EASTVALE

MAJOR HIGHWAY (118' R/W)

STANDARD No. 93 (1 OF 2)



NOT TO SCALE

PREPARED UNDER THE SUPERVISION OF:

xx/xx/xx

DIRECTOR OF PUBLIC WORKS
JIMMY CHUNG, P.E.

DATE

REVISION DESCRIPTION	MARK	DATE	APPROVED

REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

CITY OF EASTVALE

MAJOR HIGHWAY (118' R/W)

STANDARD No. 93 (2 OF 2)

NOTES:

1. MINIMUM THICKNESS AND TYPE OF AB AND AC (FOR SHOULDER, AND FOR TRAVELED WAY) PER CITY STANDARD SPECIFICATIONS SECTION 8.05.
2. CURB AND GUTTER TO BE TYPE "A-6" (STANDARD No. 200). 8" CURB IS NOT ALLOWED.
3. MAX WATER DEPTH FOR Q_{10} IS 0.50' TO PROVIDE MIN 12' DRY LANE.
4. ADDITIONAL IMPROVEMENTS AND RIGHT OF WAY WIDTHS CONSISTING OF A 7' HALF-MEDIAN, 12' PAVED LANE, AN ADDITIONAL LANE ON THE OPPOSITE SIDE OF THE CENTERLINE, AN 8' GRADED SHOULDER AND 3' BEYOND THE SHOULDER MAY BE REQUIRED FOR PART WIDTH IMPROVEMENTS AS DETERMINED BY THE PUBLIC WORKS DEPARTMENT.
5. ADDITIONAL IMPROVEMENTS AND RIGHT OF WAY WIDTH CONSISTING OF A 12' PAVED LANE MAY BE REQUIRED FOR THE RIGHT-TURN LANE, AS DETERMINED BY THE PUBLIC WORKS DEPARTMENT.

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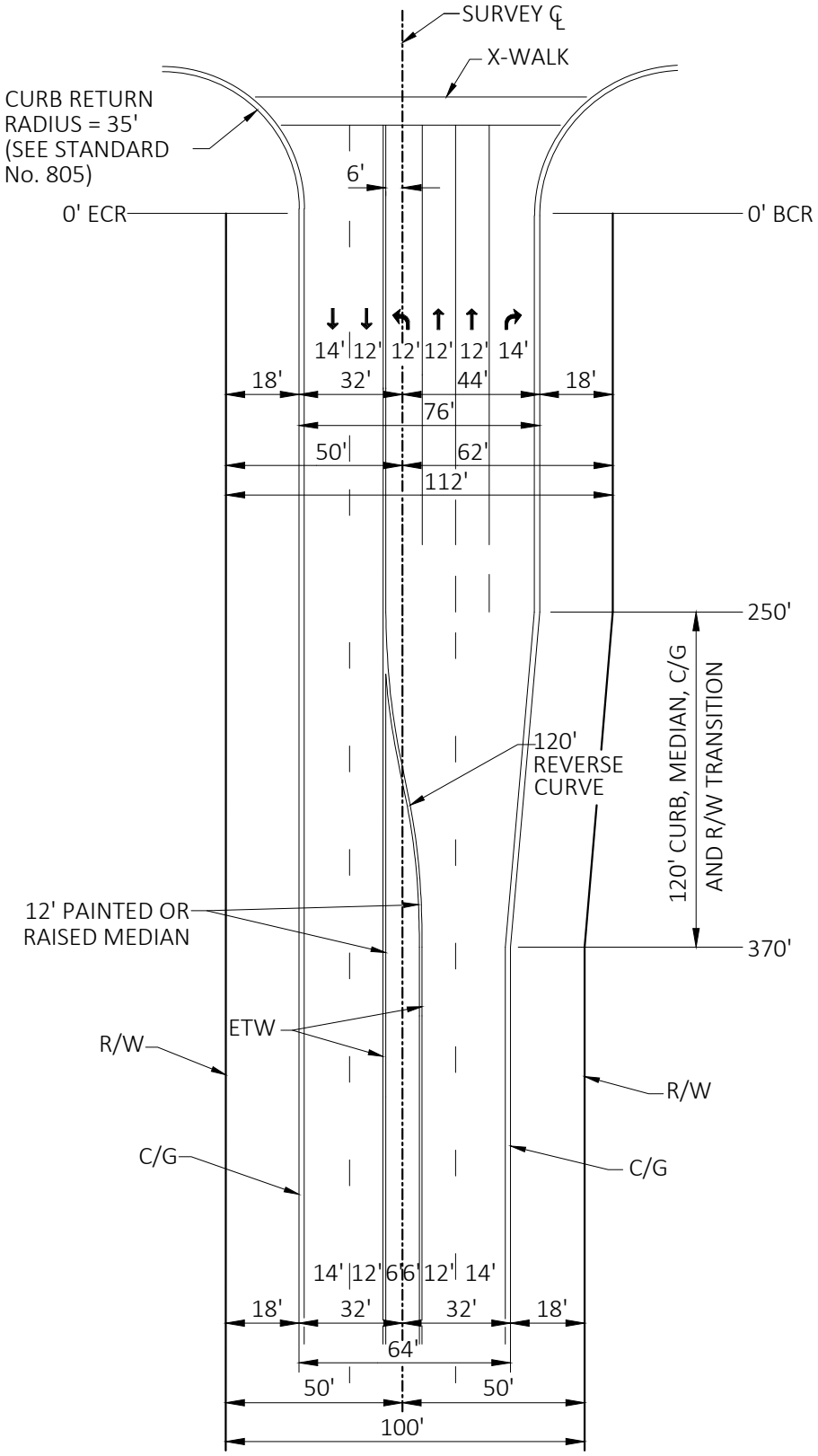
REVISION DESCRIPTION	MARK	DATE	APPROVED

REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

CITY OF EASTVALE

SECONDARY HIGHWAY (100' R/W)

STANDARD No. 94 (1 OF 2)



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JIMMY CHUNG, P.E.

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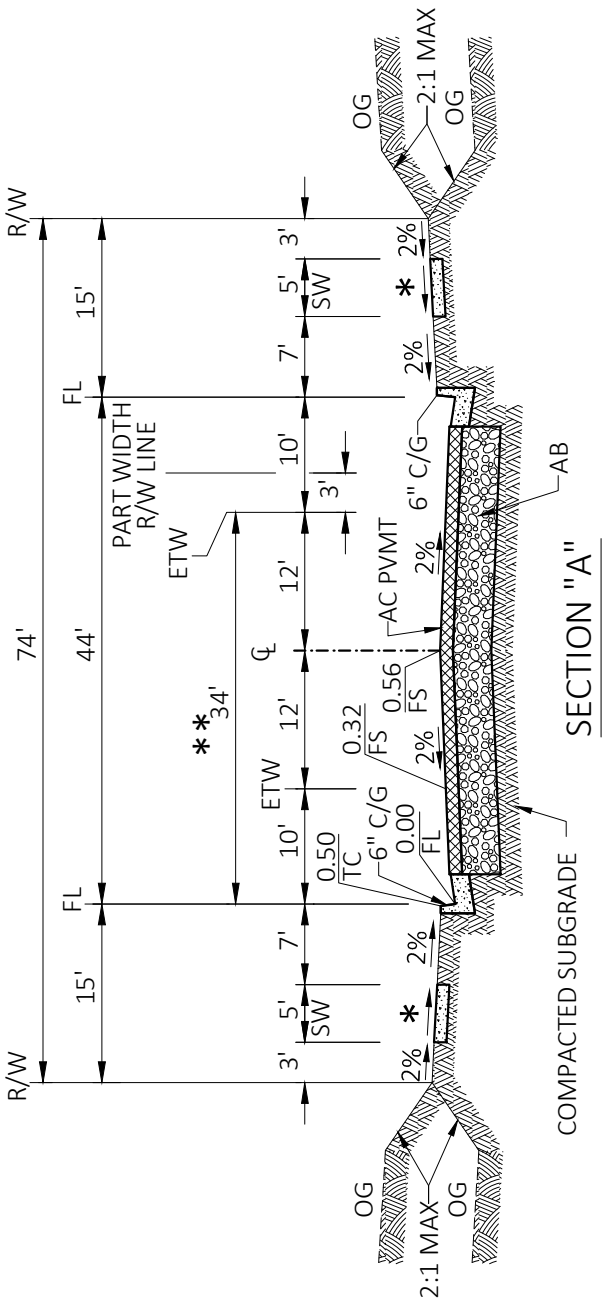
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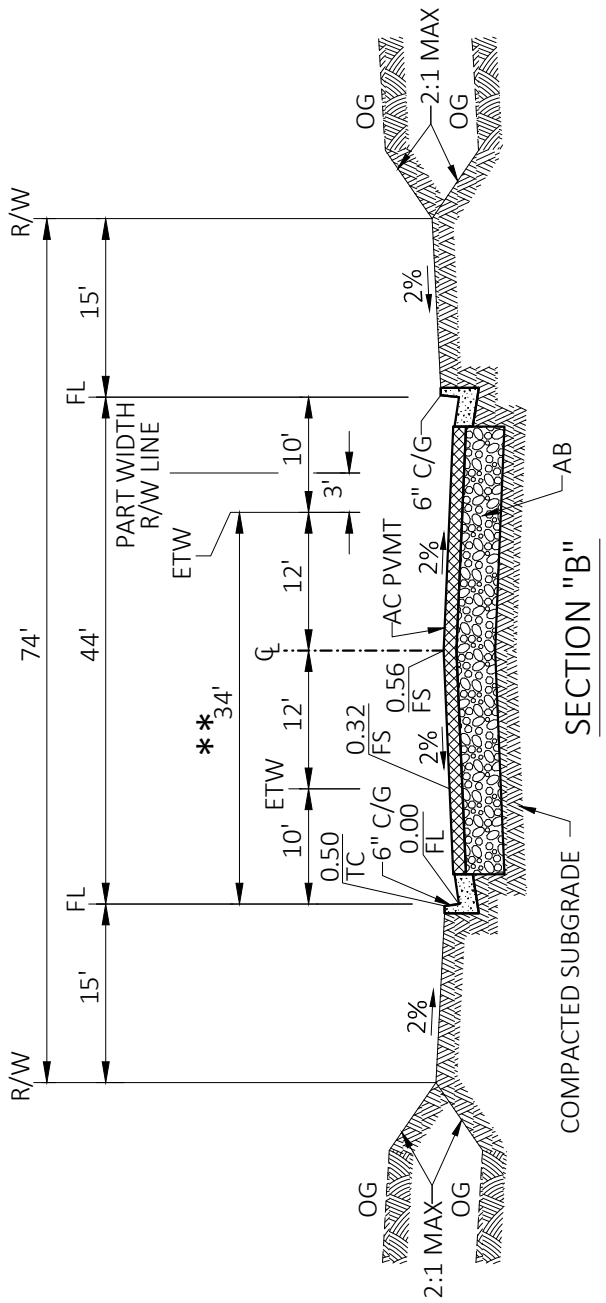
REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

CITY OF EASTVALE

SECONDARY HIGHWAY (100' R/W)

STANDARD No. 94 (2 OF 2)





* CROSS SLOPE OF SIDEWALK SHALL BE 1.5% (2.00% MAX AS-BUILT)

** PART WIDTH STREET SECTION: 34' IMPROVEMENTS ON 52'

NOTES:

1. MINIMUM THICKNESS AND TYPE OF AB AND AC PER CITY STANDARD SPECIFICATIONS SECTION 8.05.
2. CURB AND GUTTER TO BE TYPE "A-6" (STANDARD No. 200). 8" CURB IS NOT ALLOWED.
3. DIRECT RESIDENTIAL DRIVEWAY ACCESS PROHIBITED.

NOT TO SCALE

PREPARED UNDER THE SUPERVISION OF:

xx/xx/xx

DIRECTOR OF PUBLIC WORKS — DATE
JIMMY CHUNG, P.E.

REVISION DESCRIPTION	MARK	DATE	APPROVED

REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

CITY OF EASTVALE

COLLECTOR STREET (NO ACCESS) (74' R/W)

STANDARD No. 103

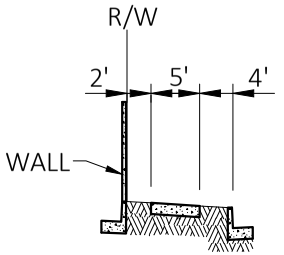
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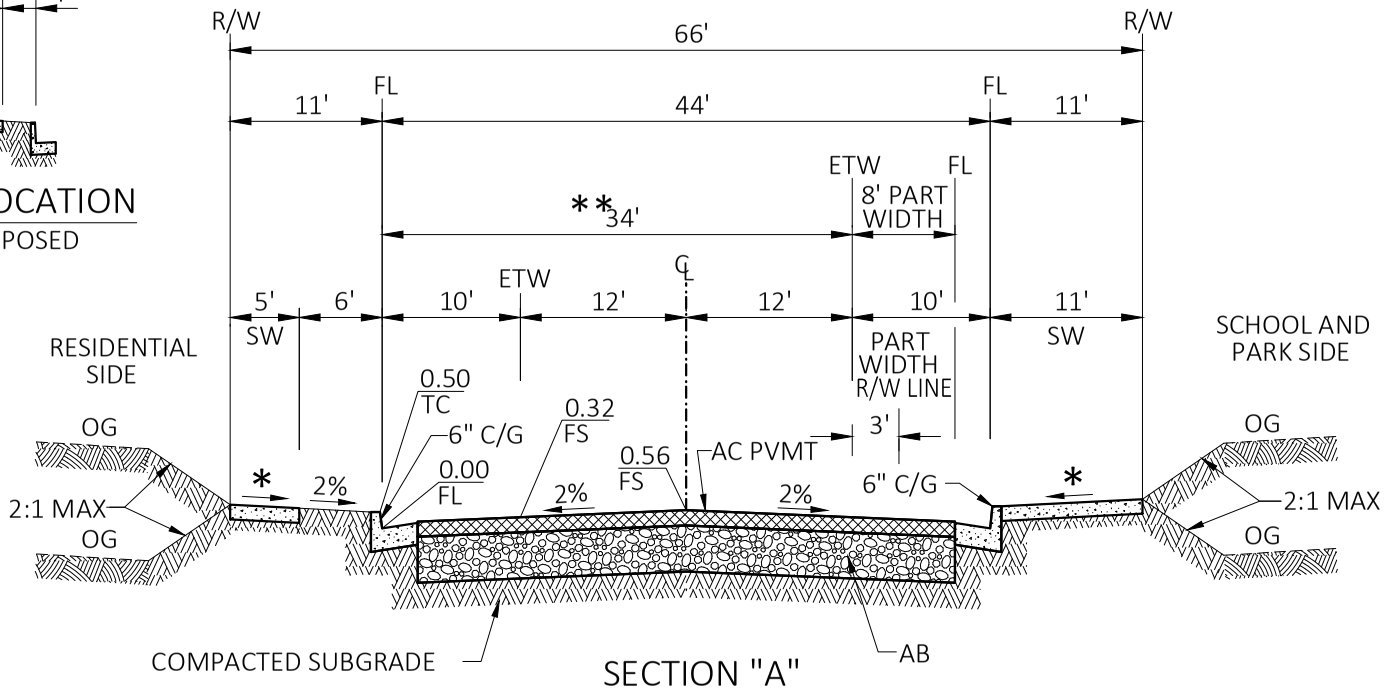
DIRECTOR OF PUBLIC WORKS
JIMMY CHUNG, P.E.

xx/xx/xx
DATE

REVISION DESCRIPTION	MARK	DATE	APPROVED



SIDEWALK LOCATION
IF WALL IS PROPOSED



SECTION "A"

* CROSS SLOPE OF SIDEWALK SHALL BE 1.5% (2.00% MAX AS-BUILT)

** PART-WIDTH STREET SECTION: 34' IMPROVEMENTS ON 48' R/W

NOTES:

1. MINIMUM THICKNESS AND TYPE OF AB AND AC PER CITY STANDARD SPECIFICATIONS SECTION 8.05.
2. CURB AND GUTTER TO BE TYPE "A-6" (STANDARD No. 200). 8" CURB IS NOT ALLOWED.
3. THIS STANDARD MAY ALSO TERMINATE AT A CUL-DE-SAC IN INDUSTRIAL OR COMMERCIAL USE AREAS BUT SHALL NOT EXCEED 660 FEET IN LENGTH OF ROADWAY/STREET.
4. WHEN ABUTTING SOIL HAS A HIGH SULFATE CONTENT, SPECIAL CONSIDERATIONS ARE REQUIRED. SEE SECTION 16.04 OF THE CITY STANDARD SPECIFICATIONS.

REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

CITY OF EASTVALE

ENHANCED LOCAL STREET
(66' R/W)

STANDARD No. 104

NOTES:

1. THICKNESS AND TYPE OF AB AND AC PER CITY STANDARD SPECIFICATIONS SECTION 8.05.
2. CURB AND GUTTER TO BE TYPE "A-6" (STANDARD No. 200). 8" CURB IS NOT ALLOWED.
3. ROADWAY CROSS-SECTION LESS THAN 40 FT IN WIDTH IS LIMITED TO PARKING ON ONE SIDE OF THE STREET.

NOT TO SCALE

PREPARED UNDER THE SUPERVISION OF:

xx/xx/xx

DIRECTOR OF PUBLIC WORKS — DATE
JIMMY CHUNG, P.E.

REVISION DESCRIPTION	MARK	DATE	APPROVED

REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

CITY OF EASTVALE

EXTERIOR & LOCAL STREET (60' R/W)

STANDARD No. 105A

NOTES:

1. MINIMUM THICKNESS AND TYPE OF AB AND AC PER CITY STANDARD SPECIFICATIONS SECTION 8.05.
2. CURB AND GUTTER TO BE TYPE "A-6" (STANDARD No. 200). 8" CURB IS NOT ALLOWED.
3. FOR UNDERGROUND UTILITY LOCATIONS SEE STANDARD No. 817.
4. ROADWAY CROSS-SECTION LESS THAN 40 FT IN WIDTH IS LIMITED TO PARKING ON ONE SIDE OF THE STREET.

NOT TO SCALE

PREPARED UNDER THE SUPERVISION OF:

xx/xx/xx

DIRECTOR OF PUBLIC WORKS — DATE
JIMMY CHUNG, P.E.

REVISION DESCRIPTION	MARK	DATE	APPROVED

REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

CITY OF EASTVALE

SHORT LOCAL STREET (56' R/W)

STANDARD No. 105B

NOTES:

1. MINIMUM THICKNESS AND TYPE OF AB AND AC PER CITY STANDARD SPECIFICATIONS SECTION 8.05.
2. SOIL STABILIZER TO BE APPLIED PER IMPROVEMENTS PLANS. THE GRADED ROAD SHALL BE TREATED WITH A DUST SUPPRESSANT THAT IS DESIGNED TO PROVIDE LONG LASTING CONTROL OF FUGITIVE DUST ON A DRIVEABLE SURFACE. SAID TREATMENT SHALL BE SUBMITTED DURING IMPROVEMENT PLAN CHECK AND APPROVED BY THE PUBLIC WORKS DEPARTMENT. CHEMICAL DUST SUPPRESSANTS SHALL MEET ALL REQUIREMENTS OF STATE AND FEDERAL SAFETY AND ENVIRONMENTAL REGULATIONS.
3. GRADE ROADWAY AND SHOULDER AT 2.00%.
4. SUBGRADE AND BASE PER SECTION 10 OF THE CITY STANDARD SPECIFICATIONS.

NOT TO SCALE

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xx/xx/xx

DIRECTOR OF PUBLIC WORKS — DATE
JIMMY CHUNG, P.E.

REVISION DESCRIPTION	MARK	DATE	APPROVED

REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

CITY OF EASTVALE

UNPAVED LOCAL ROAD / UNPAVED ACCESS ROAD (60' R/W / 45' R/W)

STANDARD No. 105C

NOTES:

1. MINIMUM THICKNESS AND TYPE OF AB AND AC PER CITY STANDARD SPECIFICATIONS SECTION 8.05.
2. SEE STANDARD No. 212 FOR AC DIKE DETAIL AND REQUIREMENTS.
3. FOR ACCESS ROAD 6" HMA DIKE MAY BE REQUIRED ON ONE OR BOTH SIDES.
4. CURB AND GUTTER TO BE TYPE "A-6" (STANDARD No. 200). 8" CURB IS NOT ALLOWED.
5. ROADWAY CROSS-SECTION LESS THAN 40 FT IN WIDTH IS LIMITED TO PARKING ON ONE SIDE OF THE STREET.

NOT TO SCALE

PREPARED UNDER THE SUPERVISION OF:

xx/xx/xx

DIRECTOR OF PUBLIC WORKS — DATE
JIMMY CHUNG, P.E.

REVISION DESCRIPTION	MARK	DATE	APPROVED

REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

CITY OF EASTVALE

ACCESS ROAD, CONSTRAINED LOCAL STREET OR PRIVATE STREET (50' - 60' R/W)

STANDARD No. 106

NOTES:

1. MINIMUM THICKNESS AND TYPE OF AB AND AC PER THE CITY STANDARD SPECIFICATIONS SECTION 8.05.
2. CURB AND GUTTER TO BE TYPE "A-6" (STANDARD No. 200). 8" CURB IS NOT ALLOWED.
3. ROADWAY CROSS-SECTION LESS THAN 40 FT IN WIDTH IS LIMITED TO PARKING ON ONE SIDE OF THE STREET.

NOT TO SCALE

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xx/xx/xx

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JIMMY CHUNG, P.E.

REVISION DESCRIPTION	MARK	DATE	APPROVED

REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

CITY OF EASTVALE

LOCAL FRONTAGE ROAD (52' R/W)

STANDARD No. 107A

* CROSS SLOPE OF SIDEWALK SHALL BE 1.5% (2.00% MAX AS-BUILT)

NOTES:

1. MINIMUM THICKNESS AND TYPE OF AB AND AC PER CITY STANDARD SPECIFICATIONS SECTION 8.05.
2. CURB AND GUTTER TO BE TYPE "A-6" (STANDARD No. 200). 8" CURB IS NOT ALLOWED.
3. ROADWAY CROSS-SECTION LESS THAN 40 FT IN WIDTH IS LIMITED TO PARKING ON ONE SIDE OF THE STREET.

NOT TO SCALE

PREPARED UNDER THE SUPERVISION OF:

xx/xx/xx

DIRECTOR OF PUBLIC WORKS
JIMMY CHUNG, P.E.

DATE

REVISION DESCRIPTION	MARK	DATE	APPROVED

REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

CITY OF EASTVALE

COLLECTOR FRONTAGE ROAD (59' R/W)

STANDARD No. 107B

SECTION

* CROSS SLOPE OF SIDEWALK SHALL BE 1.5% (2.00% MAX AS-BUILT)

NOTES:

1. MINIMUM THICKNESS AND TYPE OF AB AND AC PER CITY STANDARD SPECIFICATIONS SECTION 8.05.
2. CURB AND GUTTER TO BE TYPE "A-6" (STANDARD No. 200). 8" CURB IS NOT ALLOWED.

NOT TO SCALE

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xx/xx/xx

DIRECTOR OF PUBLIC WORKS
JIMMY CHUNG, P.E.

DATE

REVISION DESCRIPTION	MARK	DATE	APPROVED

REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

CITY OF EASTVALE

SECONDARY FRONTAGE ROAD (82' R/W)

STANDARD No. 108

SECTION

* CROSS SLOPE OF SIDEWALK SHALL BE 1.5% (2.00% MAX AS-BUILT)

NOTES:

1. MINIMUM THICKNESS AND TYPE OF AB AND AC PER CITY STANDARD SPECIFICATIONS SECTION 8.05.
2. CURB AND GUTTER TO BE TYPE "A-8" (STANDARD No. 201). 6" CURB IS NOT ALLOWED.
3. DISTANCE FROM SIDEWALK TO R/W, AND TO FLOWLINE, VARIES. SEE STANDARD No. 404 FOR DETAILS OF MEANDERING SIDEWALK.

NOT TO SCALE

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xx/xx/xx

DIRECTOR OF PUBLIC WORKS — DATE
JIMMY CHUNG, P.E.

REVISION DESCRIPTION	MARK	DATE	APPROVED

REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

CITY OF EASTVALE

MAJOR FRONTAGE ROAD (97' R/W)

STANDARD No. 109

SECTION

* CROSS SLOPE OF SIDEWALK SHALL BE 1.5% (2.00% MAX AS-BUILT)

** PART-WIDTH STREET SECTION: 46' IMPROVEMENTS ON 60' R/W

NOTES:

1. MINIMUM THICKNESS AND TYPE OF AB AND AC PER CITY STANDARD SPECIFICATIONS SECTION 8.05.
2. ALL CURB AND GUTTER TO BE TYPE "A-6" (STANDARD No. 200) UNLESS OTHERWISE SPECIFIED.

NOT TO SCALE

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xx/xx/xx

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JIMMY CHUNG, P.E.

DATE

REVISION DESCRIPTION	MARK	DATE	APPROVED

REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

CITY OF EASTVALE

INDUSTRIAL COLLECTOR STREET (78' R/W)

STANDARD No. 111

NOTES:

1. ALL LANDSCAPING AND IRRIGATION PLANS MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT.
2. CONTINUED MAINTENANCE OF PLANTED LANDSCAPING MUST BE GUARANTEED THROUGH A MAINTENANCE DISTRICT OR OTHER CITY APPROVED MECHANISM.
3. ANY IRRIGATION MUST BE PROVIDED BY A DRIP SYSTEM.
4. INSTALL 8" CURB AND GUTTER (STANDARD No. 201) IN PLACE OF TYPE "D" CURB WHEN FLOW LINE IS AGAINST MEDIAN IN CONDITIONS OF SUPERELEVATION.
5. RELATIVE COMPACTION SHALL BE A MINIMUM OF 95% UNDER ROADWAY AND CURB (AND GUTTER) AND 90% UNDER MAINTENANCE WALKS.
6. WHEN ABUTTING SOIL HAS A HIGH SULFATE CONTENT, USE A MODIFIED CONCRETE MIX AND PLACE 6" MIN AGGREGATE BASE AND 6 MIL PLASTIC SHEETING UNDER AND AROUND ALL SIDES OF CONCRETE IMPROVEMENTS. FOR EXPANSIVE SOIL, PLACE 6" MIN AGGREGATE BASE UNDER CONCRETE IMPROVEMENTS AS DIRECTED BY THE CITY ENGINEER. SEE STANDARD SPECIFICATIONS SECTION 16.03 AND 16.04 AND STANDARD No. 401 FOR REFERENCE.
7. PLACE WEAKENED PLANE AND EXPANSION JOINTS IN CURB (AND GUTTER) AND MAINTENANCE WALK PER STANDARD No. 205.

NOT TO SCALE

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JIMMY CHUNG, P.E.

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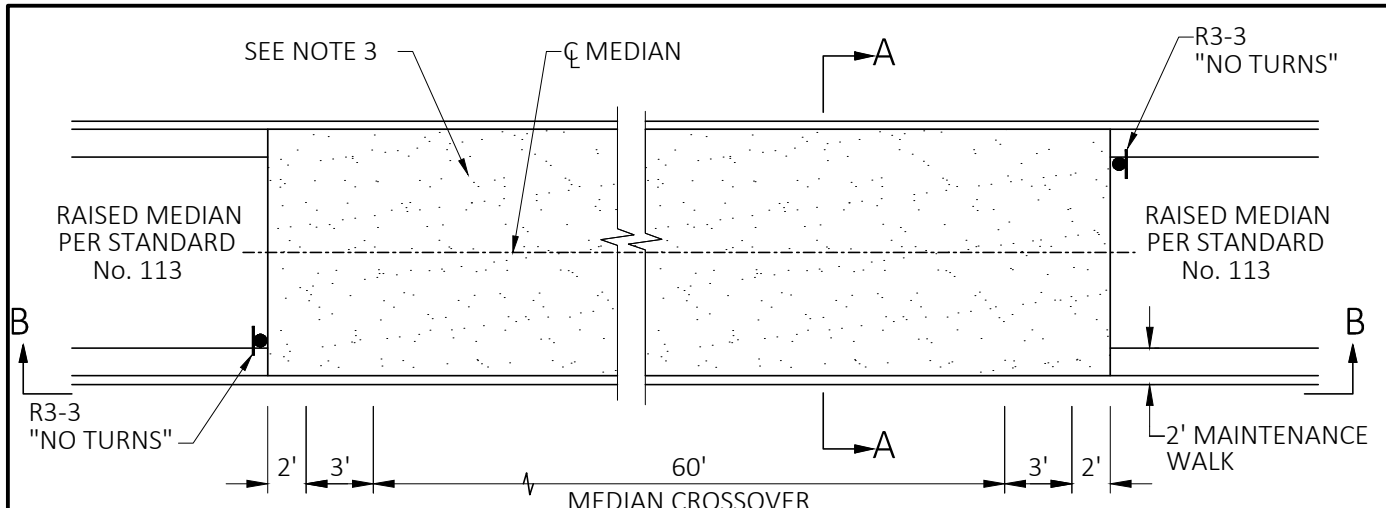
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CIVIL
STATE OF CALIFORNIA

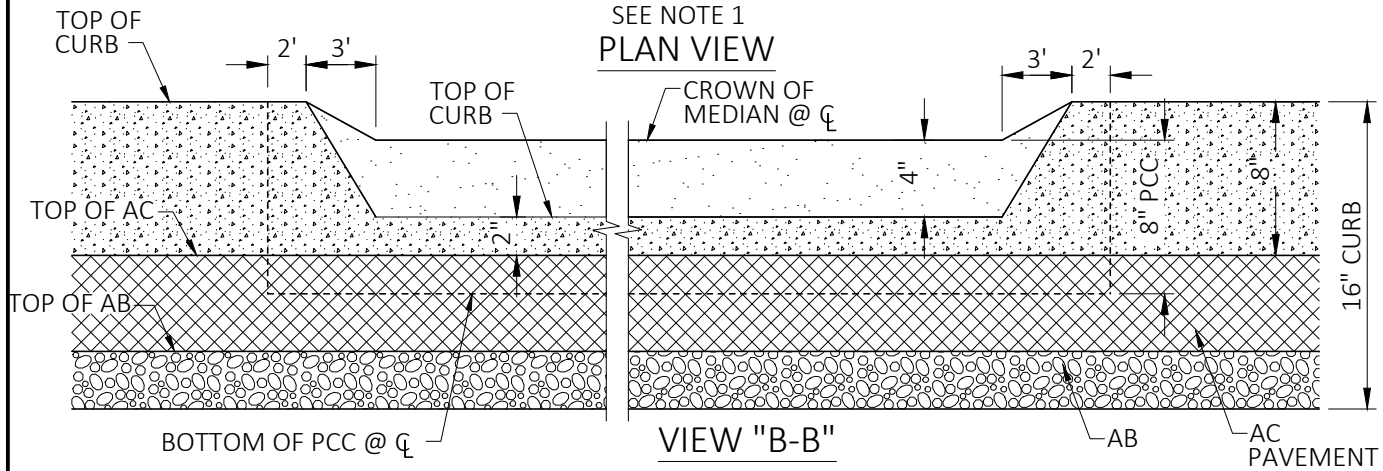
CITY OF EASTVALE

LANDSCAPED MEDIAN

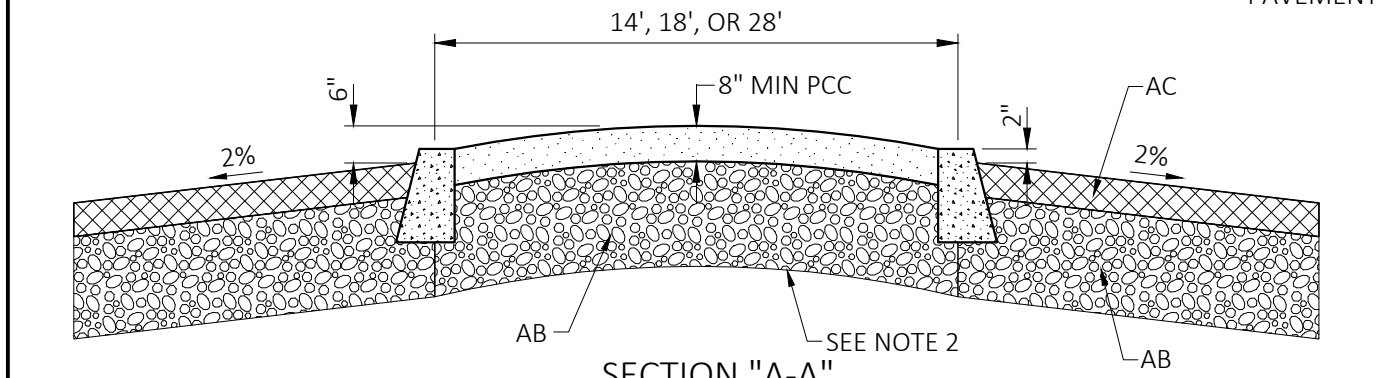
STANDARD No. 113A



PLAN VIEW



VIEW "B-B"



SECTION "A-A"

NOTES:

1. 60' OR AS APPROVED BY THE FIRE AND PUBLIC WORKS DEPARTMENT.
2. DESIGN PCC AND AB SECTION FOR 60,000 LB, 2 AXLE VEHICLE.
3. RED STAMPED CONCRETE OR EQUAL AS APPROVED BY THE FIRE AND PUBLIC WORKS DEPARTMENT.
4. RELATIVE COMPACTION OF SUBGRADE UNDER ROADWAY, CURB AND CROSSOVER MEDIAN SHALL BE 95% MINIMUM.

NOT TO SCALE

PREPARED UNDER THE SUPERVISION OF:

xx/xx/xx

DIRECTOR OF PUBLIC WORKS
JIMMY CHUNG, P.E.

DATE

REVISION DESCRIPTION	MARK	DATE	APPROVED

REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

CITY OF EASTVALE

CROSSOVER MEDIAN

STANDARD No. 113B

ROAD TYPE	STANDARD No.	RIGHT-OF-WAY (h) (FT)	SURFACED WIDTH OR CURB TO CURB (FT)	PREDOMINANTLY	MINIMUM RADII (HORIZ, FT)	MAXIMUM LONGITUDINAL GRADES (%)	PREFERRED DESIGN SPEEDS (MPH)	INTERSECTION INTERVALS (FT)	CURB RETURN RADIUS (FT)
ACCESS ROAD, CONSTRAINED LOCAL OR PRIVATE STREET	106	50 (i)	32	FLAT ROLLING	300 300	4 9	30 30	N/A	(j)
SHORT LOCAL	105B	56	36	FLAT ROLLING	300 300	4 9	30 30	200	(j)
EXTERIOR & LOCAL STREET	105A	60	40	FLAT ROLLING	300 300	4 9	30 30	200	(j)
ENHANCED LOCAL STREET AT SCHOOL OR PARK (g)	104	66	44	FLAT ROLLING	300 300	4 8	30 30	200 (g)	(j)
COLLECTOR	103	74	44	FLAT ROLLING	600 450	4 8	35 30	200 (e)	(j)
INDUSTRIAL COLLECTOR	111	78	56	FLAT ROLLING	850 600	4 8	40 35	200	35
SECONDARY COLLECTOR	94	100	64	FLAT ROLLING	1400 1100	3 6	50 45	330 (e)	35
MAJOR COLLECTOR	93	118	76	FLAT ROLLING	1900 1400	3 6	55 50	660 (e)	35
ARTERIAL	92	128	86	FLAT ROLLING	2400 1900	3 6	60 55	1320 (e)	35
URBAN ARTERIAL	91	152	110	FLAT ROLLING	2400 1900	3 6	60 55	1320 (d)	35

FOR NOTES SEE SHEET 2

NOT TO SCALE

PREPARED UNDER THE SUPERVISION OF:

xx/xx/xx

DIRECTOR OF PUBLIC WORKS
JIMMY CHUNG, P.E.

DATE

REVISION DESCRIPTION	MARK	DATE	APPROVED

REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

CITY OF EASTVALE

ROADWAY DESIGN REQUIREMENTS

STANDARD No. 114 (1 OF 2)

NOTES:

(a) MINIMUM PAVING THICKNESS PER THE CITY STANDARD SPECIFICATIONS SECTION 8.05.

(b) ROADWAY DESIGN LESS THAN SHOWN REQUIRES PUBLIC WORKS DEPARTMENT APPROVAL.

(c) PART-WIDTH STREET SECTIONS SHALL BE IMPROVED AND R/W CONVEYED AS SHOWN ON TYPICAL STREET SECTIONS.

(d) DIRECT ACCESS PROHIBITED.

(e) RESIDENTIAL ACCESS PROHIBITED. COMMERCIAL/INDUSTRIAL DRIVEWAY ACCESS AS DETERMINED BY THE PUBLIC WORKS DIRECTOR / CITY ENGINEER.

(f) REFER TO SECTION 8.05 OF THE CITY STANDARD SPECIFICATIONS FOR TRAFFIC INDEX AND PAVEMENT THICKNESS. FOR DEVELOPMENTS THAT HAVE A SIGNIFICANT AMOUNT OF TRUCK TRAFFIC, THE DEVELOPER MAY BE REQUIRED TO PERFORM A TRAFFIC ANALYSIS TO DETERMINE THE APPROPRIATE TRAFFIC INDEX FOR THE ROADWAY IMPROVEMENTS AS REQUIRED BY THE CITY ENGINEER.

(g) MAY USE AS A CUL-DE-SAC IN INDUSTRIAL OR COMMERCIAL USE AREAS, INTERSECTION INTERVAL NOT TO EXCEED 660' IN LENGTH.

(h) ADDITIONAL R/W REQUIRED AT INTERSECTIONS TO ACCOMMODATE TURN LANES PER CITY OF EASTVALE STANDARD NO. 91 - 94. ADDITIONAL R/W MAY BE REQUIRED ON OPPOSITE SIDE OF INTERSECTION TO ALIGN THROUGH LANES.

(i) FOR ACCESS ROADS, IF THE ULTIMATE ROAD CLASSIFICATION IS A GENERAL PLAN HIGHWAY, THE TRAFFIC INDEX REQUIREMENT IS 7.0. THE MINIMUM R/W WIDTH FOR ACCESS ROADS IS 60 FEET.

(j) IF BOTH INTERSECTING STREETS HAVE A WIDTH LESS THAN STANDARD No. 111 (INDUSTRIAL COLLECTOR, 78' R/W), THEN THE CURB RETURN RADIUS WILL BE 25'. IF EITHER STREET HAS A WIDTH GREATER THAN OR EQUAL TO STANDARD No. 111 THEN THE CURB RETURN RADIUS WILL BE 35'. SEE STANDARD No. 805 CORNER CUTBACK R/W REQUIREMENTS.

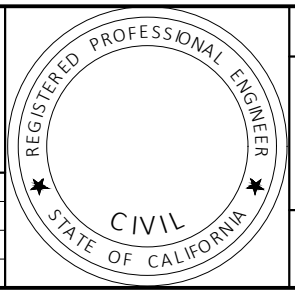
NOT TO SCALE

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DIRECTOR OF PUBLIC WORKS DATE
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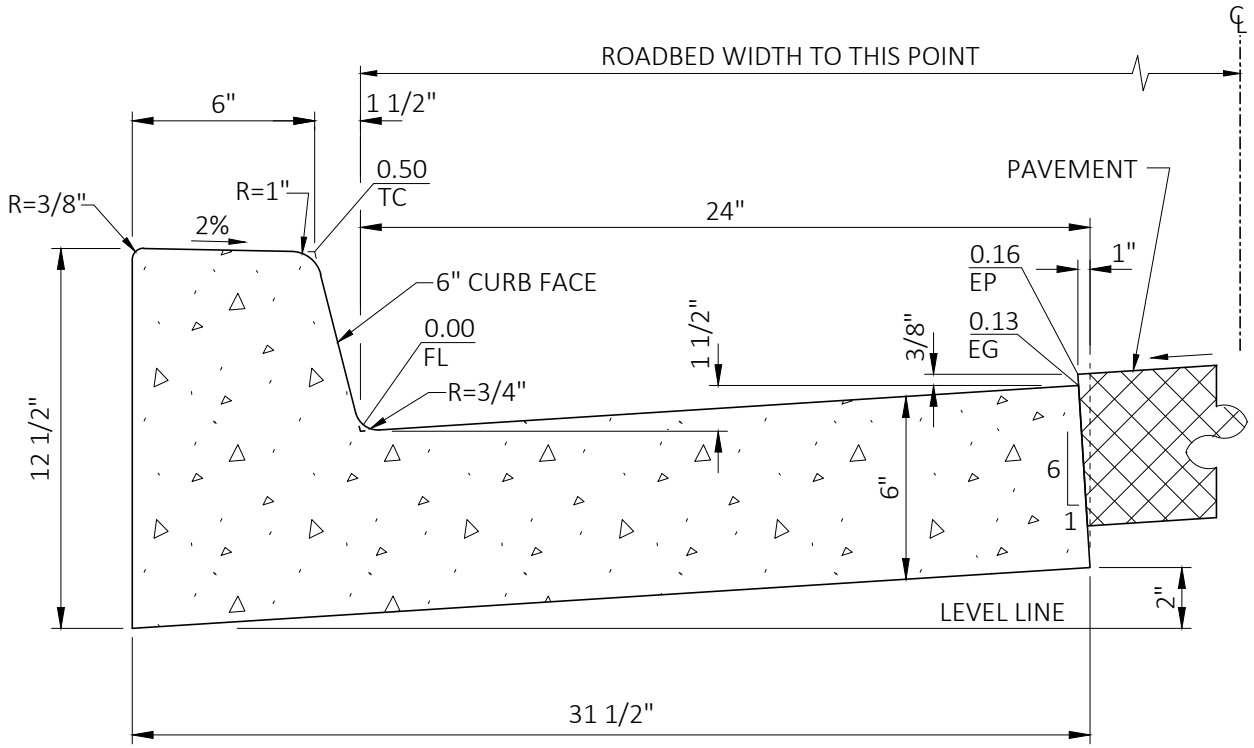
REVISION DESCRIPTION	MARK	DATE	APPROVED



CITY OF EASTVALE

ROADWAY DESIGN REQUIREMENTS

STANDARD No. 114 (2 OF 2)



NOTES:

1. RELATIVE COMPACTION OF SUBGRADE UNDER CURB AND GUTTER SHALL BE 95% MINIMUM.
2. WHEN ABUTTING SOIL HAS A HIGH SULFATE CONTENT, USE A MODIFIED CONCRETE MIX AND PLACE 6" MIN AGGREGATE BASE AND 6 MIL PLASTIC SHEETING UNDER AND AROUND ALL SIDES OF CONCRETE IMPROVEMENTS. FOR EXPANSIVE SOIL, PLACE 6" MIN AGGREGATE BASE UNDER CONCRETE IMPROVEMENTS AS DIRECTED BY THE ENGINEER. SEE STANDARD SPECIFICATIONS SECTION 16.03 AND 16.04 AND STANDARD No. 401 FOR REFERENCE.
3. ALL SLOT PATCHES SHALL BE GROUND AND OVERLAYED TO FIRST LANE.
4. FOR MINIMUM CONCRETE STRENGTH REFER TO STANDARD SPECIFICATIONS SECTION 16.01.

NOT TO SCALE

PREPARED UNDER THE SUPERVISION OF:

xx/xx/xx

DIRECTOR OF PUBLIC WORKS — DATE
JIMMY CHUNG, P.E.

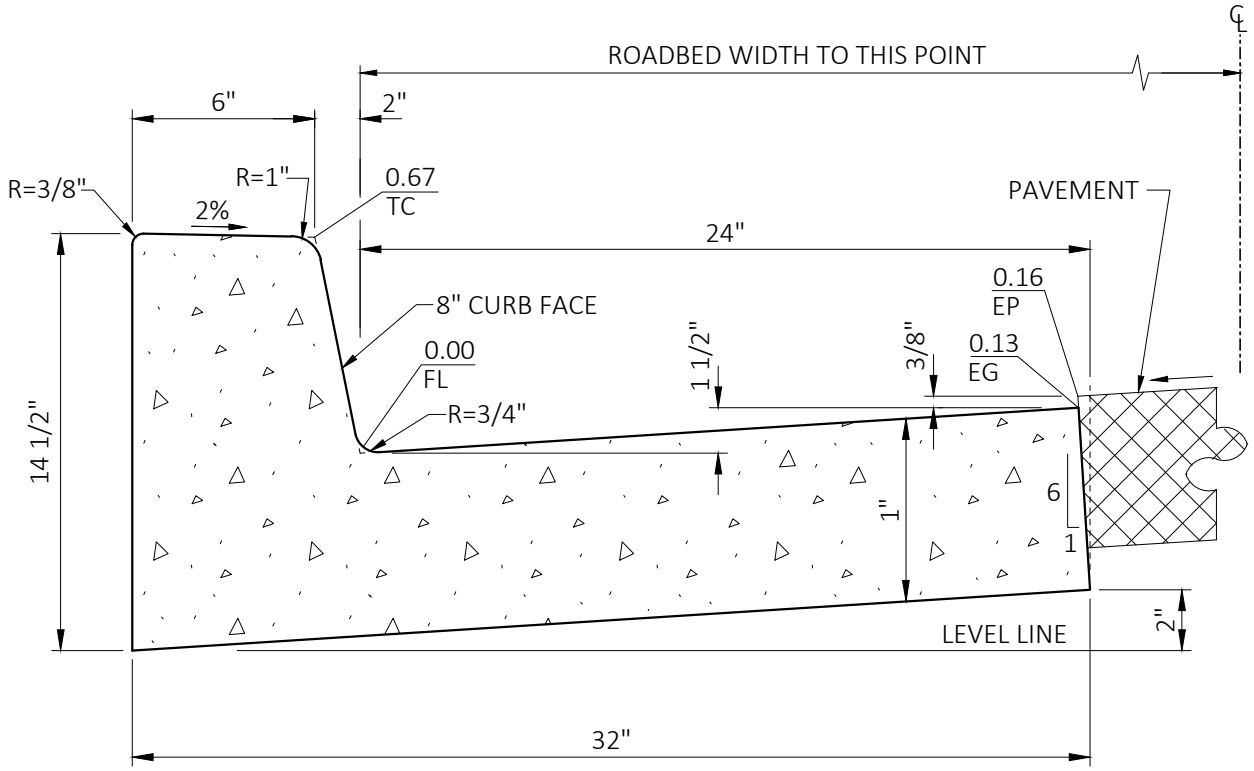
REVISION DESCRIPTION	MARK	DATE	APPROVED

REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

CITY OF EASTVALE

TYPE A-6 CURB AND GUTTER 6" CURB FACE

STANDARD No. 200



NOTES:

1. RELATIVE COMPACTION OF SUBGRADE UNDER CURB AND GUTTER SHALL BE 95% MINIMUM.
2. WHEN ABUTTING SOIL HAS A HIGH SULFATE CONTENT, USE A MODIFIED CONCRETE MIX AND PLACE 6" MIN AGGREGATE BASE AND 6 MIL PLASTIC SHEETING UNDER AND AROUND ALL SIDES OF CONCRETE IMPROVEMENTS. FOR EXPANSIVE SOIL, PLACE 6" MIN AGGREGATE BASE UNDER CONCRETE IMPROVEMENTS AS DIRECTED BY THE ENGINEER. SEE STANDARD SPECIFICATIONS SECTION 16.03 AND 16.04 AND STANDARD No. 401 FOR REFERENCE.
3. ALL SLOT PATCHES SHALL BE GROUND AND OVERLAYED TO FIRST LANE.
4. FOR MINIMUM CONCRETE STRENGTH REFER TO STANDARD SPECIFICATIONS SECTION 16.01.

NOT TO SCALE

PREPARED UNDER THE SUPERVISION OF:

xx/xx/xx

DIRECTOR OF PUBLIC WORKS — DATE
JIMMY CHUNG, P.E.

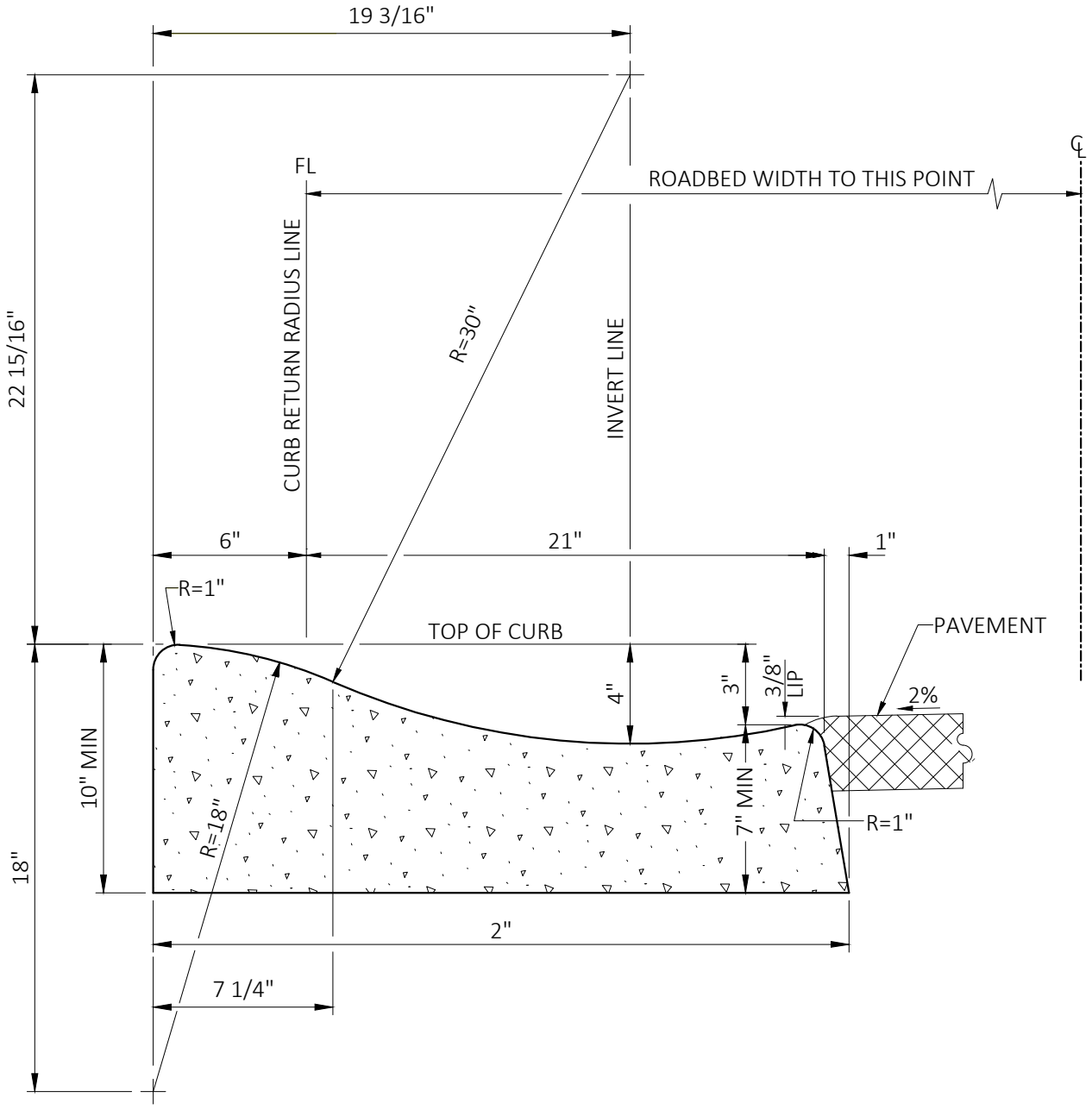
REVISION DESCRIPTION	MARK	DATE	APPROVED

REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

CITY OF EASTVALE

TYPE A-8 CURB AND GUTTER 8" CURB FACE

STANDARD No. 201



NOTES:

1. RELATIVE COMPACTION OF SUBGRADE UNDER CURB AND GUTTER SHALL BE 95% MINIMUM.

2. WHEN ABUTTING SOIL HAS A HIGH SULFATE CONTENT, USE A MODIFIED CONCRETE MIX AND PLACE 6" MIN AGGREGATE BASE AND 6 MIL PLASTIC SHEETING UNDER AND AROUND ALL SIDES OF CONCRETE IMPROVEMENTS. FOR EXPANSIVE SOIL, PLACE 6" MIN AGGREGATE BASE UNDER CONCRETE IMPROVEMENTS AS DIRECTED BY THE ENGINEER. SEE STANDARD SPECIFICATIONS SECTION 16.03 AND 16.04 AND STANDARD No. 401 FOR REFERENCE.

3. ALL SLOT PATCHES SHALL BE GROUND AND OVERLAYED TO FIRST LANE.

4. FOR MINIMUM CONCRETE STRENGTH REFER TO STANDARD SPECIFICATIONS SECTION 16.01.

NOT TO SCALE

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DIRECTOR OF PUBLIC WORKS — DATE
JIMMY CHUNG, P.E.

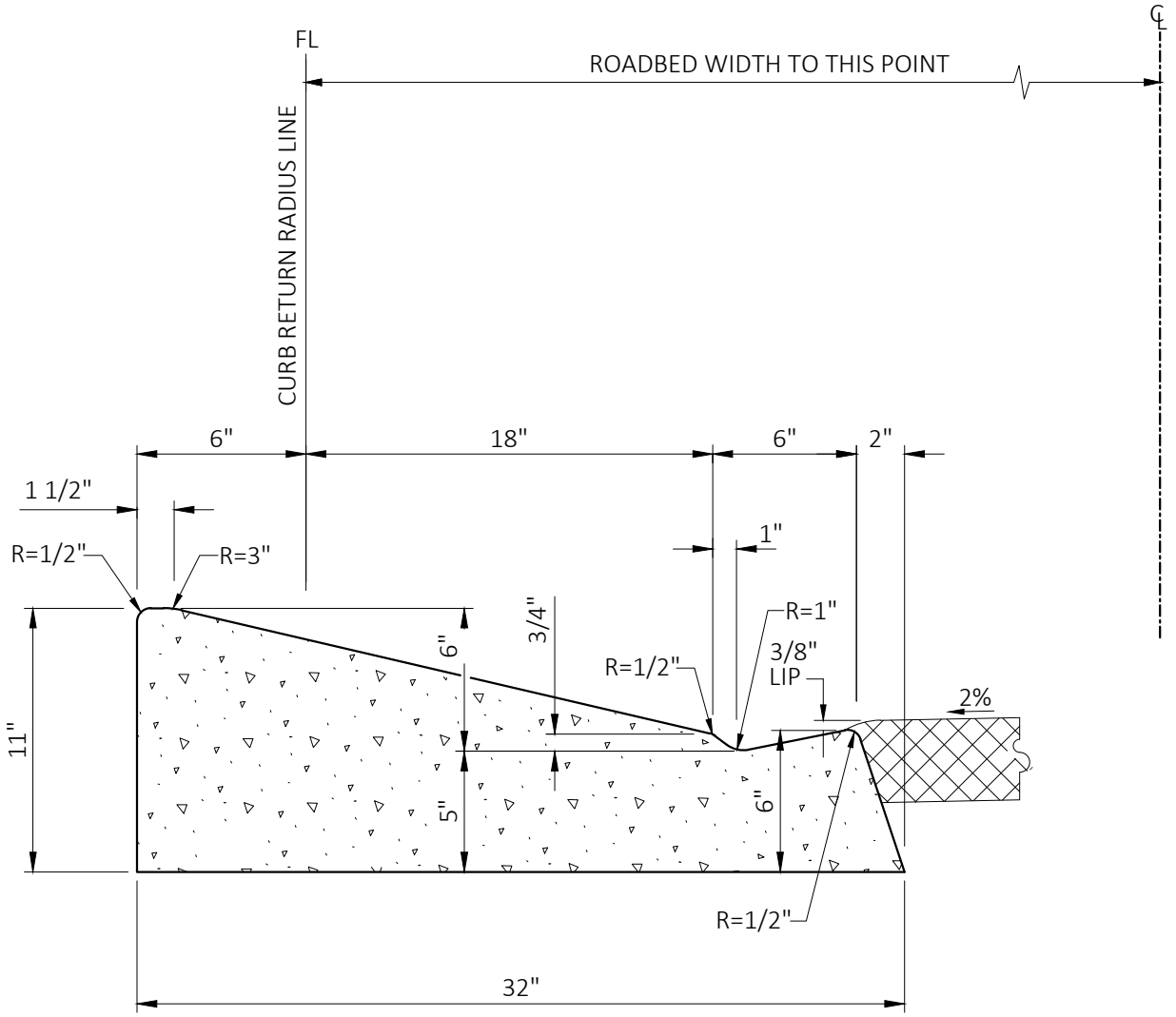
REVISION DESCRIPTION	MARK	DATE	APPROVED

REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

CITY OF EASTVALE

TYPE "C" CURB ROLLED CURB

STANDARD No. 202



NOTES:

1. RELATIVE COMPACTION OF SUBGRADE UNDER CURB AND GUTTER SHALL BE 95% MINIMUM.
2. WHEN ABUTTING SOIL HAS A HIGH SULFATE CONTENT, USE A MODIFIED CONCRETE MIX AND PLACE 6" MIN AGGREGATE BASE AND 6 MIL PLASTIC SHEETING UNDER AND AROUND ALL SIDES OF CONCRETE IMPROVEMENTS. FOR EXPANSIVE SOIL, PLACE 6" MIN AGGREGATE BASE UNDER CONCRETE IMPROVEMENTS AS DIRECTED BY THE ENGINEER. SEE STANDARD SPECIFICATIONS SECTION 16.03 AND 16.04 AND STANDARD No. 401 FOR REFERENCE.
3. ALL SLOT PATCHES SHALL BE GROUND AND OVERLAYED TO FIRST LANE.
4. FOR MINIMUM CONCRETE STRENGTH REFER TO STANDARD SPECIFICATIONS SECTION 16.01.

NOT TO SCALE

PREPARED UNDER THE SUPERVISION OF:

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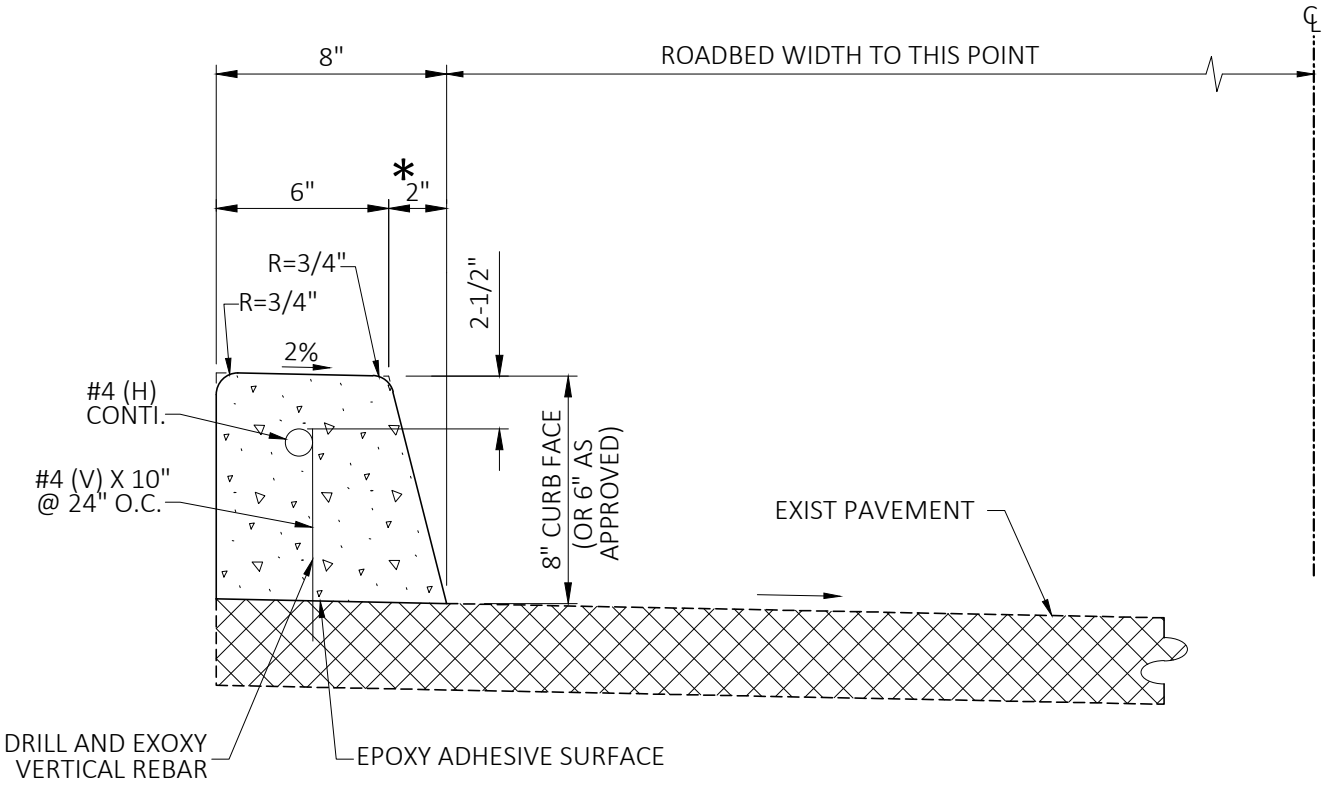
REVISION DESCRIPTION	MARK	DATE	APPROVED

REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

CITY OF EASTVALE

TYPE "W" CURB WEDGE CURB

STANDARD No. 202A



* 1 1/2" FOR 6" CURB FACE

NOTES:

1. FOR MINIMUM CONCRETE STRENGTH REFER TO STANDARD SPECIFICATIONS SECTION 16.01.
2. EPOXY BINDER MUST MEET THE REQUIREMENTS OF AASHTO 235M (ASTM C881-10)

NOT TO SCALE

PREPARED UNDER THE SUPERVISION OF:

xx/xx/xx

DIRECTOR OF PUBLIC WORKS
JIMMY CHUNG, P.E.

DATE

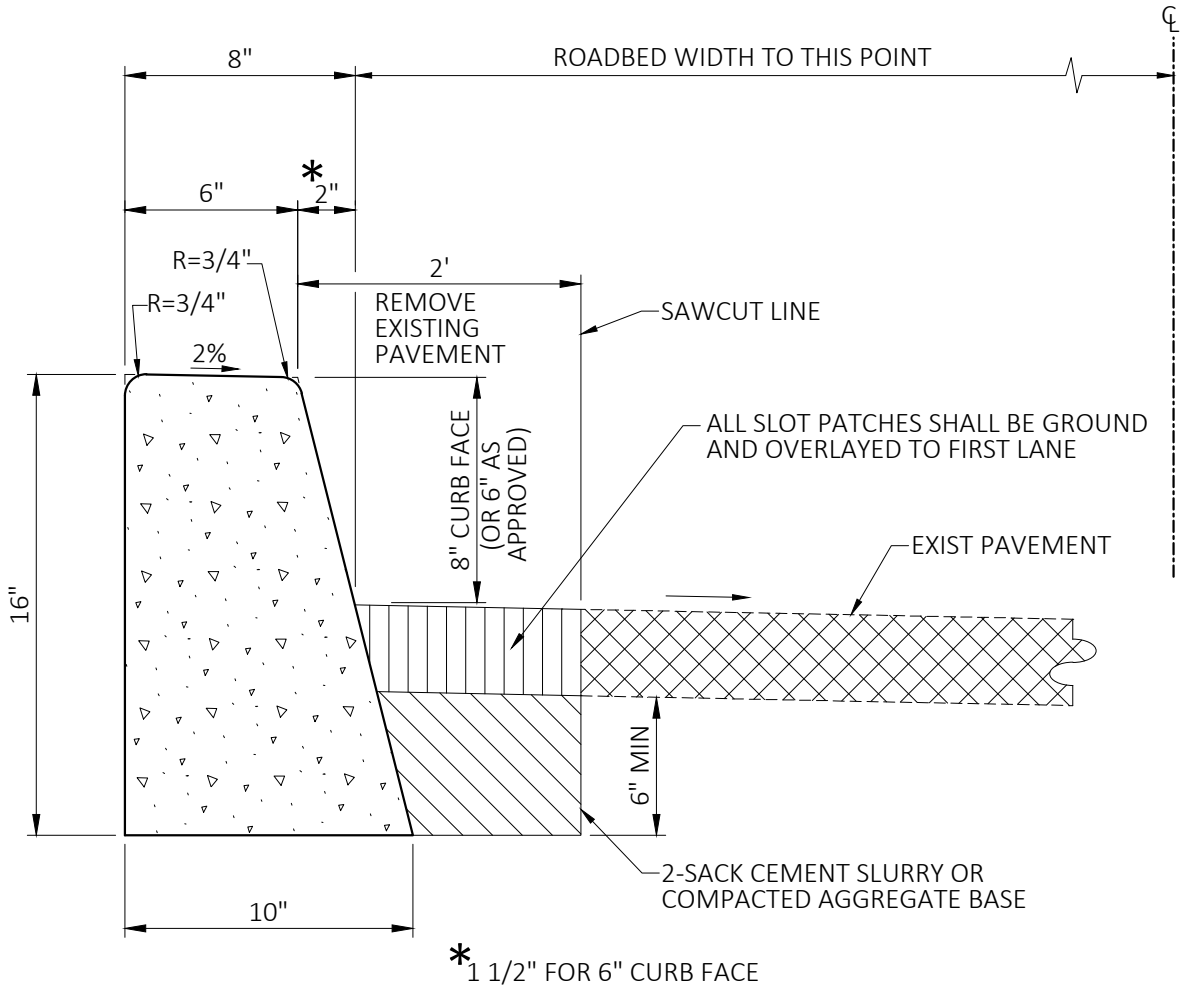
REVISION DESCRIPTION	MARK	DATE	APPROVED

REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

CITY OF EASTVALE

TYPE "D-1" CURB ONLY ON EXISTING PAVEMENT

STANDARD No. 203



NOTES:

1. RELATIVE COMPACTION OF SUBGRADE UNDER CURB AND NEW PAVEMENT SHALL BE 95% MINIMUM.
2. WHEN ABUTTING SOIL HAS A HIGH SULFATE CONTENT, USE A MODIFIED CONCRETE MIX AND PLACE 6" MIN AGGREGATE BASE AND 6 MIL PLASTIC SHEETING UNDER AND AROUND ALL SIDES OF CONCRETE IMPROVEMENTS. FOR EXPANSIVE SOIL, PLACE 6" MIN AGGREGATE BASE UNDER CONCRETE IMPROVEMENTS AS DIRECTED BY THE ENGINEER. SEE STANDARD SPECIFICATIONS SECTION 16.03 AND 16.04 AND STANDARD No. 401 FOR REFERENCE.
3. ALL SLOT PATCHES SHALL BE GROUND AND OVERLAYED TO FIRST LANE.
4. FOR MINIMUM CONCRETE STRENGTH REFER TO STANDARD SPECIFICATIONS SECTION 16.01.

NOT TO SCALE

PREPARED UNDER THE SUPERVISION OF:

xx/xx/xx

DIRECTOR OF PUBLIC WORKS — DATE
JIMMY CHUNG, P.E.

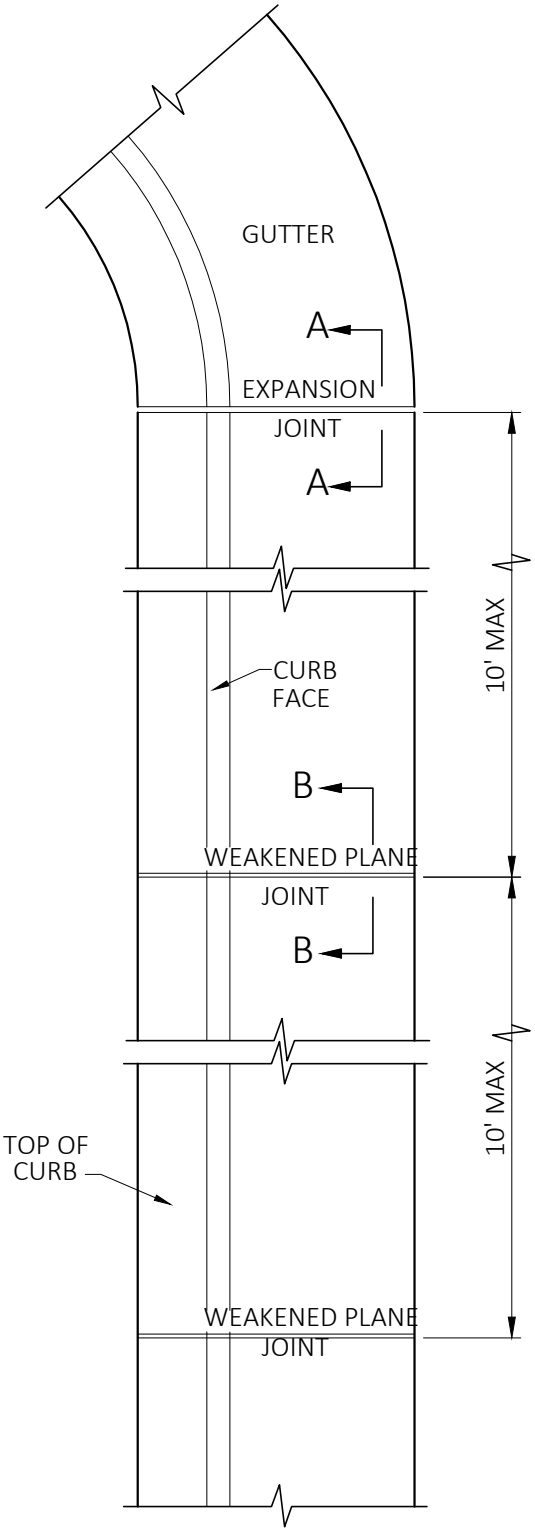
REVISION DESCRIPTION	MARK	DATE	APPROVED

REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

CITY OF EASTVALE

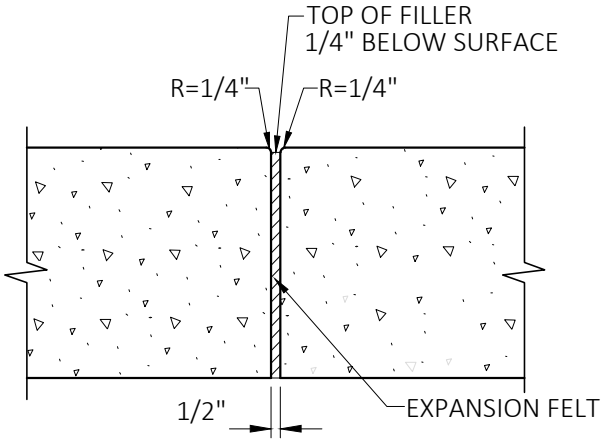
TYPE "D" CURB ONLY

STANDARD No. 204



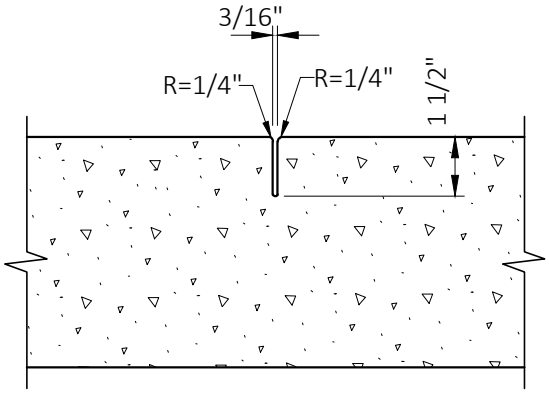
TYPICAL PLAN VIEW

NOT TO SCALE



SECTION "A-A"
EXPANSION JOINT

EXPANSION JOINTS TO BE INSTALLED AT 50' INTERVALS AND AT ALL BC'S, EC'S, CURB RETURNS, AND STRUCTURES.



SECTION "B-B"
WEAKENED PLANE JOINT

10' INTERVAL BETWEEN TRANSVERSE JOINTS MAY BE VARIED TO ALLOW MATCHING OF JOINTS IN ADJACENT EXISTING IMPROVEMENTS.

PREPARED UNDER THE SUPERVISION OF:

xx/xx/xx

DIRECTOR OF PUBLIC WORKS
JIMMY CHUNG, P.E.

DATE

REVISION DESCRIPTION	MARK	DATE	APPROVED

REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

CITY OF EASTVALE

CURB AND GUTTER JOINTS

STANDARD No. 205

NOTES:

1. FOR MINIMUM CONCRETE STRENGTH REFER TO STANDARD SPECIFICATIONS SECTION 16.01.
2. 20' OF FULL-HEIGHT CURB REQUIRED BETWEEN DRIVEWAYS WITHIN ANY ONE PROPERTY FRONTAGE.
3. WHEN ABUTTING SOIL HAS A HIGH SULFATE CONTENT, USE A MODIFIED CONCRETE MIX AND PLACE 6" MIN AGGREGATE BASE AND 6 MIL PLASTIC SHEETING UNDER AND AROUND ALL SIDES OF CONCRETE IMPROVEMENTS. FOR EXPANSIVE SOIL, PLACE 6" MIN AGGREGATE BASE UNDER CONCRETE IMPROVEMENTS AS DIRECTED BY THE ENGINEER. SEE STANDARD SPECIFICATIONS SECTION 16.03 AND 16.04 AND STANDARD No. 401 FOR REFERENCE.
4. CONSTRUCT THE PROFILE GRADE OF THE PRIVATE ON-SITE DRIVEWAY SO THAT IT PROVIDES SMOOTH VEHICLE ACCESS OVER THE DRIVE APPROACH.
5. RELATIVE COMPACTION FOR UPPER 12" OF SUBGRADE UNDER DRIVEWAYS SHALL BE 95% MINIMUM.
6. ALL SLOT PATCHES SHALL BE GROUND AND OVERLAYED TO FIRST LANE.

SEE STANDARD No. 213 FOR RESIDENTIAL DRIVEWAY WITH SIDEWALK AT R/W

NOT TO SCALE

PREPARED UNDER THE SUPERVISION OF:

xx/xx/xx

DIRECTOR OF PUBLIC WORKS
JIMMY CHUNG, P.E.

DATE

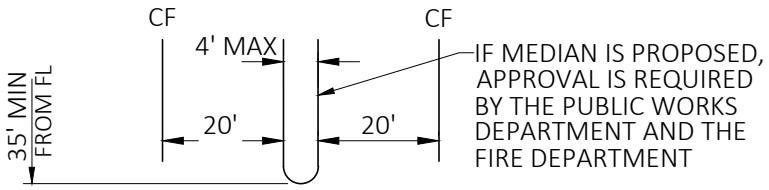
REVISION DESCRIPTION	MARK	DATE	APPROVED

REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

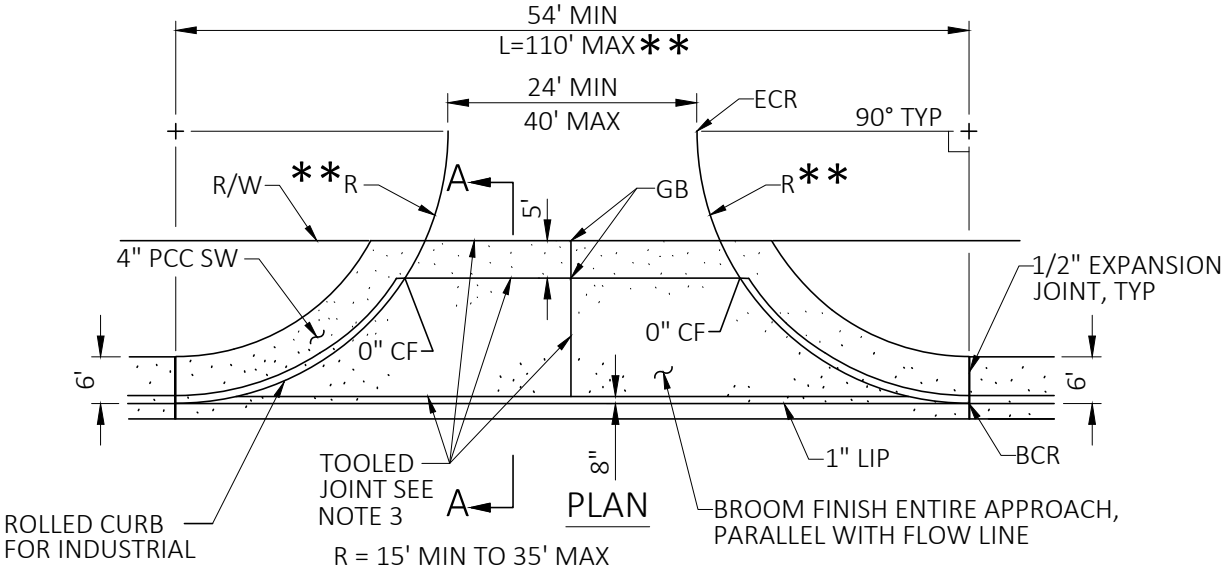
CITY OF EASTVALE

RESIDENTIAL DRIVE APPROACH WITH SIDEWALK AT CURB

STANDARD No. 207 (1 OF 5)



MEDIAN DETAIL

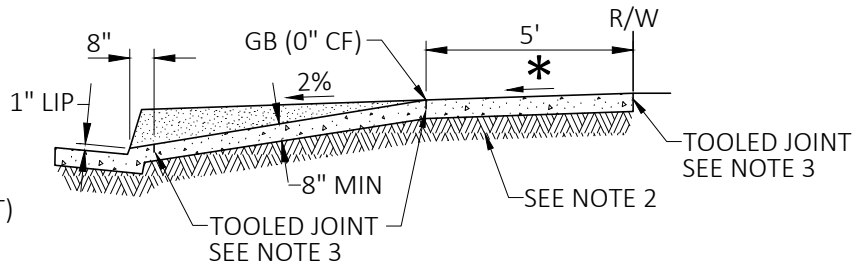


PLAN

R = 15' MIN TO 35' MAX

**SERVICE ENTRANCES ONLY: L=140' MAX, R=50' MAX

SEE NEXT SHEET
FOR ISOMETRIC
VIEW



SECTION "A-A"

* CROSS SLOPE OF SIDEWALK SHALL BE 1.5% (2.00% MAX AS-BUILT)

NOTES:

1. FOR MINIMUM CONCRETE STRENGTH REFER TO STANDARD SPECIFICATIONS SECTION 16.01.
2. SUBGRADE PER STANDARD SPECIFICATIONS SECTION 10.
3. APPROACHES SHALL HAVE 1 1/2" DEEP 3/16" WIDE TOOLED JOINT AT CENTER OF APPROACH AND AS SHOWN HEREON. ALL OTHER SCORE LINES SHALL BE 10'-0" MAX OC.
4. WHEN ABUTTING SOIL HAS A HIGH SULFATE CONTENT, USE A MODIFIED CONCRETE MIX AND PLACE 6" MIN AGGREGATE BASE AND 6 MIL PLASTIC SHEETING UNDER AND AROUND ALL SIDES OF CONCRETE IMPROVEMENTS. FOR EXPANSIVE SOIL, PLACE 6" MIN AGGREGATE BASE UNDER CONCRETE IMPROVEMENTS AS DIRECTED BY THE ENGINEER. SEE STANDARD SPECIFICATIONS SECTION 16.03 AND 16.04 AND STANDARD No. 401 FOR REFERENCE.
5. ALL SLOT PATCHES SHALL BE GROUND AND OVERLAYED TO FIRST LANE.

NOT TO SCALE

PREPARED UNDER THE SUPERVISION OF:

xx/xx/xx

DIRECTOR OF PUBLIC WORKS
JIMMY CHUNG, P.E.

DATE

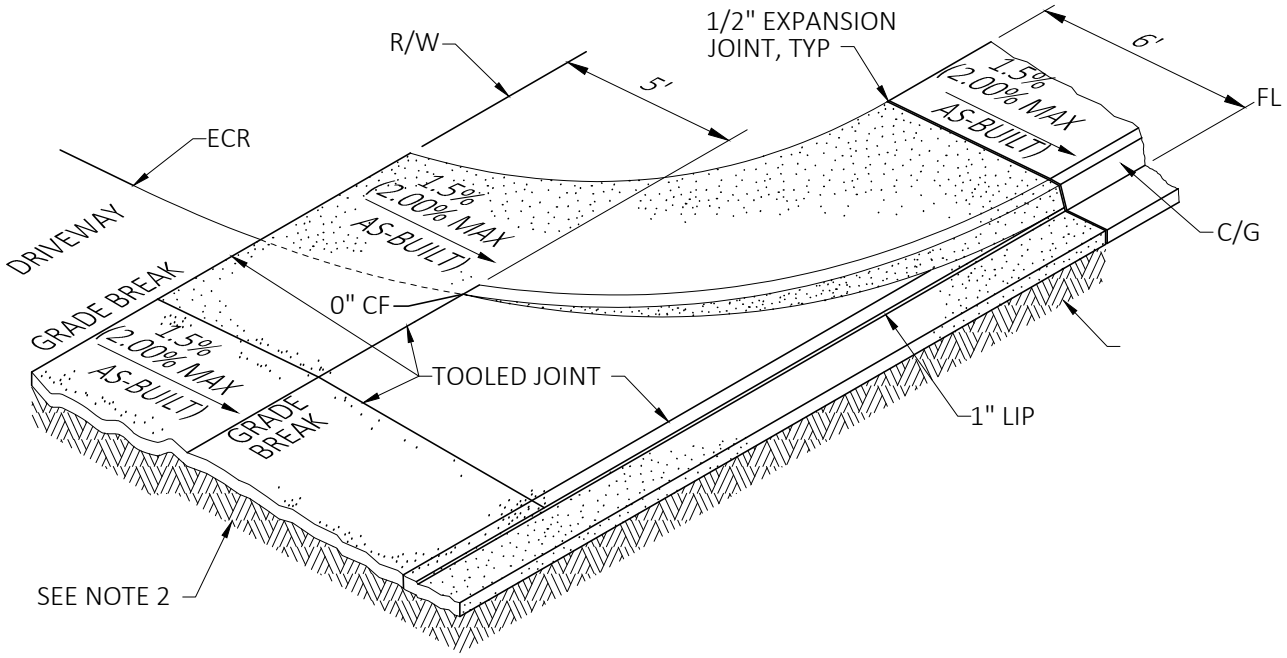
REVISION DESCRIPTION	MARK	DATE	APPROVED

REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

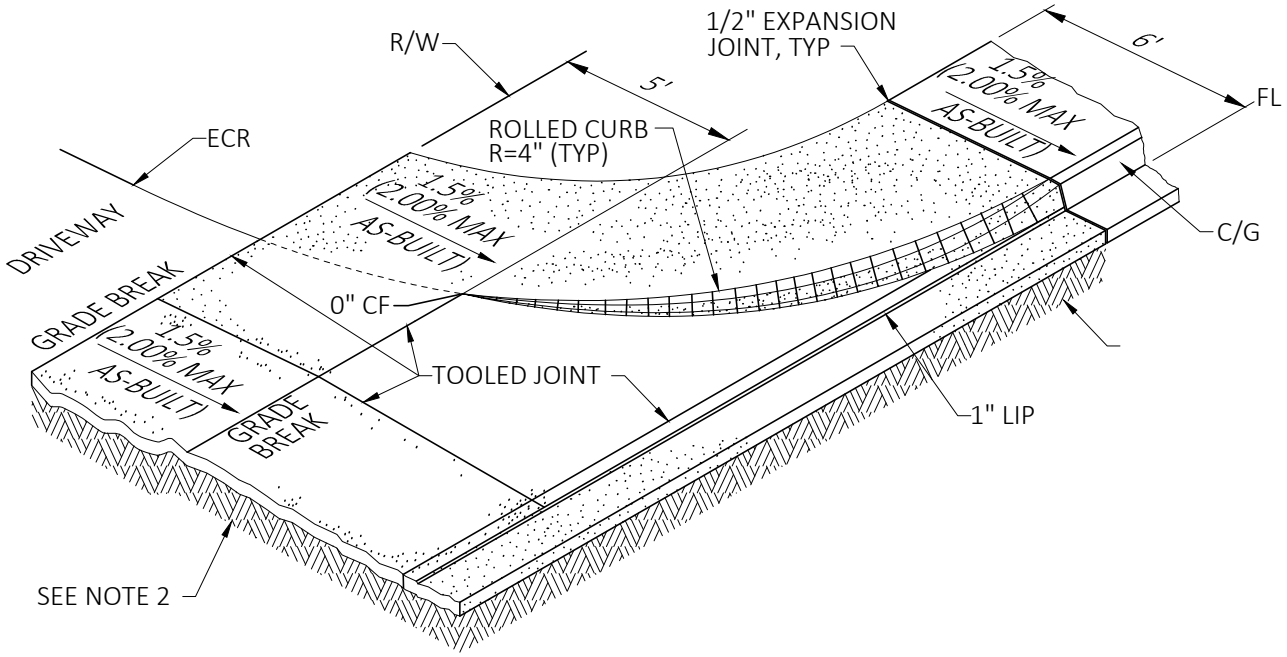
CITY OF EASTVALE

COMMERCIAL DRIVE APPROACH WITH SIDEWALK AT CURB

STANDARD No. 207 (2 OF 5)



ISOMETRIC VIEW



ISOMETRIC VIEW (ROLLED)

FOR NOTES SEE SHEET 1

NOT TO SCALE

PREPARED UNDER THE SUPERVISION OF:

xx/xx/xx

DIRECTOR OF PUBLIC WORKS
JIMMY CHUNG, P.E.

DATE

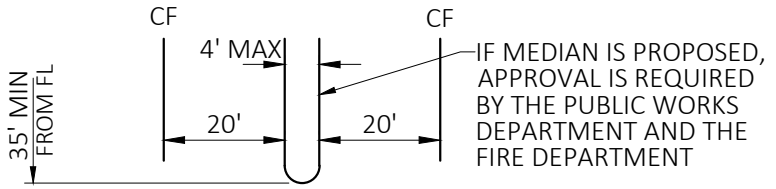
REVISION DESCRIPTION	MARK	DATE	APPROVED

REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

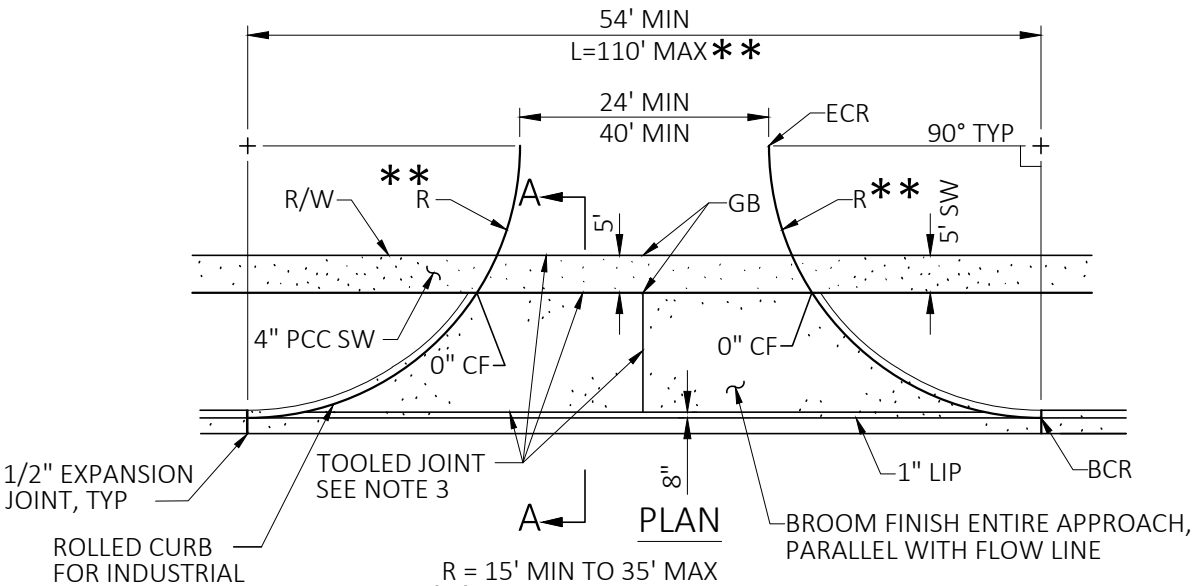
CITY OF EASTVALE

COMMERCIAL DRIVE APPROACH WITH SIDEWALK AT CURB

STANDARD No. 207 (3 OF 5)



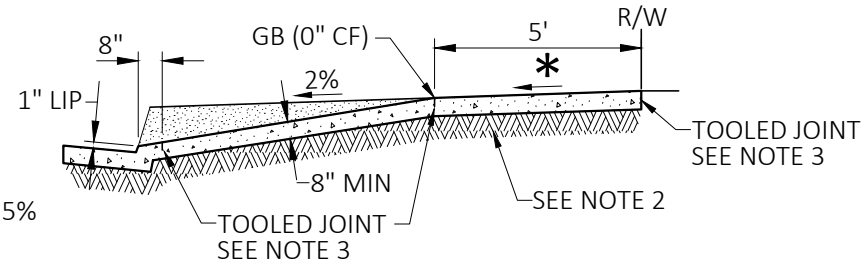
MEDIAN DETAIL



R = 15' MIN TO 35' MAX

** SERVICE ENTRANCES ONLY: L=140' MAX, R=50' MAX

SEE NEXT SHEET
FOR ISOMETRIC
VIEW



SECTION "A-A"

* CROSS SLOPE OF SIDEWALK SHALL BE 1.5% (2.00% MAX AS-BUILT)

NOTES:

1. FOR MINIMUM CONCRETE STRENGTH REFER TO STANDARD SPECIFICATIONS SECTION 16.01.
2. SUBGRADE PER STANDARD SPECIFICATIONS SECTION 10.
3. APPROACHES SHALL HAVE 1 1/2" DEEP 3/16" WIDE TOOLED JOINT AT CENTER OF APPROACH AND AS SHOWN HEREON. ALL OTHER SCORE LINES SHALL BE 10'-0" MAX OC.
4. WHEN ABUTTING SOIL HAS A HIGH SULFATE CONTENT, USE A MODIFIED CONCRETE MIX AND PLACE 6" MIN AGGREGATE BASE AND 6 MIL PLASTIC SHEETING UNDER AND AROUND ALL SIDES OF CONCRETE IMPROVEMENTS. FOR EXPANSIVE SOIL, PLACE 6" MIN CLASS 2 AGGREGATE BASE UNDER CONCRETE IMPROVEMENTS AS DIRECTED BY THE ENGINEER. SEE STANDARD SPECIFICATIONS SECTION 16.03 AND 16.04 AND STANDARD No. 401 FOR REFERENCE.
5. ALL SLOT PATCHES SHALL BE GROUND AND OVERLAYED TO FIRST LANE.

NOT TO SCALE

PREPARED UNDER THE SUPERVISION OF:

xx/xx/xx

DIRECTOR OF PUBLIC WORKS — DATE
JIMMY CHUNG, P.E.

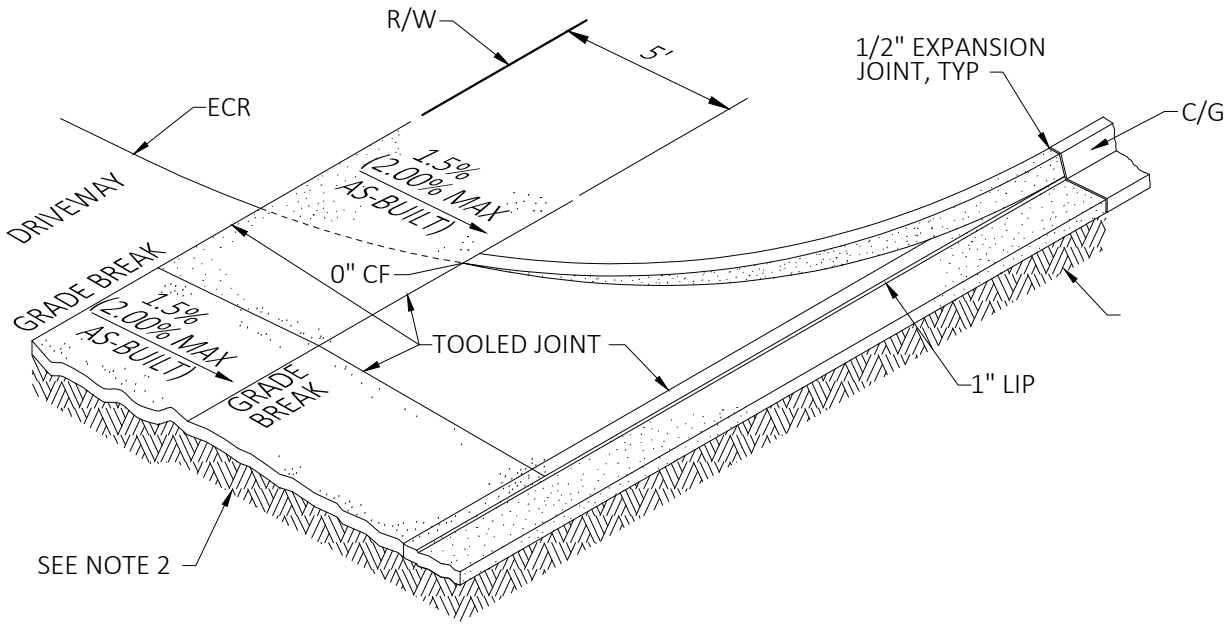
REVISION DESCRIPTION	MARK	DATE	APPROVED

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CIVIL
STATE OF CALIFORNIA

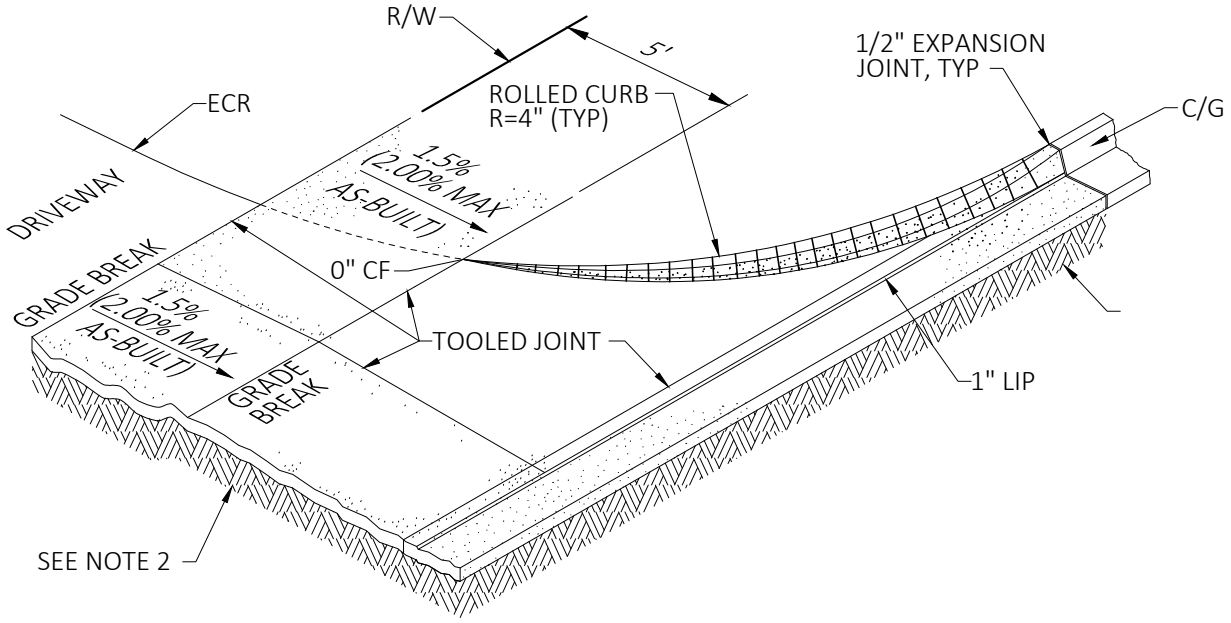
CITY OF EASTVALE

COMMERCIAL DRIVE APPROACH WITH SIDEWALK AT R/W

STANDARD No. 207 (4 OF 5)



ISOMETRIC VIEW



ISOMETRIC VIEW

FOR NOTES SEE SHEET 4

NOT TO SCALE

PREPARED UNDER THE SUPERVISION OF:

xx/xx/xx

DIRECTOR OF PUBLIC WORKS
JIMMY CHUNG, P.E.

DATE

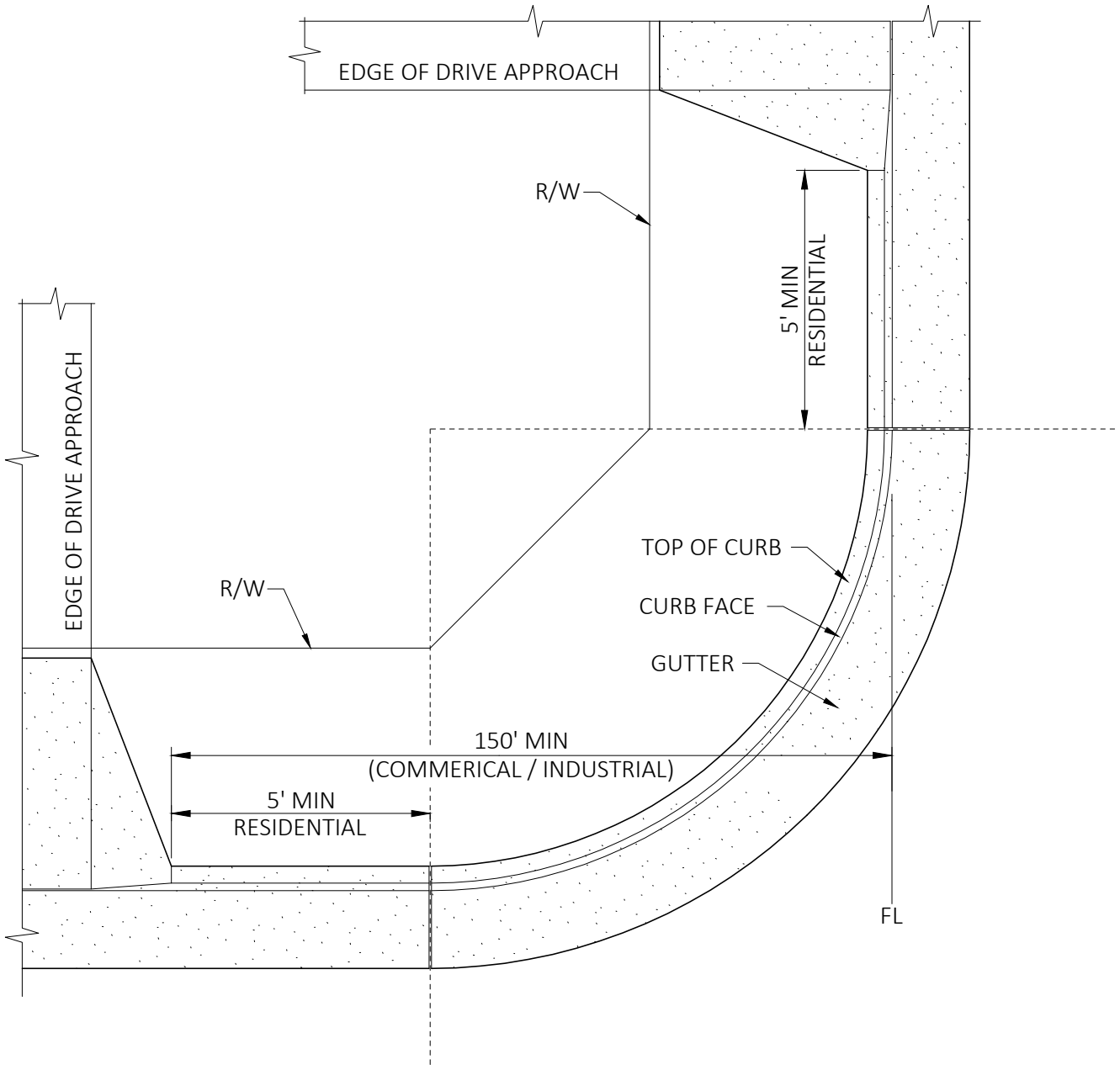
REVISION DESCRIPTION	MARK	DATE	APPROVED

REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

CITY OF EASTVALE

COMMERCIAL DRIVE APPROACH WITH SIDEWALK AT R/W

STANDARD No. 207 (5 OF 5)



RESIDENTIAL ONLY:
NO PORTION OF ANY DRIVE APPROACH SHALL BE PERMITTED WITHIN 5' OF THE POINTS OF CURVATURE.

COMMERCIAL / INDUSTRIAL:
NO PORTION OF ANY DRIVE APPROACH SHALL BE PERMITTED WITHIN 150' OF THE FLOWLINE OF AN INTERSECTING STREET OR AS APPROVED BY THE PUBLIC WORKS DIRECTOR / CITY ENGINEER.

NOT TO SCALE

PREPARED UNDER THE SUPERVISION OF:

xx/xx/xx

DIRECTOR OF PUBLIC WORKS
JIMMY CHUNG, P.E.

DATE

REVISION DESCRIPTION	MARK	DATE	APPROVED

REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

CITY OF EASTVALE

DRIVE APPROACH LOCATIONS AT INTERSECTION CURB RETURNS

STANDARD No. 208

NOTES:

1. CROSS GUTTER AND SPANDREL FOR USE WITH TYPES "A-6" AND "A-8" CURB.
2. SPANDREL THICKNESS TO BE 8" MINIMUM.
3. CROSS GUTTER THICKNESS TO BE 8" MINIMUM.
4. FOR MINIMUM CONCRETE STRENGTH REFER TO STANDARD SPECIFICATIONS SECTION 16.01.
5. PLACE MIN 6" CAB UNDER ENTIRE SPANDREL AND CROSS GUTTER AREA.
6. WEAKENED PLANE JOINTS TO BE CONSTRUCTED AT 1/3 POINTS ON 25' RADIUS SPANDRELS, AND AT 1/4 POINTS ON 35' RADIUS SPANDRELS.
7. CONSTRUCT WEAKENED PLANE JOINT(S) PER STANDARD No. 205 AT MIDPOINT OF CROSS GUTTERS LESS THAN 40' LONG, OR AT 1/3 POINTS OF CROSS GUTTERS OF 40' OR LONGER.
8. THIS PORTION OF SPANDREL AND CROSS GUTTER SHALL BE CONSTRUCTED WITH 12 INCH THICK CONCRETE WITH MINIMUM STRENGTH 590-C-4000.
9. CONSTRUCT EXPANSION JOINT PER STANDARD No. 205.
10. CONSTRUCT WEAKENED PLANE JOINT PER STANDARD No. 205.
11. CONSTRUCT CROSS GUTTER PER TYPICAL SECTION ON SHEET 2.
12. WHEN ABUTTING SOIL HAS A HIGH SULFATE CONTENT, SPECIAL CONSIDERATIONS ARE REQUIRED. SEE SECTION 16.04 OF THE CITY STANDARD SPECIFICATIONS.

NOTE:
FOR PUBLIC WORKS PROJECTS, THE SIDEWALK AND CURB FROM BCR TO ECR SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR "CURB RAMP".

NOT TO SCALE

PREPARED UNDER THE SUPERVISION OF:

xx/xx/xx

DIRECTOR OF PUBLIC WORKS
JIMMY CHUNG, P.E.

DATE

REVISION DESCRIPTION	MARK	DATE	APPROVED

REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

CITY OF EASTVALE

CROSS GUTTER AND SPANDREL (LAYOUT)

STANDARD No. 209 (1 OF 2)

NOT TO SCALE

CROSS GUTTER

NOTES:

1. WHEN ABUTTING SOIL HAS A HIGH SULFATE CONTENT, USE A MODIFIED CONCRETE MIX AND PLACE 6" MIN CRUSHED AGGREGATE BASE AND 6 MIL PLASTIC SHEETING UNDER AND AROUND ALL SIDES OF CONCRETE IMPROVEMENTS. FOR EXPANSIVE SOIL, PLACE 6" MIN CRUSHED AGGREGATE BASE UNDER CONCRETE IMPROVEMENTS AS DIRECTED BY THE ENGINEER. SEE STANDARD SPECIFICATIONS SECTION 16.03 AND 16.04 AND STANDARD No. 401 FOR REFERENCE.
2. SUBGRADE PER STANDARD SPECIFICATIONS SECTION 10.
3. FOR PUBLIC WORKS PROJECTS, THE CAB AND ALL REQUIRED MATERIAL SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE.
4. CONCRETE FOR CROSS GUTTER AND SPANDREL SHALL HAVE MINIMUM CONCRETE STRENGTH OF 590-C-4000.
5. ALL SLOT PATCHES SHALL BE GROUND AND OVERLAYED TO FIRST LANE.

PREPARED UNDER THE SUPERVISION OF:

xx/xx/xx

DIRECTOR OF PUBLIC WORKS — DATE
JIMMY CHUNG, P.E.

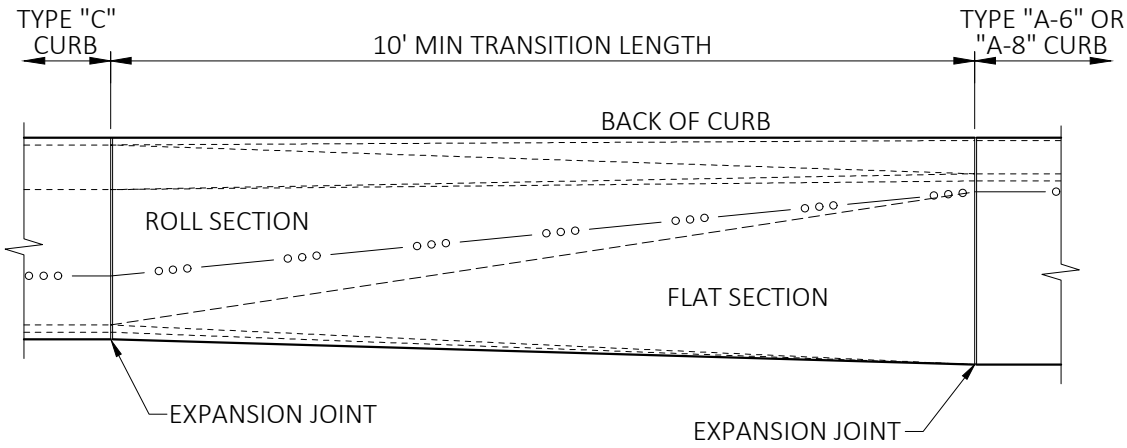
REVISION DESCRIPTION	MARK	DATE	APPROVED

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CIVIL
STATE OF CALIFORNIA

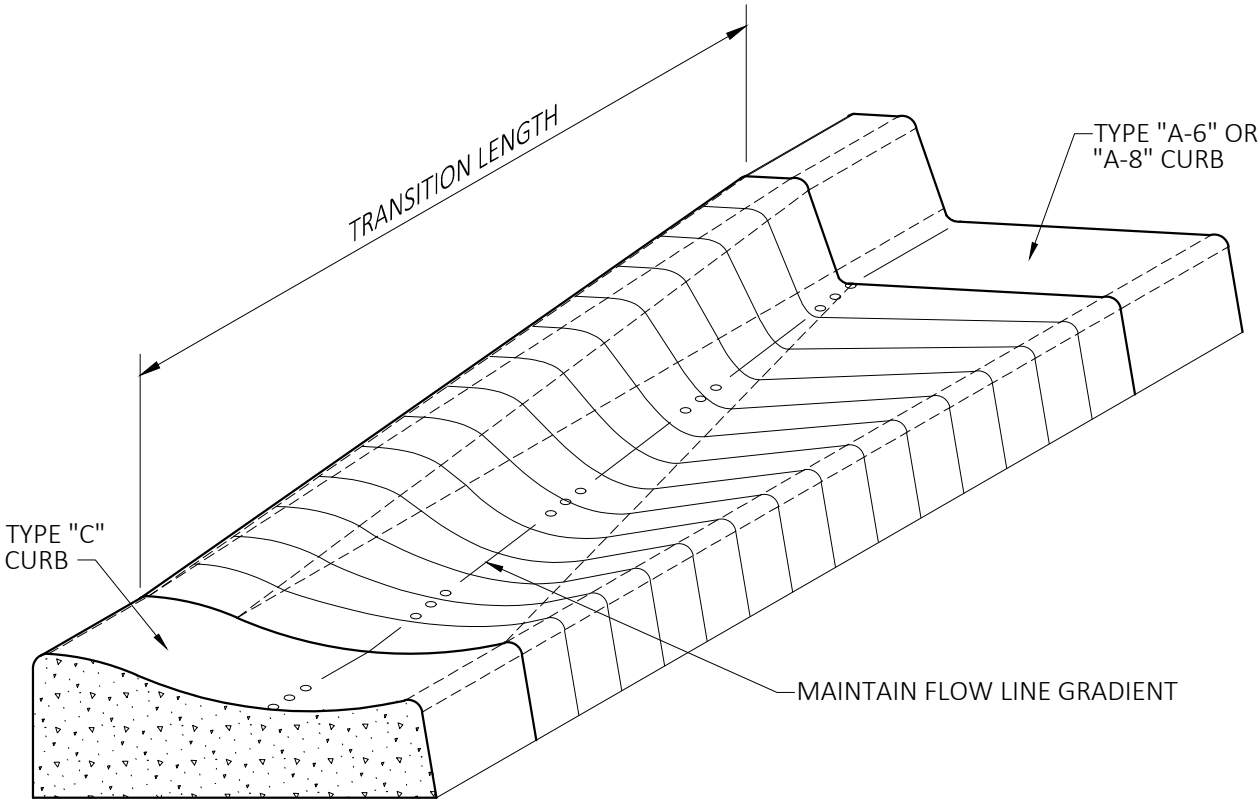
CITY OF EASTVALE

CROSS GUTTER AND SPANDREL (TYPICAL SECTION)

STANDARD No. 209 (2 OF 2)



PLAN VIEW



ISOMETRIC VIEW

FOR MINIMUM CONCRETE STRENGTH REFER TO
STANDARD SPECIFICATIONS SECTION 16.01.

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JIMMY CHUNG, P.E.

DATE

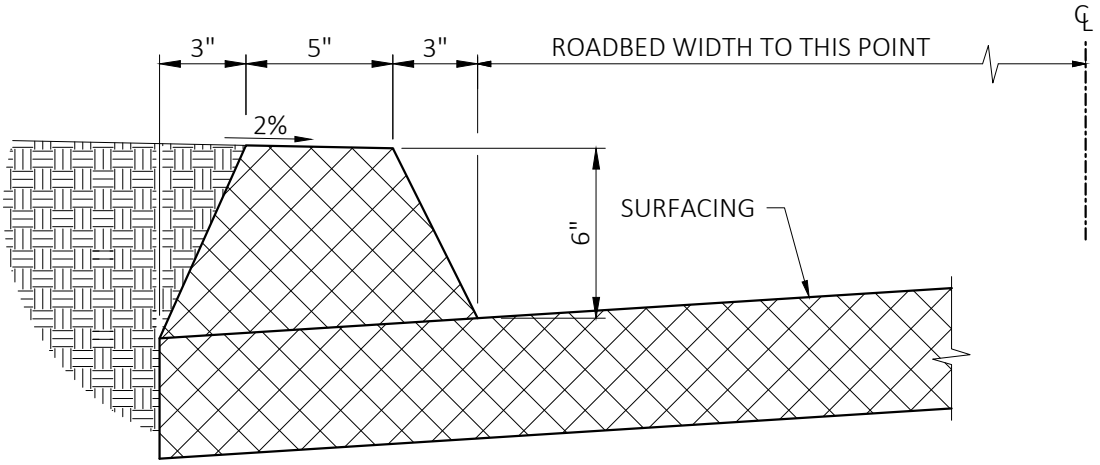
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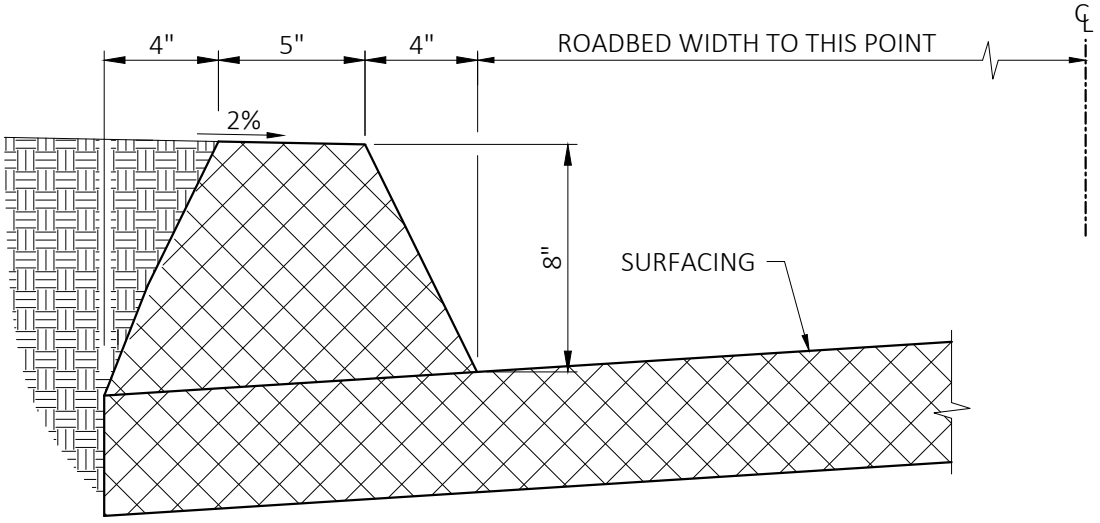
CITY OF EASTVALE

CURB TRANSITION

STANDARD No. 211



6" HMA DIKE



8" HMA DIKE

NOTE:

1. HMA DIKE REQUIRED WHERE FILL SLOPES ARE STEEPER THAN 4:1, MATERIAL IS SUSCEPTIBLE TO EROSION, OR WHERE ROADWAY GRADIENT EXCEEDS 3%.

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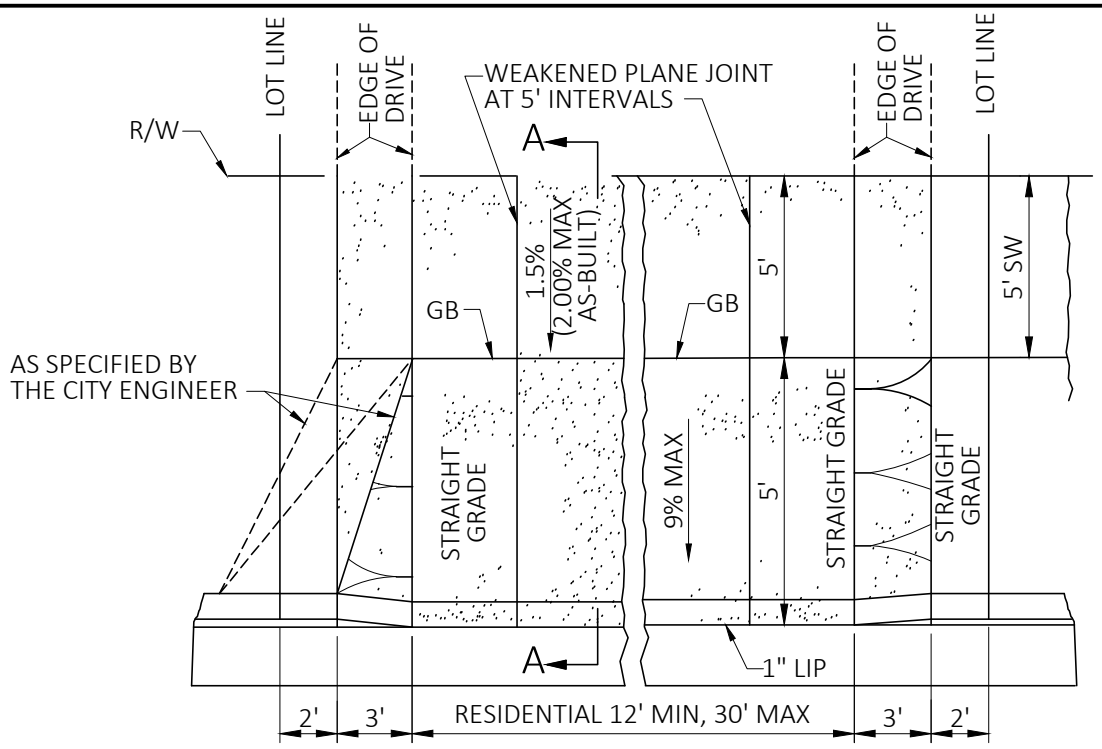
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CITY OF EASTVALE

HOT MIX ASPHALT DIKES

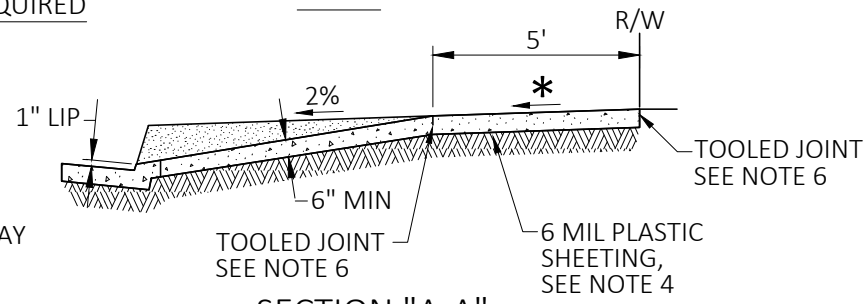
STANDARD No. 212



WHEN NO SIDEWALK EXISTS OR IS NOT REQUIRED

PLAN

WITH SIDEWALK



SEE STANDARD No. 207 FOR RESIDENTIAL DRIVEWAY WITH SIDEWALK AT CURB

SECTION "A-A"

* CROSS SLOPE OF SIDEWALK SHALL BE 1.5% (2.00% MAX AS-BUILT)

NOTES:

1. FOR MINIMUM CONCRETE STRENGTH REFER TO STANDARD SPECIFICATIONS SECTION 16.01.
2. 20' OF FULL-HEIGHT CURB REQUIRED BETWEEN DRIVEWAYS WITHIN ANY ONE PROPERTY FRONTAGE.
3. ROOT BARRIERS ARE REQUIRED FOR ANY TREES PLANTED WITHIN THE STREET RIGHT OF WAY.
4. WHEN ABUTTING SOIL HAS A HIGH SULFATE CONTENT, USE A MODIFIED CONCRETE MIX AND PLACE 6" MIN AGGREGATE BASE AND 6 MIL PLASTIC SHEETING UNDER AND AROUND ALL SIDES OF CONCRETE IMPROVEMENTS. FOR EXPANSIVE SOIL, PLACE 6" MIN CLASS 2 AGGREGATE BASE UNDER CONCRETE IMPROVEMENTS AS DIRECTED BY THE ENGINEER. SEE SPECIFICATIONS SECTIONS 16.03 & 16.04 AND STANDARD No. 401 FOR REFERENCE.
5. 8" CURB FACE NOT ALLOWED.
6. APPROACHES SHALL HAVE 1 1/2" DEEP 3/16" WIDE TOOLED JOINT AT CENTER OF APPROACH AND AS SHOWN HEREON. ALL OTHER SCORE LINES SHALL BE 10'-0" MAX OC.
7. SUBGRADE PER STANDARD SPECIFICATIONS SECTION 10.
8. ALL SLOT PATCHES SHALL BE GROUND AND OVERLAYED TO FIRST LANE.

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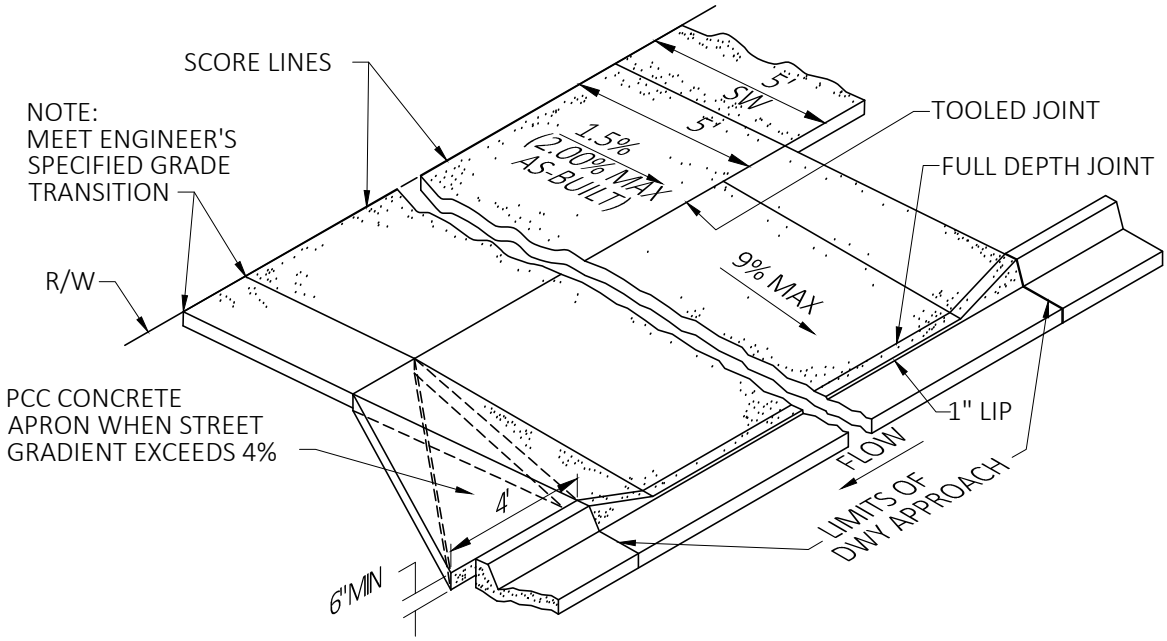
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STATE OF CALIFORNIA

CITY OF EASTVALE

RESIDENTIAL DRIVEWAY APPROACH WITH SIDEWALK AT R/W

STANDARD No. 213 (1 OF 2)



ISOMETRIC VIEW

FOR NOTES SEE SHEET 1

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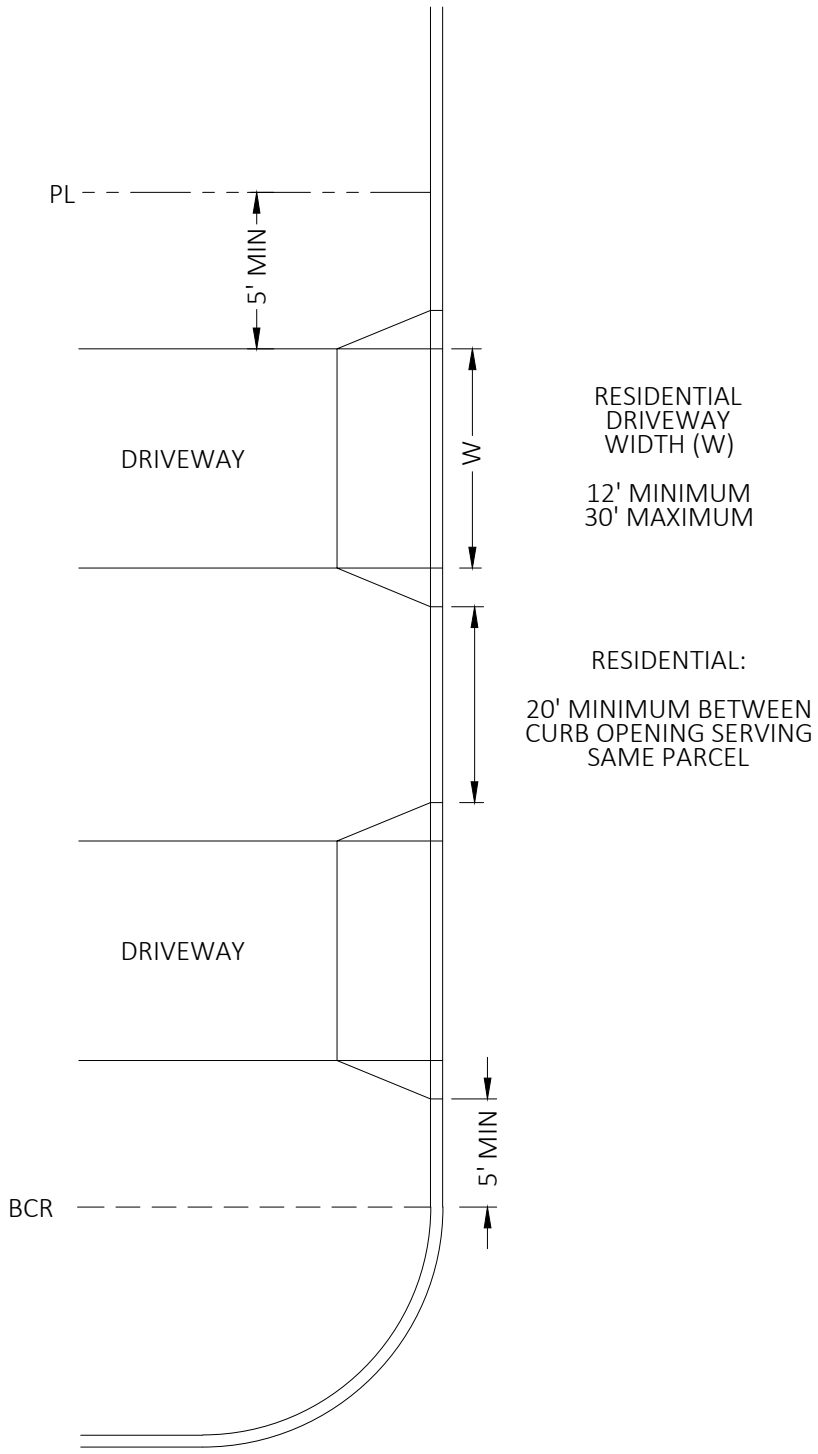
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CIVIL
STATE OF CALIFORNIA

CITY OF EASTVALE

RESIDENTIAL DRIVEWAY APPROACH WITH SIDEWALK AT R/W

STANDARD No. 213 (2 OF 2)



FOR NOTES SEE SHEET 2

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CIVIL
STATE OF CALIFORNIA

CITY OF EASTVALE

SECONDARY DRIVEWAY STANDARD

STANDARD No. 215 (1 OF 2)

CITY OF EASTVALE NEW DRIVEWAY REQUIREMENTS

A PROPOSED DRIVEWAY IS PROHIBITED FROM BEING INSTALLED IN A SAID LOCATION IF IT MEETS ONE OR MORE OF THE FOLLOWING CONDITIONS:

1. IF ANY PORTION BETWEEN THE PROLONGED INTERSECTING PROPERTY LINES AT ANY STREET OR ALLEY INTERSECTION, OR BETWEEN THE POINTS OF CURVATURE OF ANY CURB RETURN HAS A RADIUS OF 20 FEET OR LESS.
2. IF THERE IS ENCROACHMENT ON OR UPON ANY CURB RETURN BEYOND OR AHEAD OF AN EXISTING TRAFFIC REGULATING DEVICE
3. IF ANY PORTION OF THE DRIVEWAY IS WITHIN 5' OF AN EXISTING LIGHTING STANDARD THIS DRIVEWAY CAN'T BE CONSTRUCTED UNLESS THE APPLICANT RELOCATES THE STREETLIGHT OUTSIDE OF THE 5'. PROPOSED RELOCATION TO BE APPROVED BY PUBLIC WORKS ENGINEER.
4. IF THE ABUTTING LOT DOES NOT PERMIT SUFFICIENT ACCOMMODATION FOR THE VEHICLES USING SAID APPROACH TO PARK WITHOUT ENCROACHING INTO OR UPON THE ADJACENT SIDEWALKS OR PUBLIC RIGHT OF WAY.
5. IF VEHICLE ON PROPOSED DRIVEWAY WILL CREATE A BLIND SPOT OR LINE OF SIGHT OBSTRUCTION.
6. IF PROPOSED DRIVEWAY WIDTH AND EXISTING DRIVEWAY WIDTH IS GREATER THAN 30 FEET COMBINED.
7. IF THE CITY ENGINEER DETERMINES THAT THE PROPOSED DRIVEWAY IS NOT IN THE BEST INTEREST OF THE NEIGHBORHOOD.
8. IF THE PROPOSED DRIVEWAY POSES AN UNSAFE CONDITION.

FOR ADDITIONAL DRIVEWAYS, A SECONDARY PERMIT MAY BE GRANTED IF THE PROJECT MEETS THE FOLLOWING ADDITIONAL CRITERIA, AND SHALL NOT MEET ANY OF THE PROHIBITIVE CONDITIONS ABOVE:

1. AN ADDITIONAL DRIVEWAY MAY BE PERMITTED IF THE RESIDENCE IS SITUATED ON A CORNER LOT AND THE RESIDENT REQUESTS AN ADDITIONAL DRIVEWAY ON THE FRONTAGE WHICH PRESENTLY HAS NO DRIVEWAY. FOR SAFETY REASONS, DRIVEWAYS CANNOT BE PERMITTED AT OR NEAR THE CURB RETURNS (CORNER).
2. A SECOND DRIVEWAY MAY BE PERMITTED IF THE RESIDENCE IS LOCATED AT MID-BLOCK AND THE LENGTH OF THE FRONTAGE (PROPERTY LINE TO PROPERTY LINE) IS 60 FEET OR MORE.
3. CONSTRUCTED PER CITY OF EASTVALE STANDARD PLANS 207 AND 208.
4. THE NEW DRIVEWAY IS CONSTRUCTED WITHOUT THE US OF SLOT PATCHING OR IMPACTS TO THE EXISTING ASPHALT PAVEMENT.

ALL PROPOSED DRIVEWAY APPROACHES SHALL MAINTAIN THE FOLLOWING CLEARANCES:

1. 5’ MINIMUM CLEARANCE FROM THE ADJACENT PROPERTY LINE.
2. 5’ MINIMUM CLEARANCE FROM ALL UTILITY STRUCTURES (PULLBOXES, STREETLIGHTS, FIRE HYDRANTS, POWER POLES).
3. IF SO, CONSULT THE AGENCY HAVING JURISDICTION OVER ANY UTILITY BOX TO BE AFFECTED. THE TOP SURFACE OF SUCH BOXES SHALL MEET THE STANDARD SIDEWALK SLOPE. ALTERATIONS OR RELOCATIONS MAY BE NECESSARY IF A BOX IS LOCATED WITHIN THE LIMITS OF A PROPOSED DRIVEWAY OR OTHER WORKS. PROVIDE THE NECESSARY FORMS TO OMIT CONCRETE IN AN AREA MEASURING 30 INCHES BY 36 INCHES AROUND ANY WATER METER BOX IN THE AREA BEING IMPROVED.
4. JCSD: NOTIFY JCSD TO ALTER THE UTILITY BOX AND PROVIDE A METAL PLATE COVER.
5. 5’ MINIMUM CLEARANCE FROM ALL SIGN POLES. IF ANY PORTION OF THE DRIVEWAY IS WITHIN 5' OF AN EXISTING LIGHTING STANDARD THIS DRIVEWAY CAN'T BE CONSTRUCTED UNLESS THE APPLICANT RELOCATES THE STREET LIGHT OUTSIDE OF THE 5'. THE LOCATION OF TRAFFIC SIGNALS, POLES, SIGN POSTS OR FIRE HYDRANTS SHALL BE IN ACCORDANCE WITH THE CITY OF EASTVALE STANDARD PLANS.
6. 6’ MINIMUM CLEARANCE FROM ALL STREET TREES

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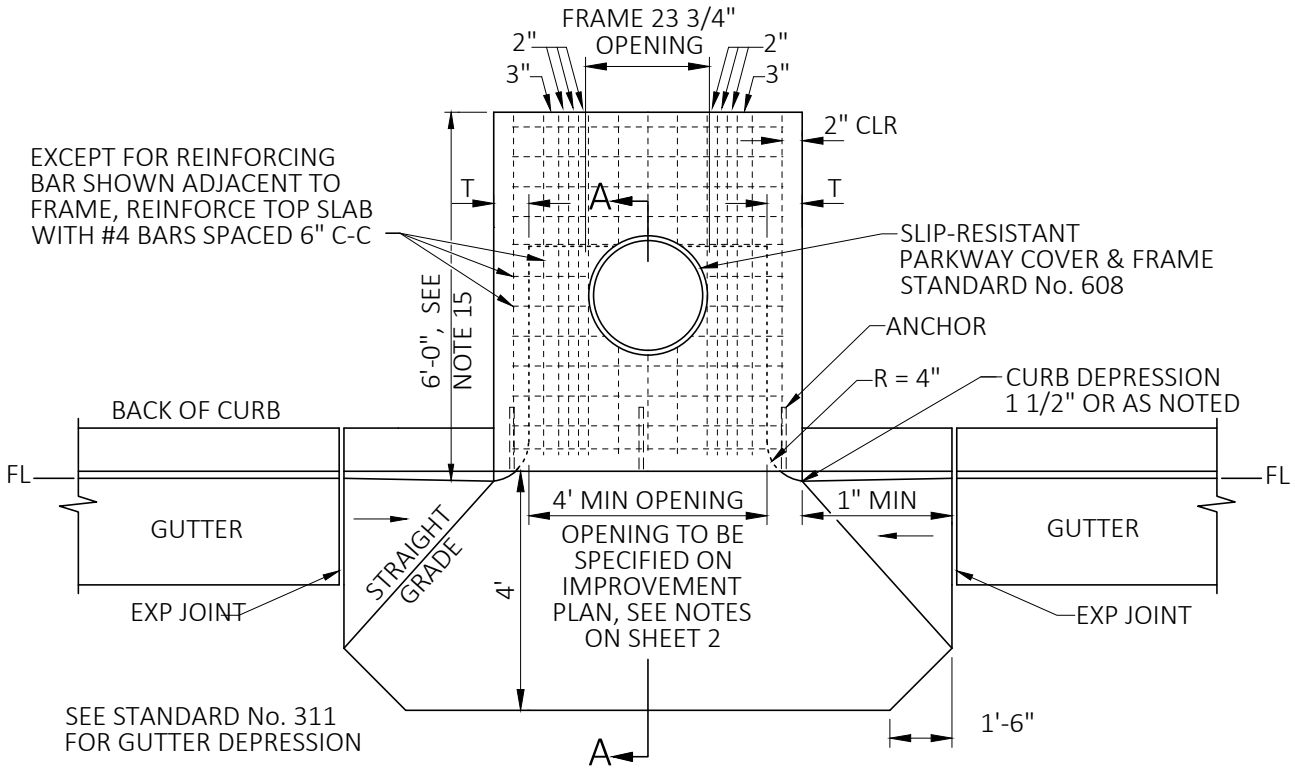
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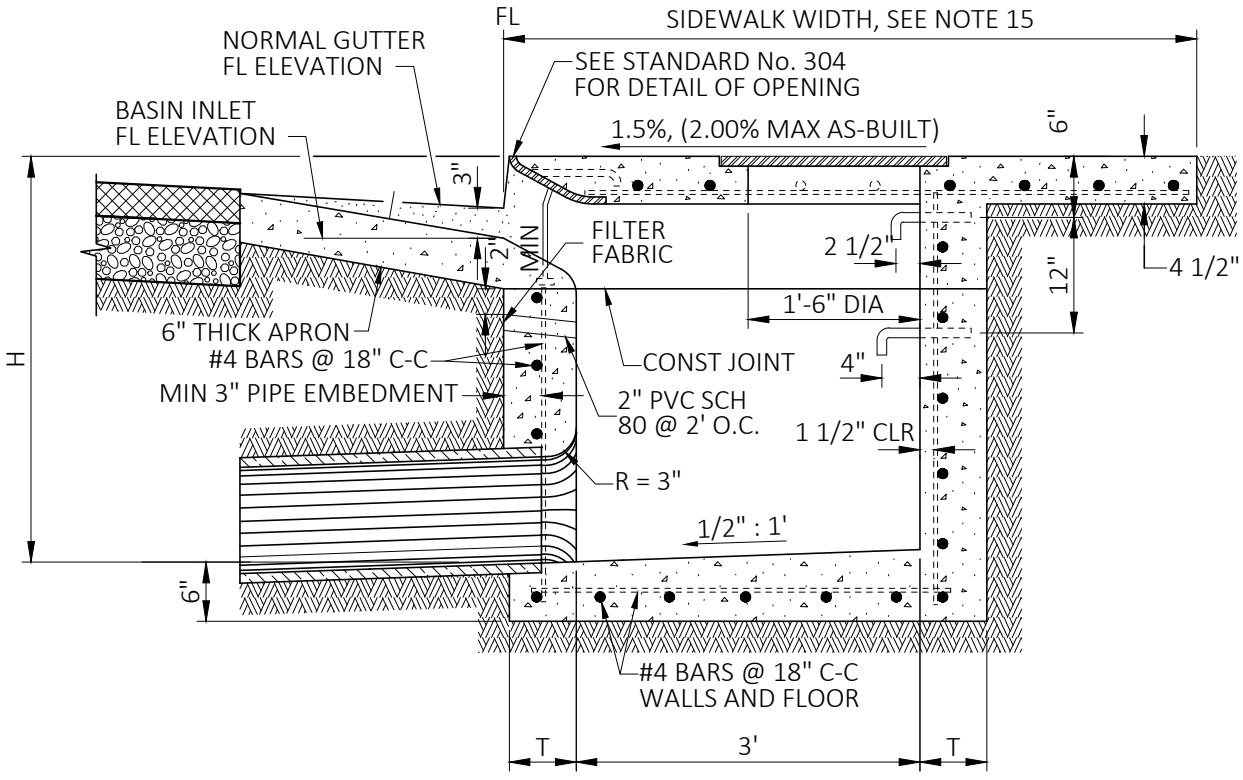
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CIVIL
STATE OF CALIFORNIA

CITY OF EASTVALE

SECONDARY DRIVEWAY STANDARD

STANDARD No. 215 (2 OF 2)





SECTION "A-A"

NOT TO SCALE

FOR NOTES SEE SHEET 2

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DATE

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REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

CITY OF EASTVALE

CURB INLET CATCH BASIN

STANDARD No. 300 (1 OF 3)

NOTES:

1. CONNECTION PIPES MAY BE PLACED ANY POSITION AROUND THE WALLS, PROVIDED THEY POINT IN THE PROPER DIRECTION AND THE POSITION IS OTHERWISE CONSISTENT WITH THE IMPROVEMENT PLAN.
2. CURVATURE OF THE LIP AND SIDEWALLS AT GUTTER OPENING SHALL BE FORMED BY CURVED FORMS AND SHALL NOT BE MADE BY PLASTERING.
3. DIMENSIONS:
   T = 6" IF H IS 8 FEET OR LESS.
   T = 8" IF H IS GREATER THAN 8 FEET AND LESS THAN 20 FEET.
   H = 3 FEET 6 INCHES, UNLESS OTHERWISE SPECIFIED.
4. FLOOR OF BASIN SHALL BE GIVEN A STEEL - TROWELLED FINISH.
5. MANHOLE SHALL BE PLACED AS SHOWN ON STANDARD No. 300, UNLESS NOTED DIFFERENTLY ON IMPROVEMENT PLANS.
6. OUTLET PIPE SHALL BE TRIMMED TO THE FINAL SHAPE AND LENGTH BEFORE CONCRETE IS POURED.
7. OPENING SHALL BE 4'-0" MINIMUM UNLESS OTHERWISE SPECIFIED.
8. REINFORCING STEEL SHALL BE NO. 4 ROUND DEFORMED BARS AT 6" CENTERS IN TOP SLAB, AT 18" CENTERS IN SIDES AND FLOOR OF THE BOX.
9. 3/4 INCH PLAIN ROUND HOT-DIP GALVANIZED STEEL STEPS 16" WIDE (ALHAMBRA FDY. A-3325 OR EQUAL) ARE REQUIRED AS FOLLOWS:
   a. IF H IS 3.5 FEET OR LESS, NO STEPS ARE REQUIRED.
   b. IF H IS MORE THAN 3.5 FEET, AND NOT MORE THAN 5 FEET, INSTALL 1 STEP 16" ABOVE FLOOR OF THE BASIN.
   c. IF H IS MORE THAN 5 FEET, INSTALL STEPS 12 INCHES APART, WITH THE TOP STEP 6 INCHES BELOW THE SURFACE OF THE BASIN.
   d. ALL STEPS SHALL BE 4 INCHES FROM THE WALL, EXCEPT THE TOP STEP, WHICH SHALL BE 2 1/2 INCHES (CLEAR) FROM THE WALL, AND ANCHORED NOT LESS THAN 5 INCHES INTO THE WALL OF THE BASIN.
10. SURFACE OF ALL EXPOSED CONCRETE IN BASIN SHALL CONFORM IN SLOPE, GRADE, COLOR, FINISH AND SCORING TO EXISTING OR PROPOSED CURB AND WALL ADJACENT TO THE BASIN.
11. CONCRETE MINIMUM STRENGTH SHALL BE 590-C-4000 WHEN THE BASIN IS TO BE CONSTRUCTED WITHIN THE LIMITS OF A PROPOSED SIDEWALK OR IS CONTIGUOUS TO SUCH A SIDEWALK. THE TOP OF THE BASIN SHALL BE POURED MONOLITHIC WITH THE SIDEWALK, USING CONCRETE IN THE SIDEWALK WITH MINIMUM STRENGTH OF 590-C-4000 AND THE TOP OF THE CATCH BASIN PER SIDEWALK STANDARDS.
12. WHEN ABUTTING SOIL HAS A HIGH SULFATE CONTENT, USE A MODIFIED CONCRETE MIX AND PLACE 6" MIN AGGREGATE BASE AND 6 MIL PLASTIC SHEETING UNDER AND AROUND ALL SIDES OF CONCRETE IMPROVEMENTS. FOR EXPANSIVE SOIL, PLACE 6" MIN AGGREGATE BASE UNDER CONCRETE IMPROVEMENTS AS DIRECTED BY THE ENGINEER. SEE STANDARD SPECIFICATIONS 16.03 AND 16.04 AND STANDARD No. 401 FOR REFERENCE.
13. CATCH BASINS AND LOCAL DEPRESSIONS MAY NOT BE PLACED WITHIN PEDESTRIAN STREET CROSSINGS.
14. CATCH BASIN CONCRETE MINIMUM STRENGTH SHALL BE 590-C-4000.
15. TOP OF CATCH BASIN TO BE POURED MONOLITHIC WITH SIDEWALK.

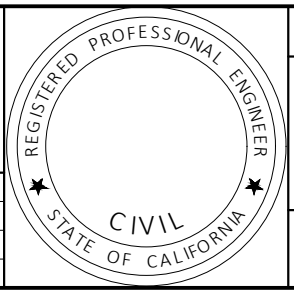
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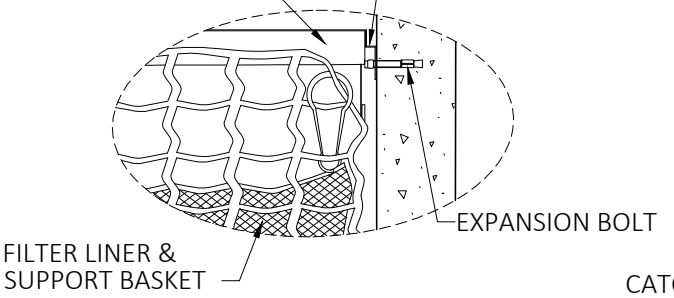
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CITY OF EASTVALE

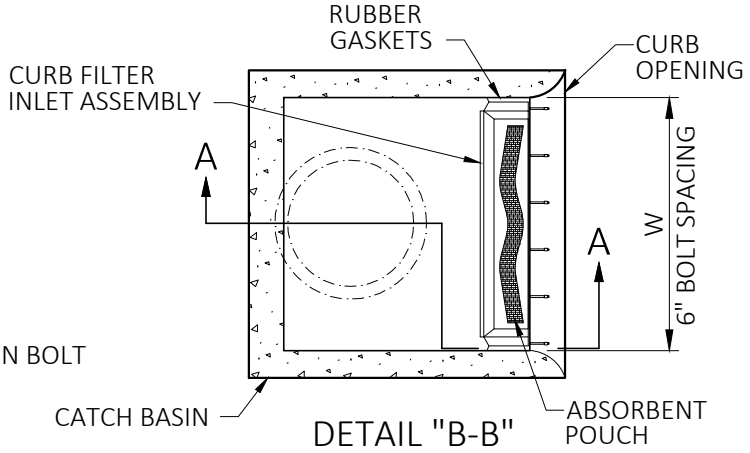
CURB INLET CATCH BASIN

STANDARD No. 300 (2 OF 3)



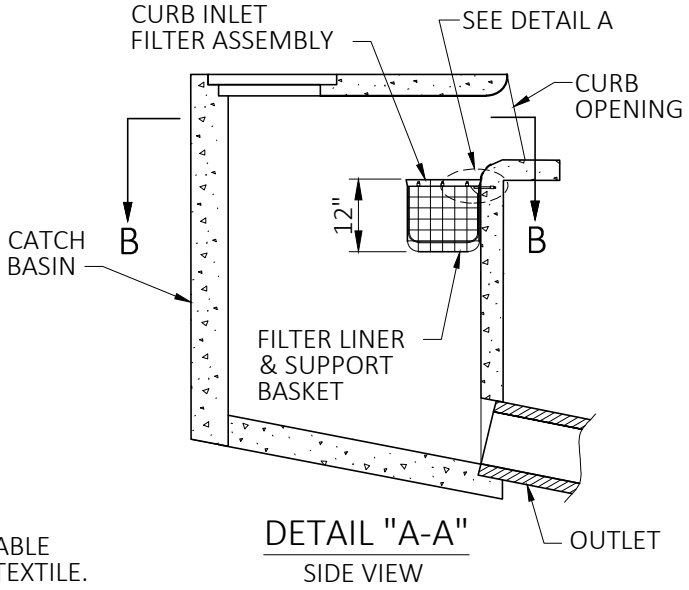
DETAIL "A"

MOUNTING BRACKETS & EXPANSION BOLTS SEE NOTE 4



DETAIL "B-B"

TOP VIEW



DETAIL "A-A"

SIDE VIEW

NOTES:

1. FILTER INSERTS SHALL BE INSTALLED ACROSS THE ENTIRE WIDTH OF THE CURB OPENING, NO GAPS ALONG CURB OPENING SHALL BE PERMITTED.
2. FILTER SUPPORT FRAME SHALL BE CONSTRUCTED FROM STAINLESS STEEL TYPE 304.
3. FILTER LINER SHALL BE CONSTRUCTED FROM DURABLE POLYPROPYLENE, WOVEN, MONOFILAMENT, GEOTEXTILE. FILTER LINER SHALL NOT ALLOW THE RETENTION OF WATER BETWEEN STORM EVENTS. DRAINAGE SHALL BE OUT OF THE BOTTOM OF THE FOSSIL FILTER.
4. FILTER INSERT SHALL BE ATTACHED TO THE CATCH BASIN WITH STAINLESS STEEL EXPANSION ANCHOR BOLTS & WASHERS (3/8" x 2-1/2" MINIMUM LENGTH).
5. FILTER INSERTS SHALL BE AVAILABLE IN STANDARD LENGTHS OF 24", 30", 35", 42" & 48" AND MAY BE INSTALLED IN VARIOUS LENGTH COMBINATIONS (END TO END) TO FIT LENGTH OF NOTED CATCH BASIN.
6. FILTER INSERTS AND FILTER MEDIUM POUCHES MUST BE MAINTAINED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.
7. FILTER INSERTS SHALL BE DESIGNED WITH A DEBRIS TRAP FOR THE RETENTION OF FLOATABLES AND COLLECTED SEDIMENTS.
8. FILTER INSERTS SHALL BE SUPPLIED WITH "CLIP-IN" FILTER POUCHES UTILIZING FILTER MEDIUM FOR THE COLLECTION AND RETENTION OF PETROLEUM HYDROCARBONS (OILS & GREASES).

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CITY OF EASTVALE

CURB INLET CATCH BASIN FOSSIL FILTER

STANDARD No. 300 (3 OF 3)

FOR NOTES SEE SHEET 2

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CIVIL
STATE OF CALIFORNIA

CITY OF EASTVALE

COMBINATION INLET CATCH BASIN NO. 1

STANDARD No. 301 (1 OF 2)

NOTES:

1. DIMENSIONS UNLESS OTHERWISE SPECIFIED *

Y	W	T	H
2'-3"	7'*	6"*	4'-6"*
		6"	5' OR LESS
		8"	5' TO 8'
		10"	8' OR GREATER

2. CONCRETE MINIMUM STRENGTH SHALL BE 590-C-4000.

3. THE REINFORCING STEEL SHALL BE NUMBER 4 DEFORMED BARS. CLEARANCE SHALL BE 1 1/2" FROM THE BOTTOM OF THE SLAB.

4. THE SURFACE OF ALL EXPOSED CONCRETE SHALL CONFORM TO SLOPE, GRADE, COLOR, FINISH, AND SCORE IN THE EXISTING OR PROPOSED CURB AND WALK ADJACENT TO THE BASIN. THE BASIN FLOOR SHALL BE GIVEN A TIGHT WOOD FLOAT FINISH. CURVATURE OF THE LIP AND SIDEWALLS AT THE GUTTER OPENING SHALL NOT BE MADE BY PLASTERING. THE OUTLET PIPE SHALL BE TRIMMED TO FINAL SHAPE AND LENGTH BEFORE THE CONCRETE IS POURED.

5. 3/4 INCH PLAIN ROUND HOT-DIP GALVANIZED STEEL STEPS 16" WIDE (ALHAMBRA FDY. A-3325 OR EQUAL) ARE REQUIRED AS FOLLOWS:

   a. IF H IS 3.5 FEET OR LESS, NO STEPS ARE REQUIRED.

   b. IF H IS MORE THAN 3.5 FEET, AND NOT MORE THAN 5 FEET, INSTALL 1 STEP 16" ABOVE FLOOR OF THE BASIN.

   c. IF H IS MORE THAN 5 FEET, INSTALL STEPS 12 INCHES APART, WITH THE TOP STEP 6 INCHES BELOW THE SURFACE OF THE BASIN.

   d. ALL STEPS SHALL BE 4 INCHES FROM THE WALL, EXCEPT THE TOP STEP, WHICH SHALL BE 2 1/2 INCHES (CLEAR) FROM THE WALL, AND ANCHORED NOT LESS THAN 5 INCHES INTO THE WALL OF THE BASIN.

6. WHEN ABUTTING SOIL HAS A HIGH SULFATE CONTENT, USE A MODIFIED CONCRETE MIX AND PLACE 6" MIN AGGREGATE BASE AND 6 MIL PLASTIC SHEETING UNDER AND AROUND ALL SIDES OF CONCRETE IMPROVEMENTS. FOR EXPANSIVE SOIL, PLACE 6" MIN AGGREGATE BASE UNDER CONCRETE IMPROVEMENTS AS DIRECTED BY THE CITY ENGINEER. SEE STANDARD SPECIFICATIONS SECTION 16.03 AND 16.04 AND STANDARD No. 401 FOR REFERENCE.

7. CATCH BASINS, GRATES AND LOCAL DEPRESSIONS MAY NOT BE PLACED WITHIN PEDESTRIAN STREET CROSSINGS. BICYCLE FRIENDLY GRATES SHALL BE USED IN BIKE LANES AND WITHIN ROADBED.

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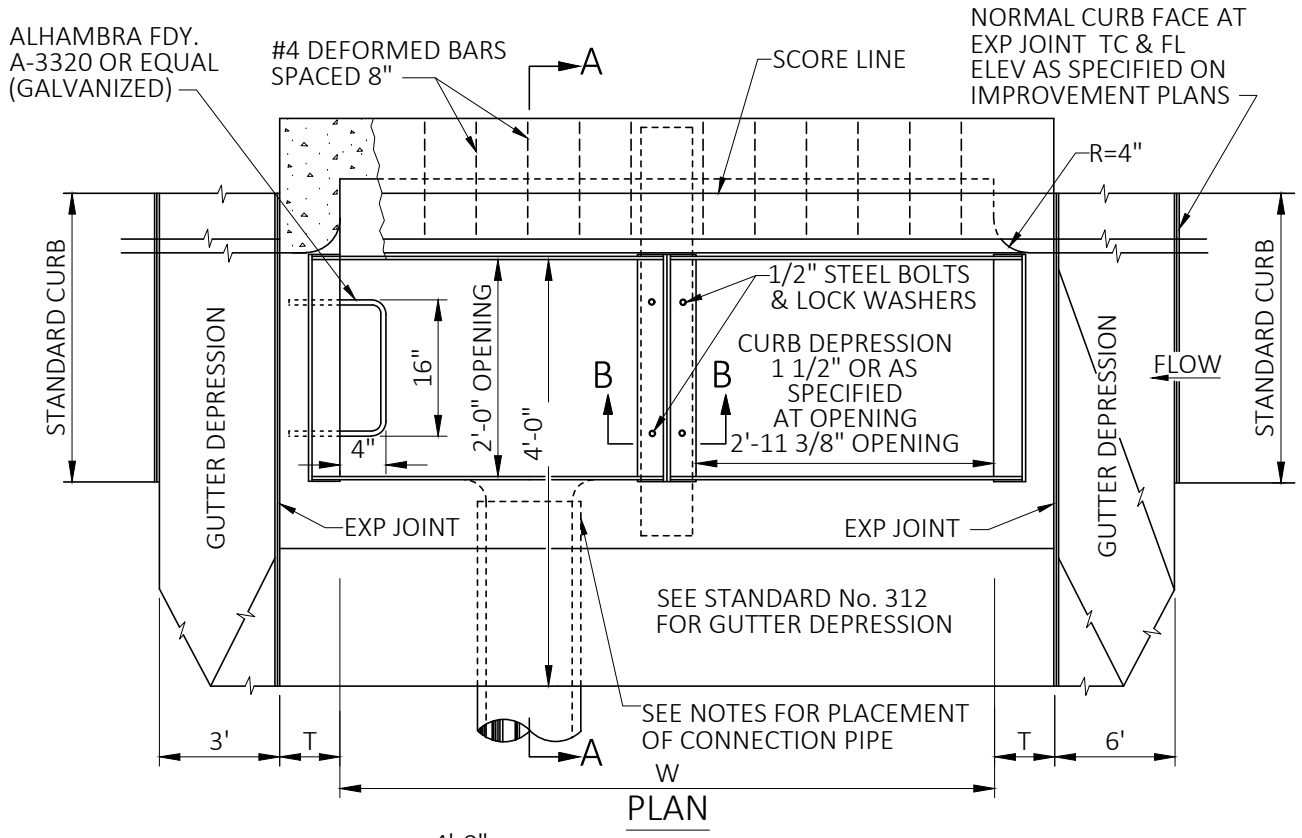
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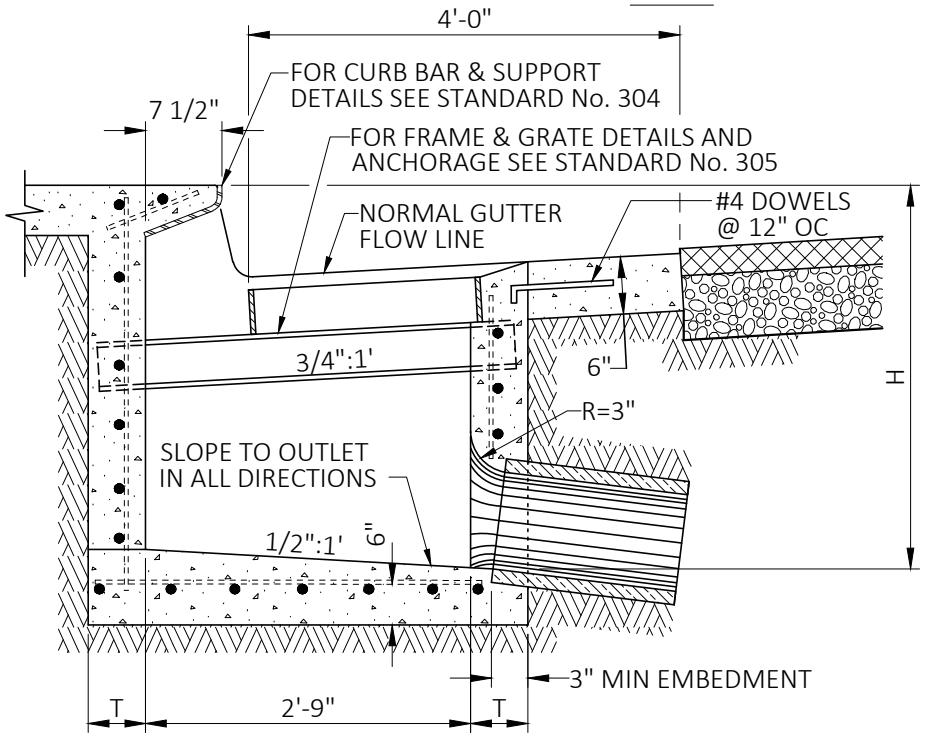
CITY OF EASTVALE

COMBINATION INLET CATCH BASIN NO. 1

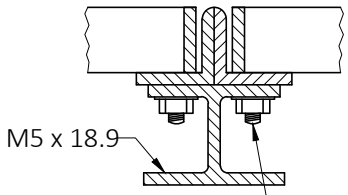
STANDARD No. 301 (2 OF 2)



PLAN



SECTION "A-A"



SECTION "B-B"

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JIMMY CHUNG, P.E.

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CIVIL
STATE OF CALIFORNIA

CITY OF EASTVALE

COMBINATION INLET CATCH BASIN NO. 2

STANDARD No. 302 (1 OF 2)

NOTES:

1. BASIN SHALL HAVE ONE GRATE UNLESS OTHERWISE SPECIFIED ON IMPROVEMENT PLANS.

2. CONCRETE MINIMUM STRENGTH SHALL BE 590-C-4000 WHEN THE BASIN IS TO BE CONSTRUCTED WITHIN THE LIMITS OF A PROPOSED SIDEWALK, OR IS CONTIGUOUS TO SUCH A SIDEWALK, THE TOP OF THE BASIN SHALL BE POURED MONOLITHIC WITH THE SIDEWALK, USING CONCRETE IN THE SIDEWALK WITH MINIMUM CONCRETE STRENGTH 590-C-4000. THE TOP OF THE CATCH BASIN SHALL BE FINISHED PER SIDEWALK STANDARDS.

3. CONNECTION PIPES MAY BE PLACED IN ANY POSITION AROUND THE WALLS, PROVIDED THEY POINT IN THE PROPER DIRECTION AND THE POSITION IS OTHERWISE CONSISTENT WITH THE IMPROVEMENT PLAN.

4. CURVATURE OF THE END-WALLS AT CURB OPENING SHALL BE FORMED BY CURVED FORMS AND SHALL NOT BE MADE BY PLASTERING.

5. DIMENSIONS:
   GRATE SHALL BE PARALLEL TO PLANE OF GUTTER SLOPE 3/4" TO 1'-0".
   T = 6 INCHES IF H IS 8 FEET OR LESS.
   T = 8 INCHES IF H IS GREATER THAN 8 FEET AND LESS THAN 20 FEET.
   H = 3 FEET 6 INCHES, UNLESS OTHERWISE SPECIFIED ON IMPROVEMENT PLANS.
   W = 2 FEET 11 3/8 INCHES FOR ONE GRATE. ADD 3 FEET 5 3/8 INCHES FOR EACH ADDITIONAL GRATE.

6. EXPOSED SURFACES OF THE CATCH BASIN SHALL CONFORM IN SLOPE, GRADE, COLOR, FINISH AND SCORING TO EXISTING IMPROVEMENTS ADJACENT TO THE BASIN. WHERE NO SIDEWALK EXISTS, THE TOP SHALL BE FINISHED TO CONFORM TO STANDARD SIDEWALK SLOPE AND FINISH. WHERE NO CURB EXISTS, THE BATTER OF EXPOSED END WALLS ABOVE THE STREET SURFACE SHALL CONFORM TO BATTER FOR STANDARD CURB.

7. FLOOR OF BASIN SHALL BE GIVEN A STEEL - TROWELLED FINISH.

8. OUTLET PIPE SHALL BE TRIMMED TO THE FINAL SHAPE AND LENGTH BEFORE CONCRETE IS POURED.

9. REINFORCING STEEL SHALL BE #4 DEFORMED BARS. CLEARANCE SHALL BE 1 1/2 INCHES FROM INSIDE OF BOX. SPACING IS AS SHOWN IN TOP SLAB AND AT 18 INCH CENTERS IN SIDES OF BOX.

10. SLOPE OF FLOOR PARALLEL WITH CURB SHALL BE 1 IN 12 UNLESS OTHERWISE SPECIFIED. SLOPE FLOOR FROM ALL DIRECTIONS TO THE OUTLET.

11. STEPS: 3/4 INCH PLAIN ROUND GALVANIZED STEEL STEPS (ALHAMBRA FDY. A-3325 OR EQUAL) ARE REQUIRED AS FOLLOWS:
    a. IF H IS 3.5 FEET OR LESS, NO STEPS ARE REQUIRED.
    b. IF H IS MORE THAN 3.5 FEET, AND NOT MORE THAN 5.0 FEET, INSTALL ONE STEP 16" ABOVE FLOOR OF BASIN.
    c. IF H IS MORE THAN 5.0 FEET, INSTALL STEPS 12 INCHES APART, WITH THE TOP STEP 6" BELOW THE TOP OF GRATE.
    d. ALL STEPS SHALL BE 4 INCHES CLEAR FROM THE WALL EXCEPT THE TOP STEP, WHICH SHALL BE 2 1/2 INCHES (CLEAR) FROM THE WALL AND ANCHORED NOT LESS THAN 5 INCHES IN WALL OF BASIN.

12. WHEN ABUTTING SOIL HAS A HIGH SULFATE CONTENT, USE A MODIFIED CONCRETE MIX AND PLACE 6" MIN CLASS 2 AGGREGATE BASE AND 6 MIL PLASTIC SHEETING UNDER AND AROUND ALL SIDES OF CONCRETE IMPROVEMENTS. FOR EXPANSIVE SOIL, PLACE 6" MIN AGGREGATE BASE UNDER CONCRETE IMPROVEMENTS AS DIRECTED BY THE CITY ENGINEER. SEE SPECIFICATIONS SECTIONS 16.03 & 16.04 AND STANDARD No. 401 FOR REFERENCE.

13. GRATE SHALL BE HOT DIPPED GALVANIZED.

14. CATCH BASINS, GRATES AND LOCAL DEPRESSIONS MAY NOT BE PLACED WITHIN PEDESTRIAN STREET CROSSINGS. BICYCLE FRIENDLY GRATES SHALL BE USED IN BIKE LANES AND WITHIN ROADBED.

NOT TO SCALE

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JIMMY CHUNG, P.E.

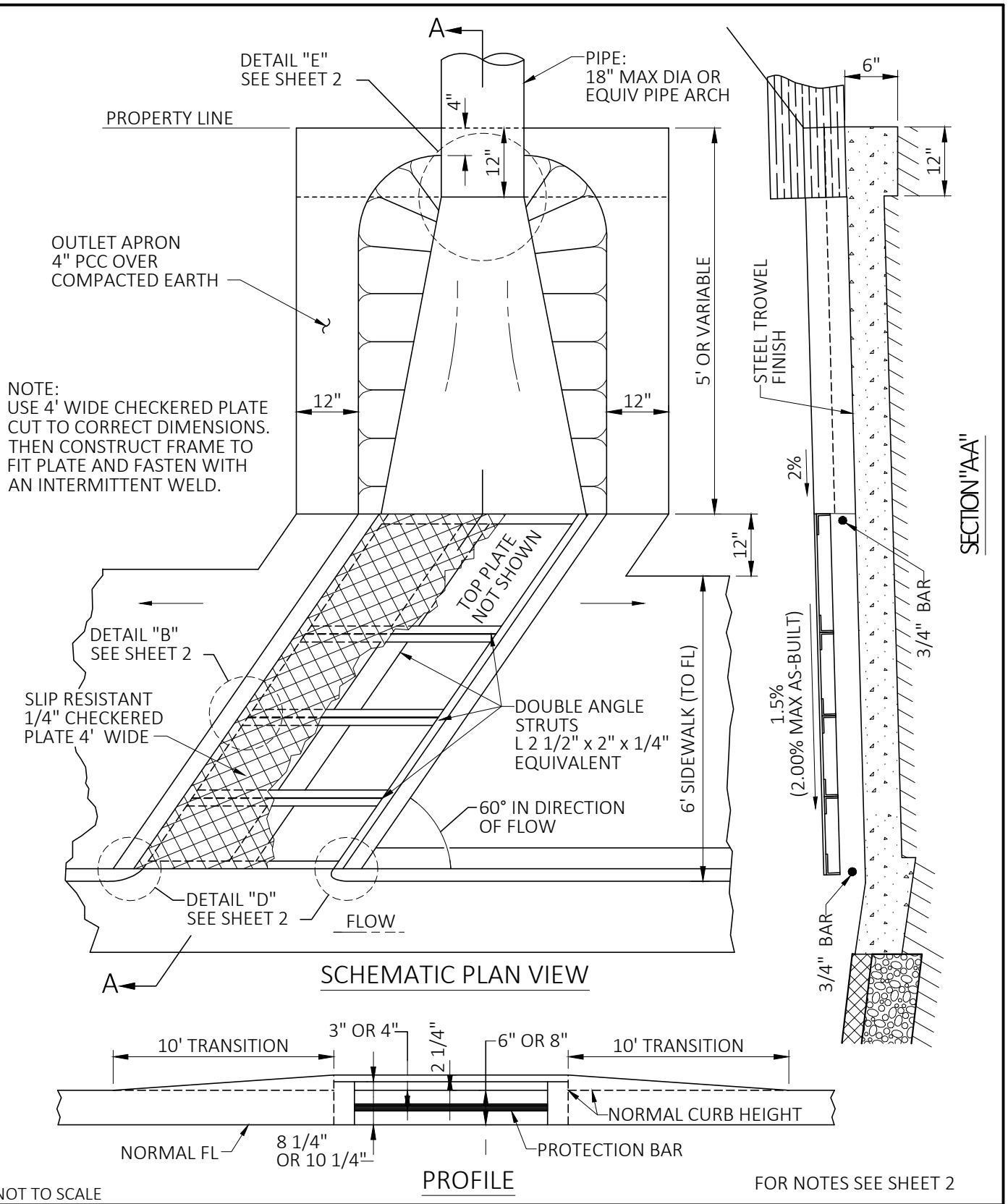
REVISION DESCRIPTION	MARK	DATE	APPROVED

REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

CITY OF EASTVALE

COMBINATION INLET CATCH BASIN NO. 2

STANDARD No. 302 (2 OF 2)



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FOR NOTES SEE SHEET 2

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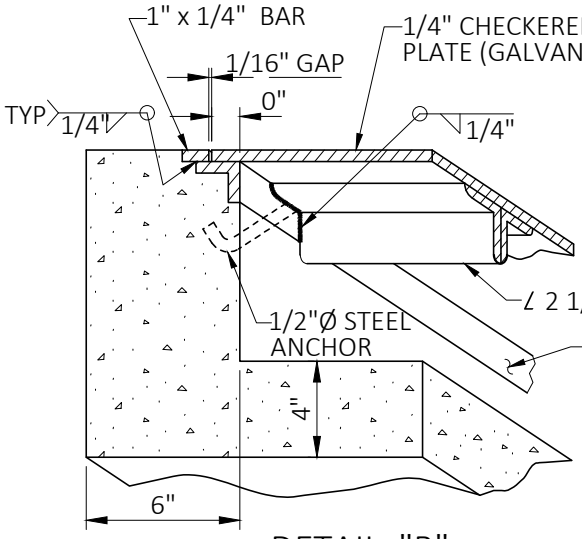
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STATE OF CALIFORNIA

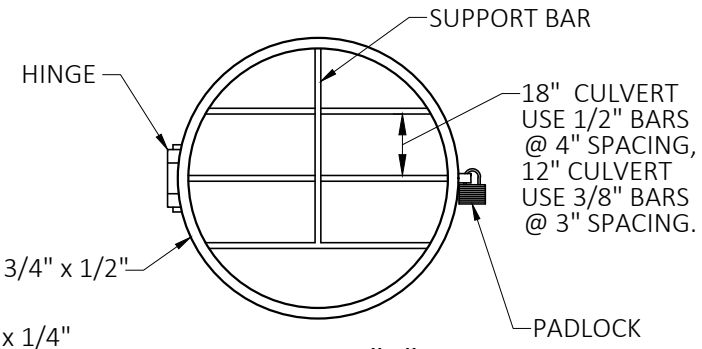
CITY OF EASTVALE

FLAT OUTLET DRAINAGE STRUCTURE

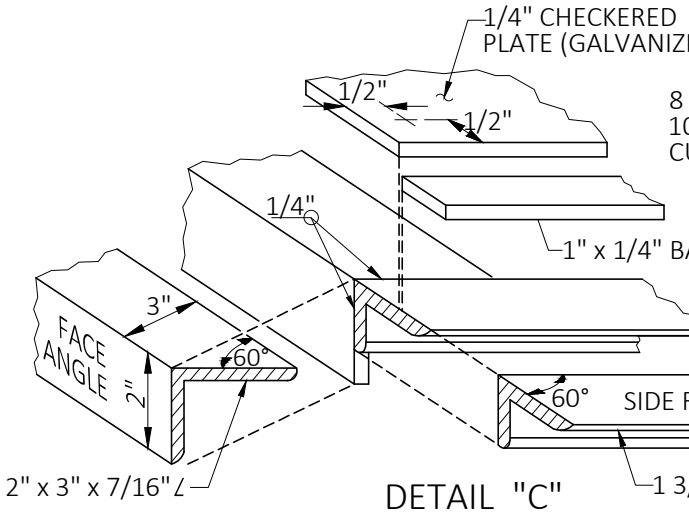
STANDARD No. 303 (1 OF 2)



DETAIL "B"

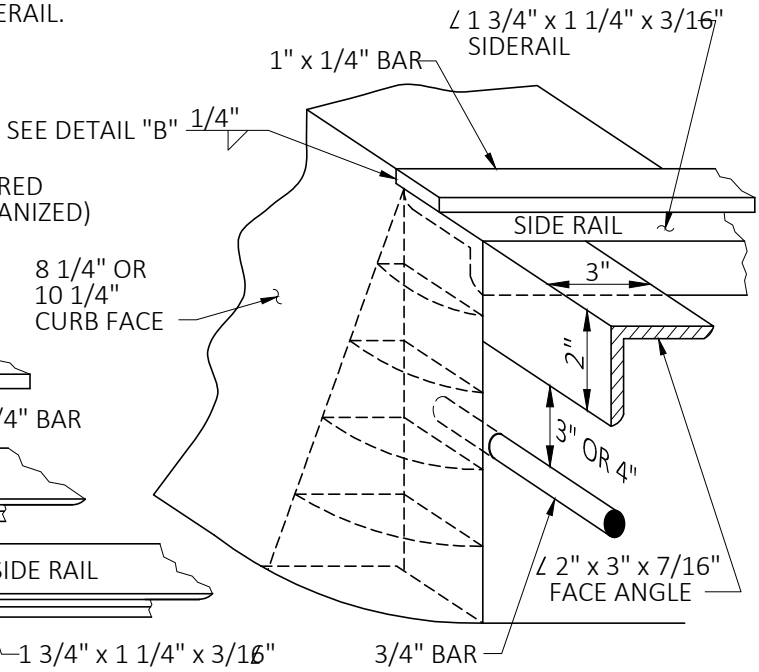


DETAIL "E"



DETAIL "C"

1/2" STEEL ANCHOR NOT SHOWN
SEE DETAIL "B"



DETAIL "D"

NOTES:

1. FRAME AND GRATE SHALL BE CONSTRUCTED TO STANDARD SPECIFICATIONS OR OF EQUIVALENT STRUCTURAL STRENGTH AND WELDED TOGETHER WITH A 1/4" INTERMITTENT WELD AT ALL BREAKS, SEAMS, SECTIONS, JOINTS, ETC.
2. THE 1/4" CHECKERED PLATE SHALL BE FASTENED TO THE FRAME WITH AN INTERMITTENT WELD.
3. GRATE SHALL BE CONSTRUCTED TO STANDARD SPECIFICATIONS, WELDED AT ALL BREAKS, SECTIONS, ETC., HINGED TO DRAINAGE PIPE, AND SECURED WITH PADLOCK. GRATE NOT REQUIRED FOR CULVERTS SMALLER THAN 12".
4. WHEN ABUTTING SOIL HAS A HIGH SULFATE CONTENT, USE A MODIFIED CONCRETE MIX AND PLACE 6" MIN AGGREGATE BASE AND 6 MIL PLASTIC SHEETING UNDER AND AROUND ALL SIDES OF CONCRETE IMPROVEMENTS. FOR EXPANSIVE SOIL, PLACE 6" MIN CLASS 2 AGGREGATE BASE UNDER CONCRETE IMPROVEMENTS AS DIRECTED BY THE ENGINEER. SEE STANDARD SPECIFICATIONS SECTION 16.03 AND 16.04 AND STANDARD No. 401 FOR REFERENCE.
5. ALL METAL SHALL BE HOT DIPPED GALVANIZED.
6. CONCRETE MINIMUM STRENGTH SHALL BE 590-C-4000.

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DATE

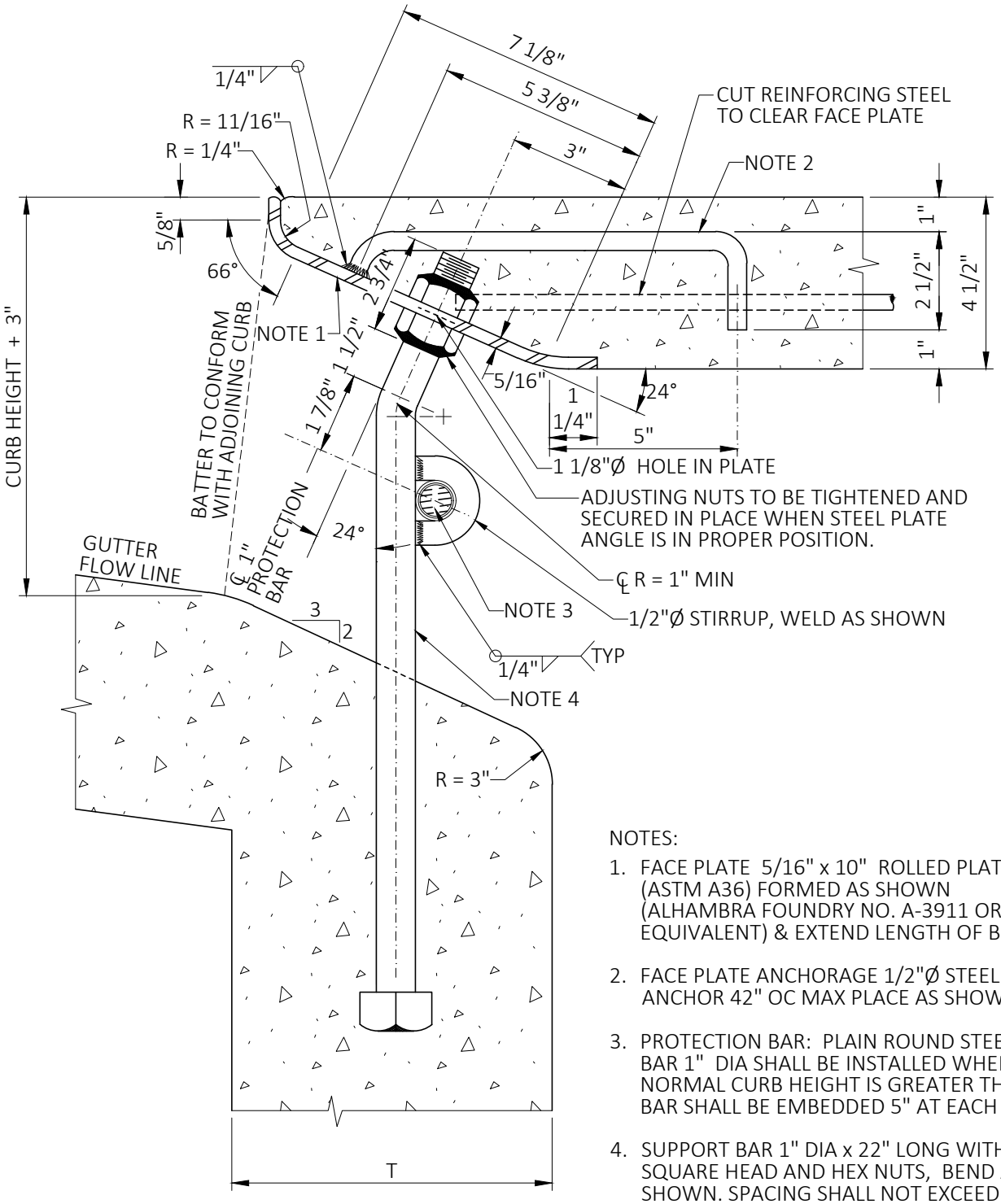
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REGISTERED PROFESSIONAL ENGINEER
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STATE OF CALIFORNIA

CITY OF EASTVALE

FLAT OUTLET DRAINAGE STRUCTURE

STANDARD No. 303 (2 OF 2)



NOTES:

1. FACE PLATE 5/16" x 10" ROLLED PLATE (ASTM A36) FORMED AS SHOWN (ALHAMBRA FOUNDRY NO. A-3911 OR EQUIVALENT) & EXTEND LENGTH OF BOX.
2. FACE PLATE ANCHORAGE 1/2"Ø STEEL ANCHOR 42" OC MAX PLACE AS SHOWN.
3. PROTECTION BAR: PLAIN ROUND STEEL BAR 1" DIA SHALL BE INSTALLED WHEN NORMAL CURB HEIGHT IS GREATER THAN 6". BAR SHALL BE EMBEDDED 5" AT EACH END.
4. SUPPORT BAR 1" DIA x 22" LONG WITH SQUARE HEAD AND HEX NUTS, BEND AS SHOWN. SPACING SHALL NOT EXCEED 4 FEET.
5. ALL EXPOSED METAL PARTS SHALL BE HOT-DIP GALVANZIED.

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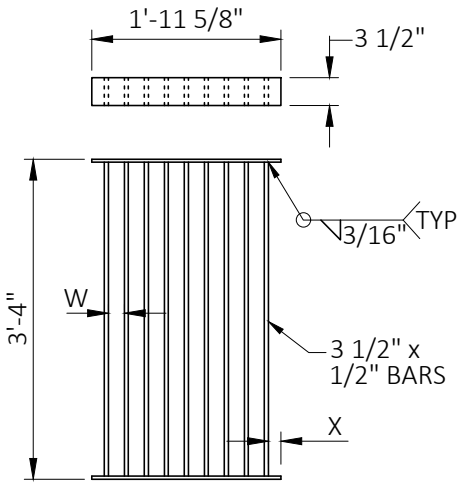
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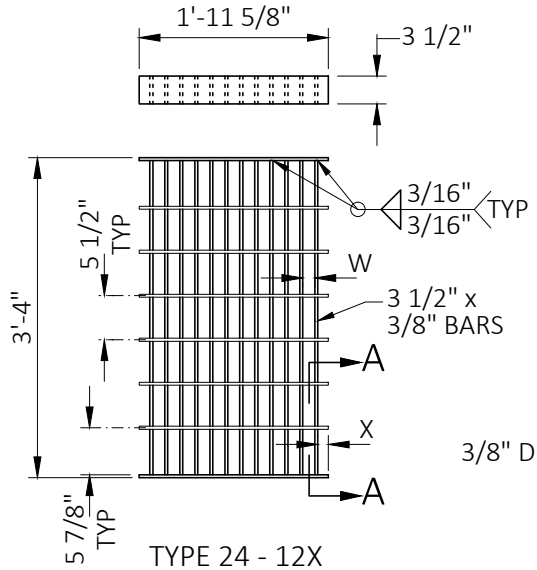
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CURB SUPPORT DETAIL

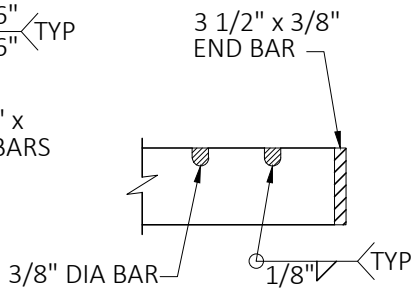
STANDARD No. 304



TYPE 24 - 9
WELDED GRATE

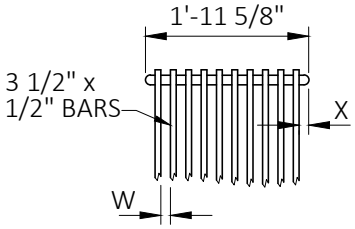


TYPE 24 - 12X
WELDED GRATE

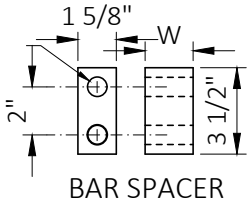


SECTION A-A

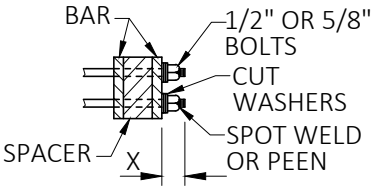
GRATE DETAILS
(SEE TABLE BELOW)



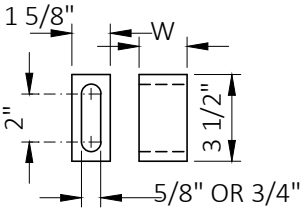
BOLTED END BLOCK



BAR SPACER



BOLTING DETAIL



ALTERNATIVE SPACER

ALTERNATIVE
BOLTED GRATE

TYPE	NO. BARS	" W "	" X "	GRATE OPEN AREA	USAGE
24 - 9	9	2"	1 9/16"	5.21 SqFt	USE IN LOCATIONS OFF THE ROADBED
24 -12X	12	1 1/2"	1 5/16"	4.91 SqFt	USE WITHIN THE ROADBED

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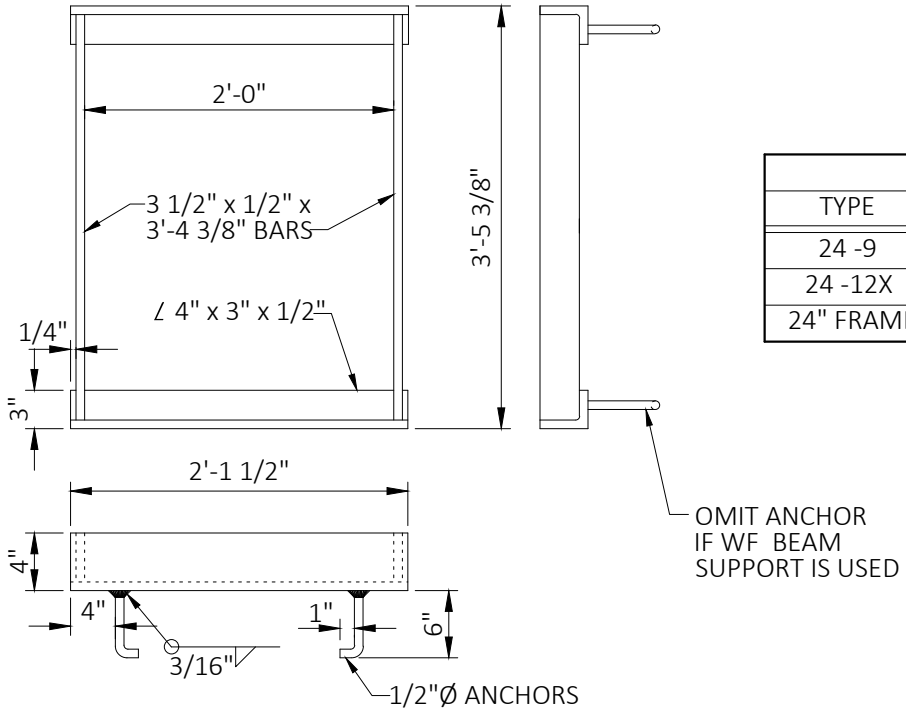
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CITY OF EASTVALE

GRATE AND FRAME DETAIL

STANDARD No. 305 (1 OF 2)



WEIGHTS		
TYPE	WELDED	BOLTED
24 -9	200	230
24 -12X	258	286
24" FRAME	90	-

FRAME DETAILS

NOTES:

1. GRATE TYPE NUMBER REFERS TO WIDTH OF GRATE IN INCHES AND NUMBER OF BARS RESPECTIVELY.
2. CONTRACTOR HAS THE OPTION OF USING WELDED OR BOLTED GRATES.
3. ROUNDED TOP OF BARS OPTIONAL ON ALL GRATES.
4. GRATE SHALL BE PLACED SO THAT BARS ARE PARALLEL TO DIRECTION OF PRINCIPAL SURFACE FLOW.
5. GRATE AND FRAME SHALL BE HOT-DIP GALVANIZED.

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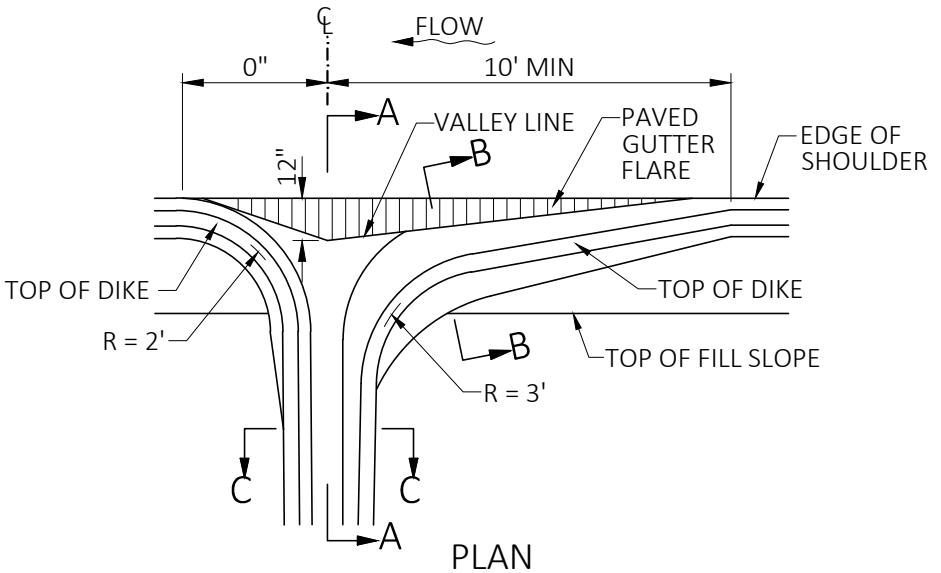
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STATE OF CALIFORNIA

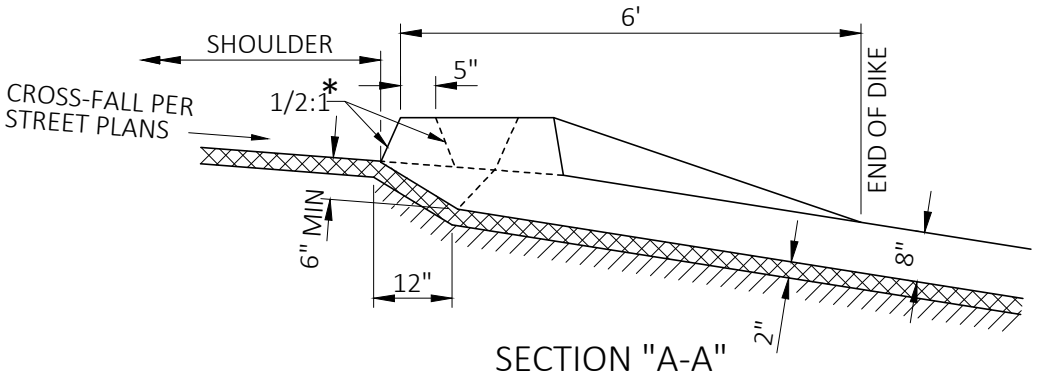
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GRATE AND FRAME DETAIL

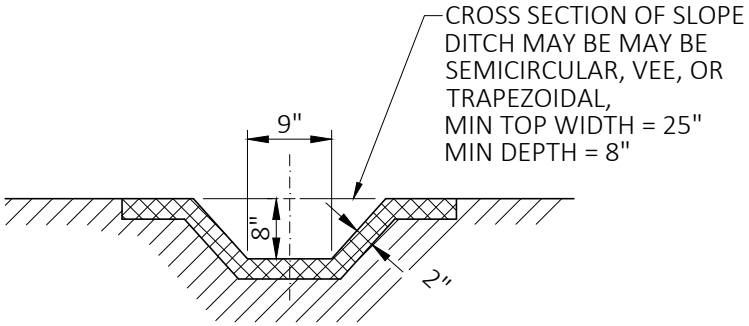
STANDARD No. 305 (2 OF 2)



PLAN

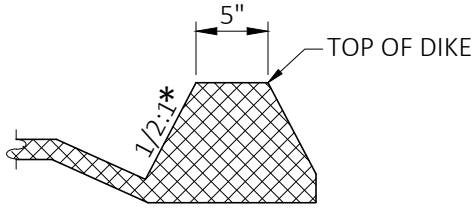


SECTION "A-A"



SECTION "C-C"

TO BE USED ON FILL SLOPES FLATTER THAN 4:1. USE MINIMUM 10' LENGTH OF GUTTER ON BOTH SIDES IN A SAG LOCATION. USE PIPE DOWNDRAINS FOR SLOPES STEEPER THAN 4:1 SLOPES



SECTION "B-B"

* 1/2:1 MAX, VARIES

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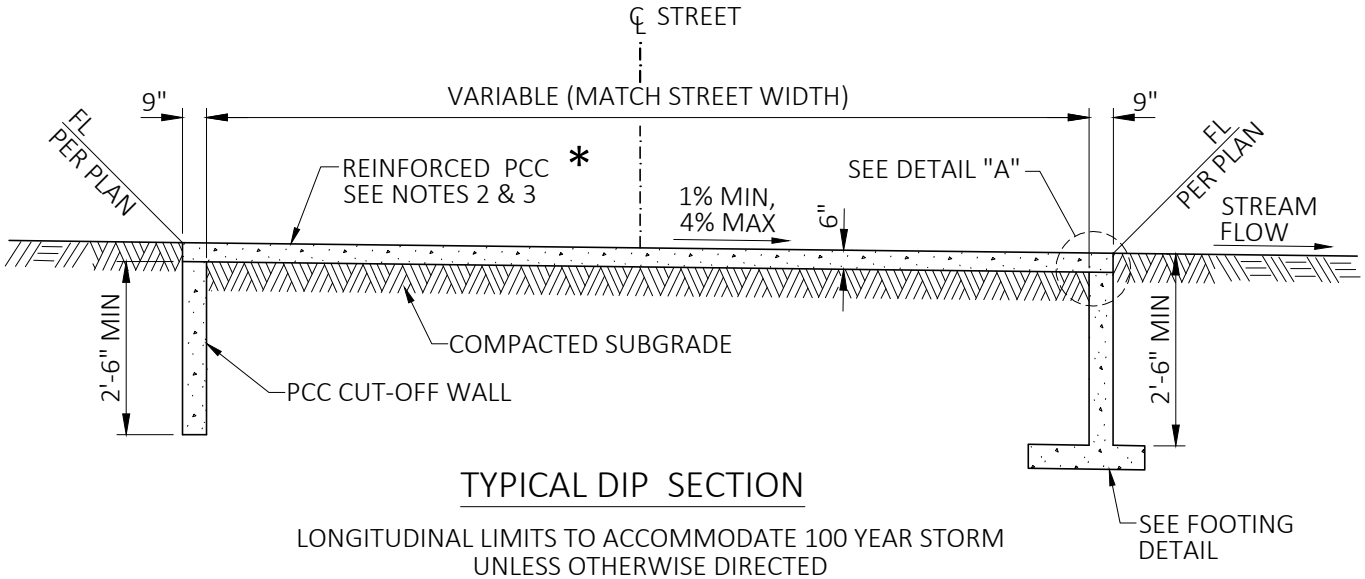
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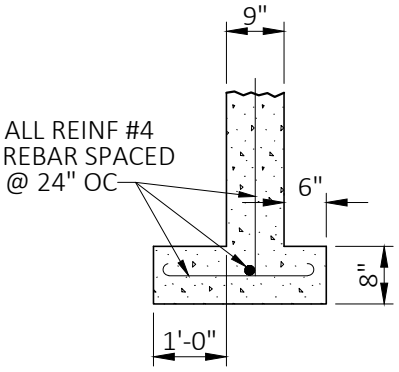
AC OVERSIDE DRAIN

STANDARD No. 306



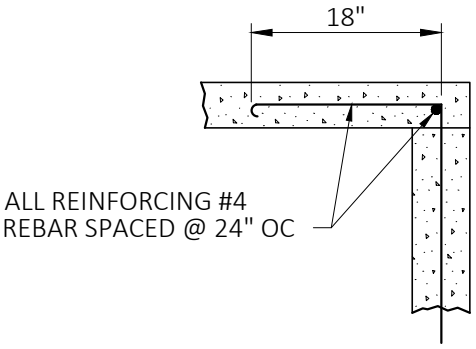
TYPICAL DIP SECTION

LONGITUDINAL LIMITS TO ACCOMMODATE 100 YEAR STORM
UNLESS OTHERWISE DIRECTED



FOOTING DETAIL

FOOTING AND DEPTH
OF CUT-OFF WALL TO
BE DETERMINED BY
SOIL INVESTIGATION.



DETAIL "A"

NOTES:

1. WHEN ABUTTING SOIL HAS A HIGH SULFATE CONTENT, USE A MODIFIED CONCRETE MIX AND PLACE 6" MIN AGGREGATE BASE AND 6 MIL PLASTIC SHEETING UNDER AND AROUND ALL SIDES OF CONCRETE IMPROVEMENTS. FOR EXPANSIVE SOIL, PLACE 6" MIN CLASS 2 AGGREGATE BASE UNDER CONCRETE IMPROVEMENTS AS DIRECTED BY THE ENGINEER. SEE STANDARD SPECIFICATIONS SECTION 16.03 AND 16.04 AND STANDARD No. 401 FOR REFERENCE.
2. REINFORCING FOR PCC PAVEMENT TO CONSIST OF 6" x 6" x 10 GAUGE WIRE MESH.
3. CONCRETE MINIMUM STRENGTH SHALL BE 590-C-4000.

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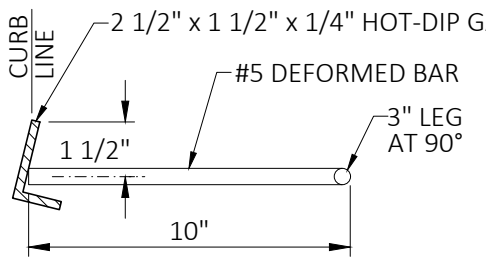
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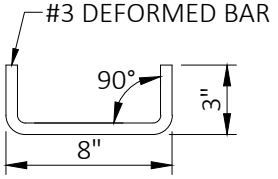
CITY OF EASTVALE

PCC DIP SECTION

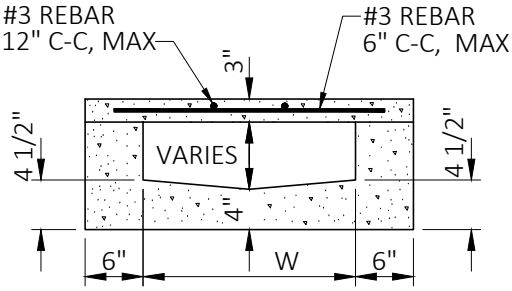
STANDARD No. 307



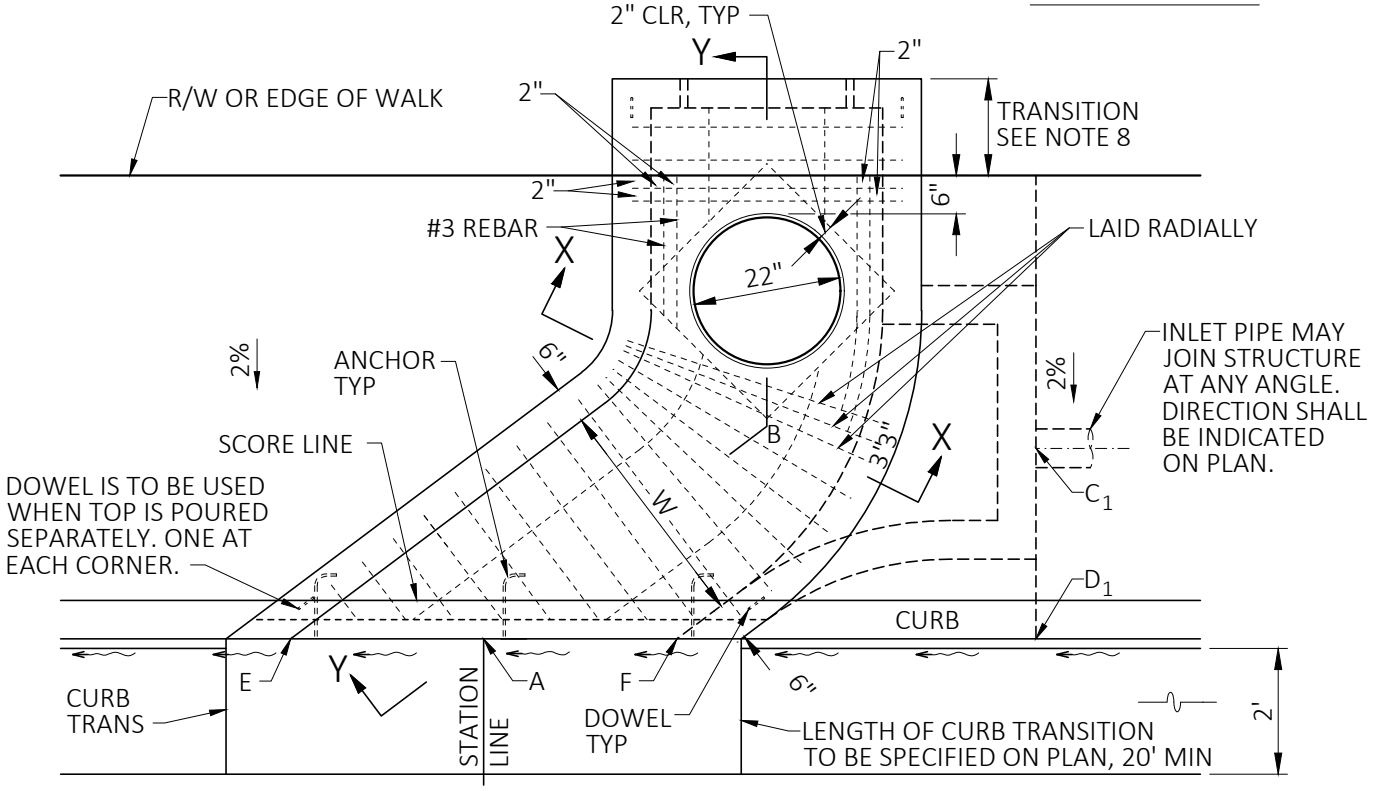
ANCHOR DETAIL



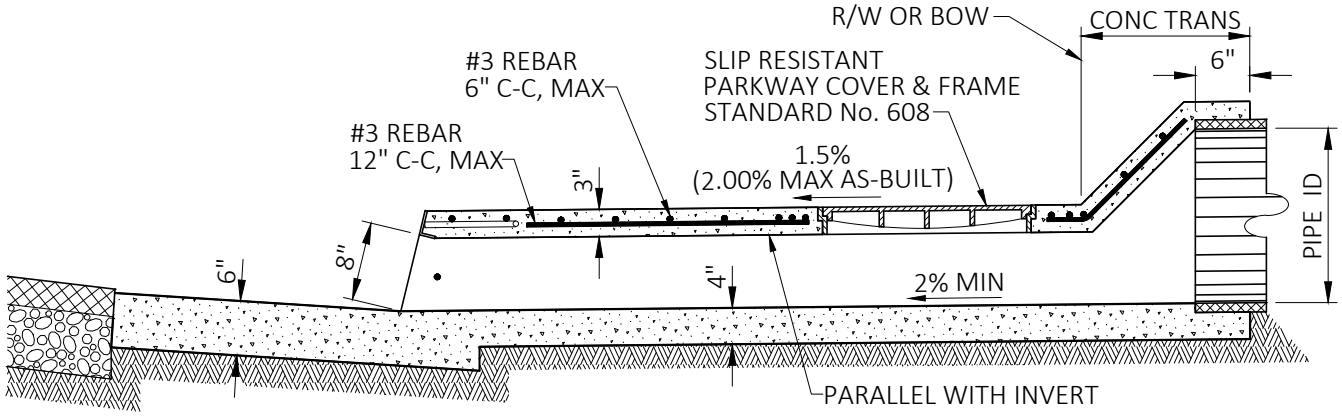
DOWEL DETAIL



SECTION "X-X"



TOP VIEW



SECTION "Y-Y"

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REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

CITY OF EASTVALE

CURB OUTLET DRAIN

STANDARD No. 308 (1 OF 2)

NOTES:

1. WHEN STRUCTURE IS TO BE CONSTRUCTED WITHIN THE LIMITS OF A PROPOSED SIDEWALK OR IS CONTIGUOUS TO SUCH SIDEWALK, THE TOP OF THE STRUCTURE SHALL BE POURED MONOLITHIC WITH THE SIDEWALK, USING THE SAME CLASS OF CONCRETE AS IN THE SIDEWALK.

2. DIMENSIONS SHALL BE AS FOLLOWS UNLESS OTHERWISE SPECIFIED ON THE PLAN:
   A - B = 5'
   C_1 - D_1 = 3'
   E - F = 5'
   W = 3'

3. FLOOR OF STRUCTURE SHALL BE GIVEN A STEEL-TROWELED FINISH AND CONSTRUCTED ON A STRAIGHT GRADE FROM BACK OF STRUCTURE TO GUTTER FLOW-LINE AT POINT A. THE V-SECTION SPECIFIED FOR INVERT SHALL EXTEND FROM PIPE OUTLET TO A POINT 3' FROM THE GUTTER, FROM WHICH POINT THE INVERT SHALL BE WARPED TO JOIN THE GUTTER FLOW-LINE AT THE STRUCTURE.

4. REINFORCING STEEL BARS SHALL BE 1" FROM BOTTOM OF THE SLAB.

5. SURFACE OF ALL EXPOSED CONCRETE SHALL CONFORM TO EXISTING OR PROPOSED CURB AND WALK ADJACENT TO THE STRUCTURE.

6. CORRUGATED METAL FORMS SHALL NOT BE USED FOR SUPPORTING THE TOP SLAB.

7. TOP OF STRUCTURE SHALL SLOPE 2% TOWARD CURB EXCEPT WHEN OTHERWISE SHOWN ON PLAN OR TO FIT EXISTING SIDEWALK.

8. TRANSITION FROM PIPE TO STRUCTURE, IF REQUIRED, TO BE IN BACK OF SIDEWALK. DIMENSIONS OF TRANSITION SHALL BE SPECIFIED ON THE PLAN.

9. WHEN ABUTTING SOIL HAS A HIGH SULFATE CONTENT, USE A MODIFIED CONCRETE MIX AND PLACE 6" MIN AGGREGATE BASE AND 6 MIL PLASTIC SHEETING UNDER AND AROUND ALL SIDES OF CONCRETE IMPROVEMENTS. FOR EXPANSIVE SOIL, PLACE 6" MIN AGGREGATE BASE UNDER CONCRETE IMPROVEMENTS AS DIRECTED BY THE CITY ENGINEER. SEE STANDARD SPECIFICATIONS SECTION 16.03 AND 16.04 AND STANDARD No. 401 FOR REFERENCE.

10. FOR MINIMUM CONCRETE STRENGTH REFER TO STANDARD SPECIFICATIONS SECTION 16.01.

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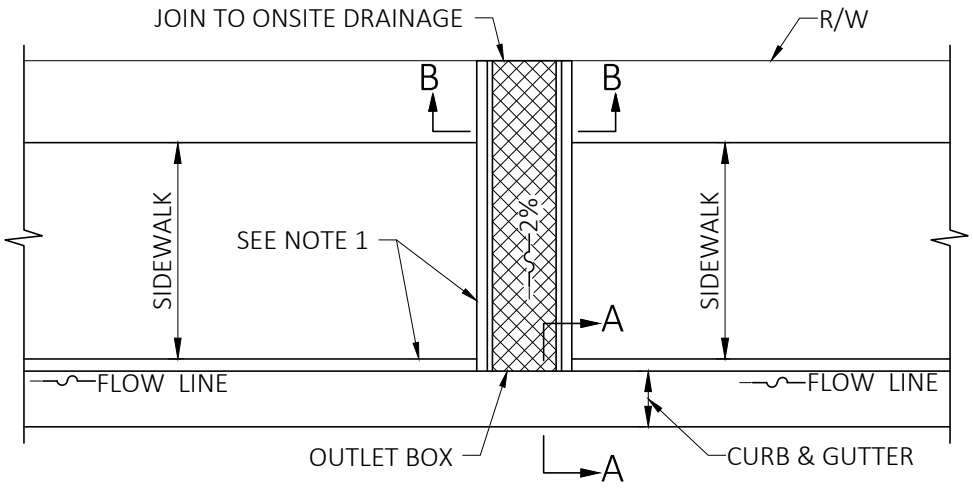
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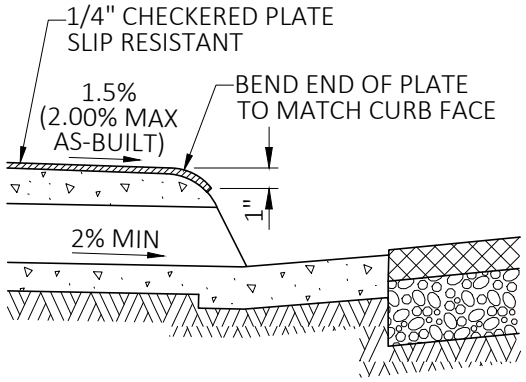
CITY OF EASTVALE

CURB OUTLET DRAIN

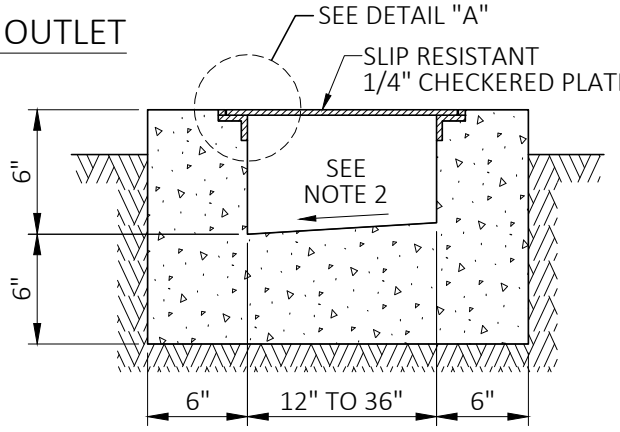
STANDARD No. 308 (2 OF 2)



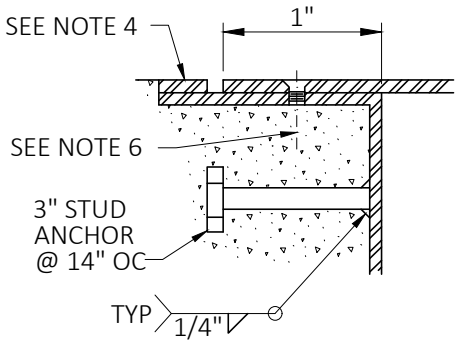
DRAIN OUTLET



SECTION "A-A"



SECTION "B-B"



DETAIL "A"

NOTES:

1. UNDER SIDEWALK DRAIN TO BE CONSTRUCTED PERPENDICULAR (90°) TO THE CURB ALIGNMENT. VARIATIONS FROM 9033/64 REQUIRE THE APPROVAL OF THE DIRECTOR OF TRANSPORTATION.
2. SLOPE TO DRAIN TO ONE SIDE.
3. ALL EXPOSED METAL PARTS TO BE HOT-DIP GALVANIZED AFTER FABRICATION.
4. 1 1/2" x 1 1/2" x 1/4" "L" FRAME WITH 3/8" x 1/4" STEEL STRIP WELDED TO FRAME.
5. CHECKERED PLATE SHALL BE SLIP RESISTANT HOT-DIP GALVANIZED STEEL, MAXIMUM WIDTH 36".
6. FASTEN WITH 1/4" COARSE-THREAD COUNTERSINK STAINLESS STEEL SCREWS AT 12" OC.
7. WHEN ABUTTING SOIL HAS A HIGH SULFATE CONTENT, USE A MODIFIED CONCRETE MIX AND PLACE 6" MIN CLASS 2 AGGREGATE BASE AND 6 MIL PLASTIC SHEETING UNDER AND AROUND ALL SIDES OF CONCRETE IMPROVEMENTS. FOR EXPANSIVE SOIL, PLACE 6" AGGREGATE BASE UNDER CONCRETE IMPROVEMENTS AS DIRECTED BY THE CITY ENGINEER. SEE STANDARD SPECIFICATIONS SECTION 16.03 AND 16.04 AND STANDARD No. 401 FOR REFERENCE.
8. FOR MINIMUM CONCRETE STRENGTH REFER TO STANDARD SPECIFICATIONS SECTION 16.01.

NOT TO SCALE

PREPARED UNDER THE SUPERVISION OF:

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JIMMY CHUNG, P.E.

DATE

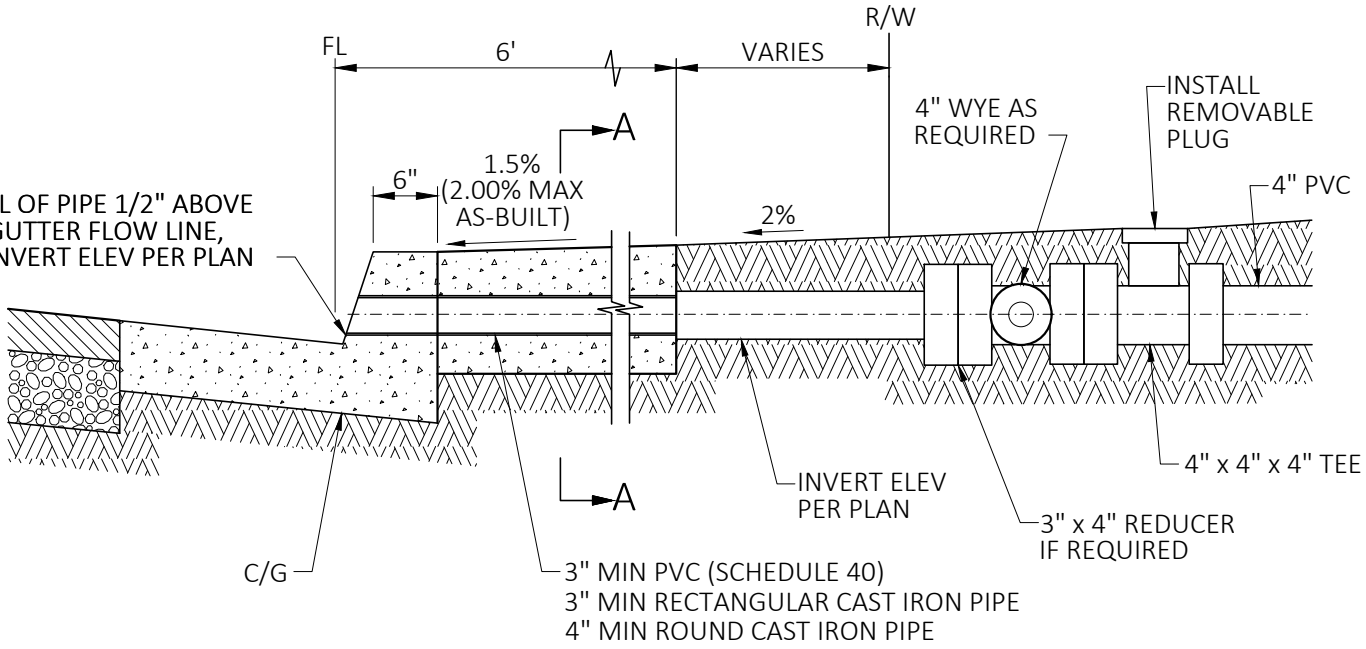
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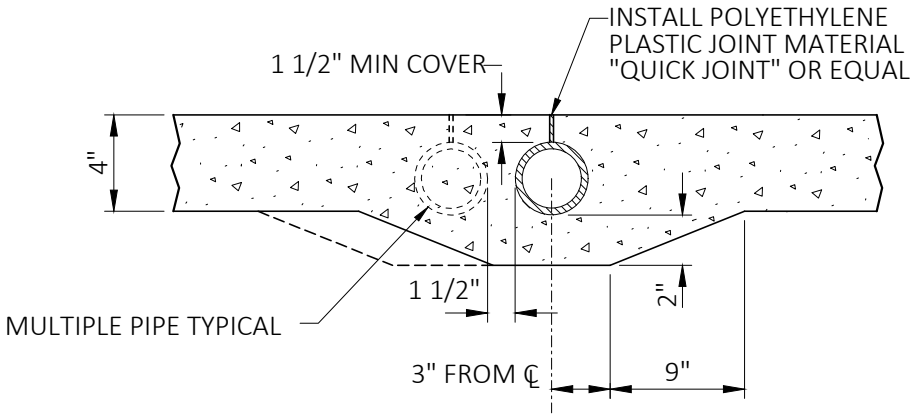
CITY OF EASTVALE

UNDER SIDEWALK DRAIN CAST IN PLACE

STANDARD No. 309



ELEVATION



SECTION "A-A"

CONCRETE MINIMUM STRENGTH SHALL BE 590-C-4000.

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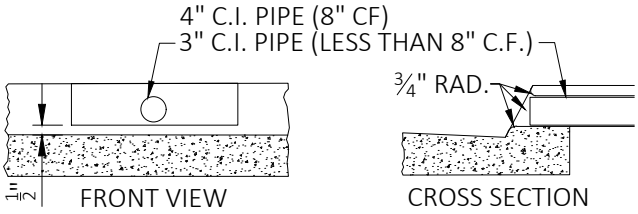
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STATE OF CALIFORNIA

CITY OF EASTVALE

PRIVATE DRAIN THROUGH CURB

STANDARD No. 310 (1 OF 2)



1. INVERT ELEVATION OF THE CORE SHALL BE AT LEAST ½" ABOVE THE FLOW LINE ELEVATION.

2. CORE DIAMETER SHALL NOT EXCEED 50% OF THE CURB FACE DIMENSION.

3. A MINIMUM SEPARATION OF TEN FEET (10') IS REQUIRED BETWEEN ADJACENT DRAINS ON THE SAME PROPERTY.

4. WHEN GREATER CAPACITY IS REQUIRED, CITY OF EASTVALE STANDARD PLAN 310 SHALL BE CONSTRUCTED.

5. AFFECTED SIDEWALK PANEL SHALL BE REPLACED FROM SCORELINE TO SCORELINE.

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CIVIL
STATE OF CALIFORNIA

CITY OF EASTVALE

PRIVATE DRAIN THROUGH CURB

STANDARD No. 310 (2 OF 2)

CASE "A"

NOTES:

1. GUTTER DEPRESSION SHALL BE CASE B UNLESS OTHERWISE SPECIFIED ON PROJECT DRAWINGS.
2. ELEVATIONS OF OUTER CORNERS SHOWN ON PROJECT. IF NO ELEVATIONS ARE SPECIFIED, THE OUTER EDGE OF GUTTER DEPRESSIO SHALL CONFORM TO FINISHED STREET SURFACE.
3. A = 4 FEET UNLESS OTHERWISE SPECIFIED.
   T = SEE STANDARD No. 300 DIMENSIONS.
   W = 4 FEET MIN, UNLESS OTHERWISE SPECIFIED.
4. WHERE NO CURB EXISTS, CURBS SHALL BE CONSTRUCTED BETWEEN ENDS OF GUTTER DEPRESSION. CURB SECTION SHALL CONFORM TO THAT OF CONTROLLING AGENCY.
5. DEPRESSION SHALL BE CONCRETE WITH MINIMUM STRENGTH OF 590-C-4000.
6. WHEN ABUTTING SOIL HAS A HIGH SULFATE CONTENT, USE A MODIFIED CONCRETE MIX AND PLACE 6" MIN CLASS 2 AGGREGATE BASE AND 6 MIL PLASTIC SHEETING UNDER AND AROUND ALL SIDES OF CONCRETE IMPROVEMENTS. FOR EXPANSIVE SOIL, PLACE 6" MIN AGGREGATE BASE UNDER CONCRETE IMPROVEMENTS AS DIRECTED BY THE ENGINEER. SEE STANDARD SPECIFICATIONS AND STANDARD No. 401 FOR REFERENCE.

* CATCH BASIN OPENING = NORMAL CURB HEIGHT + 3 INCHES UNLESS OTHERWISE SPECIFIED.

SECTION "H-H"

NOT TO SCALE

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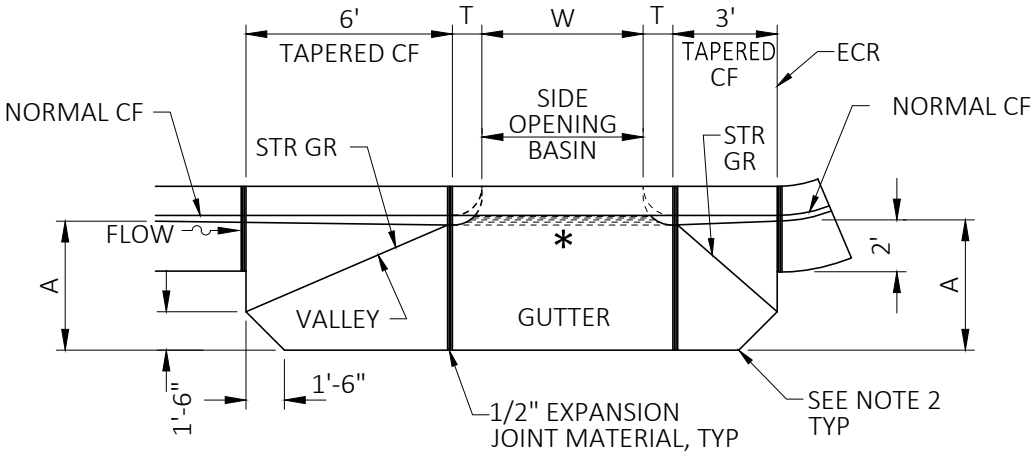
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STATE OF CALIFORNIA

CITY OF EASTVALE

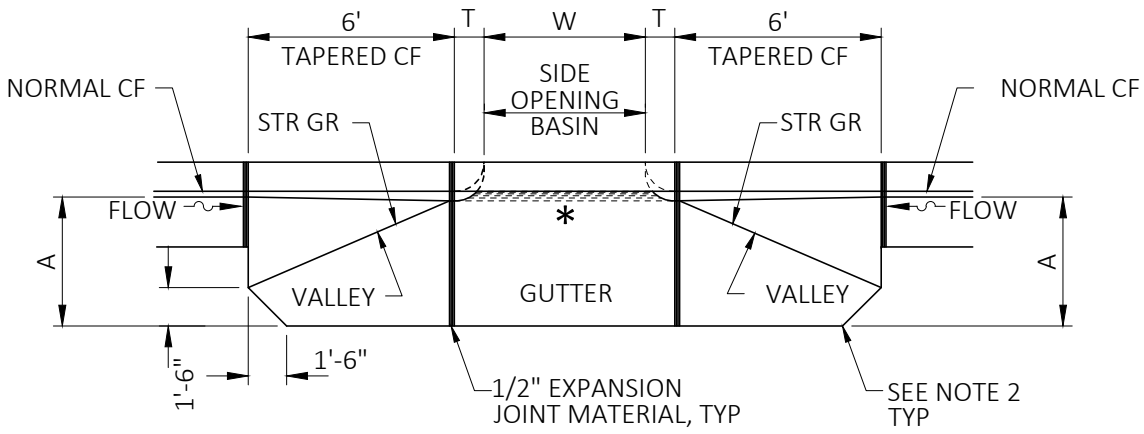
GUTTER DEPRESSION FOR CURB OPENING CATCH BASIN

STANDARD No. 311 (1 OF 2)



CASE "B"

(CONTINUOUS GRADE)



CASE "C"

(SAG)

FOR NOTES SEE SHEET 1

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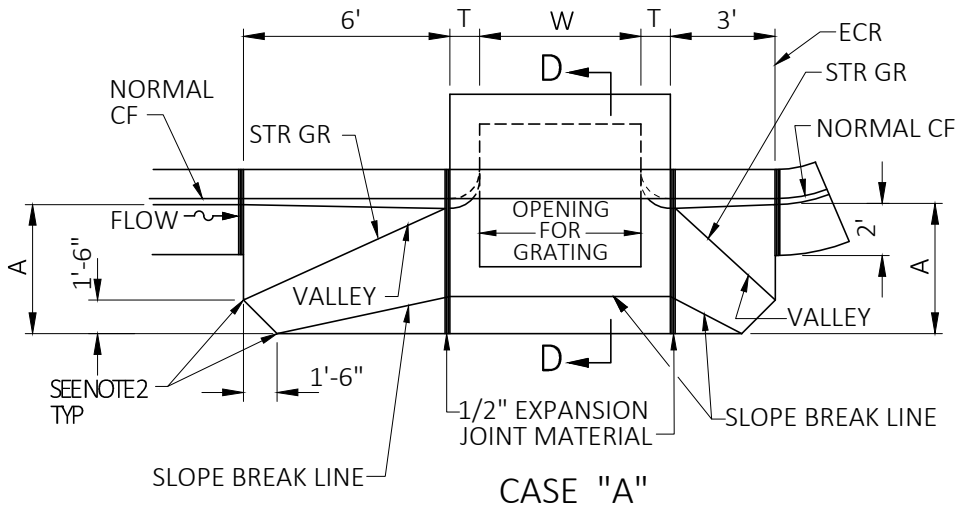
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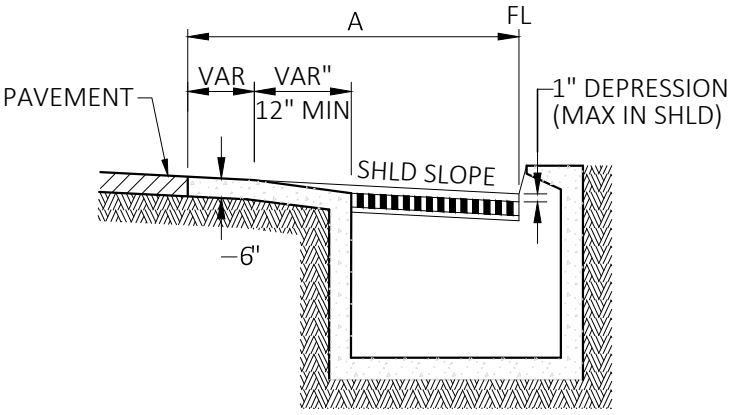
CITY OF EASTVALE

GUTTER DEPRESSION FOR CURB OPENING CATCH BASIN

STANDARD No. 311 (2 OF 2)



CASE "A"



SECTION "D-D"

NOTES:

1. GUTTER DEPRESSION SHALL BE:
   (A) CASE "A" SEE STANDARD No. 302 COMBINATION CATCH BASIN, UNLESS OTHERWISE SPECIFIED.
   (B) CASE "B" SEE STANDARD No. 301 COMBINATION INLET CATCH BASIN, UNLESS OTHERWISE SPECIFIED.

2. ELEVATIONS AT OUTER CORNERS SHOWN ON THE PROJECT DRAWINGS. IF NO ELEVATIONS ARE SPECIFIED THE OUTER EDGE OF THE GUTTER DEPRESSION SHALL CONFORM TO THE FINISHED STREET SURFACE.

3. A = 4' UNLESS OTHERWISE SPECIFIED
   T = SEE STANDARD No. 302 DIMENSIONS
   W = SEE STANDARD No. 302 DIMENSIONS

4. WHERE NO CURB EXISTS, CURB SHALL BE CONSTRUCTED BETWEEN ENDS OF GUTTER DEPRESSION. CURB SECTION SHALL CONFORM TO THAT OF CONTROLLING AGENCY.

5. DEPRESSION SHALL BE CONCRETE WITH MINIMUM STRENGTH OF 560-C-3250.

6. WHEN ABUTTING SOIL HAS A HIGH SULFATE CONTENT, USE A MODIFIED CONCRETE MIX AND PLACE 6" MIN AGGREGATE BASE AND 6 MIL PLASTIC SHEETING UNDER AND AROUND ALL SIDES OF CONCRETE I IMPROVEMENTS. FOR EXPANSIVE SOIL, PLACE 6" MIN CLASS 2 AGGREGATE BASE UNDER CONCRETE IMPROVEMENTS AS DIRECTED BY THE ENGINEER. SEE STANDARD SPECIFICATIONS SECTIONS AND STANDARD No. 401 FOR REFERENCE.

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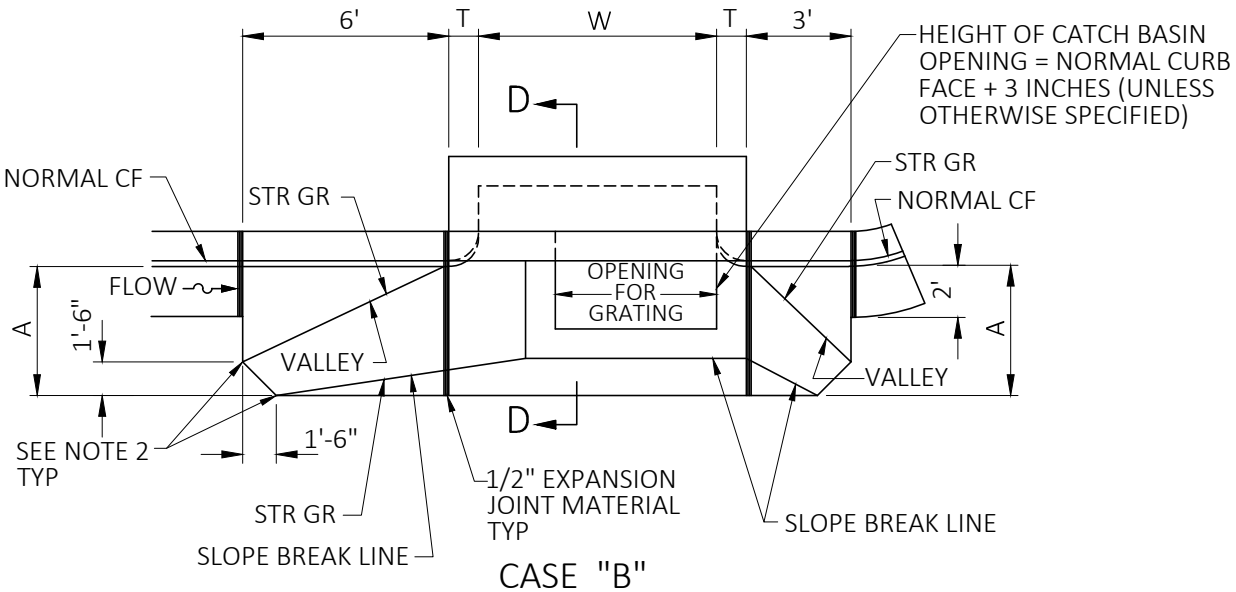
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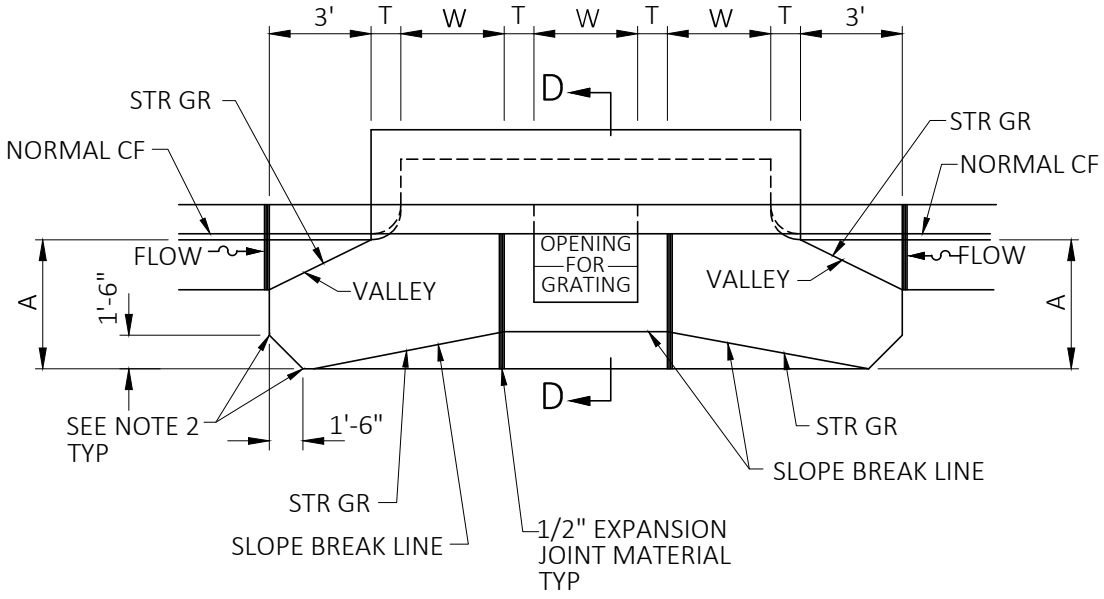
CITY OF EASTVALE

GUTTER DEPRESSION FOR GRATE OPENING CATCH BASIN

STANDARD No. 312 (1 OF 2)



CASE "B"



CASE "C"

FOR NOTES & SECTION D-D SEE SHEET 1

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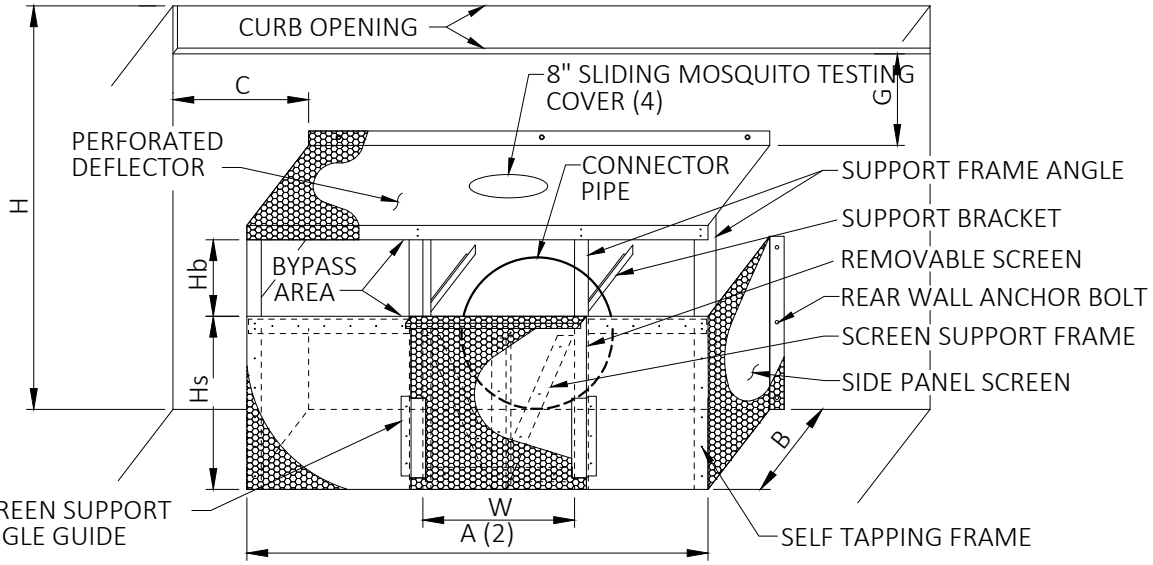
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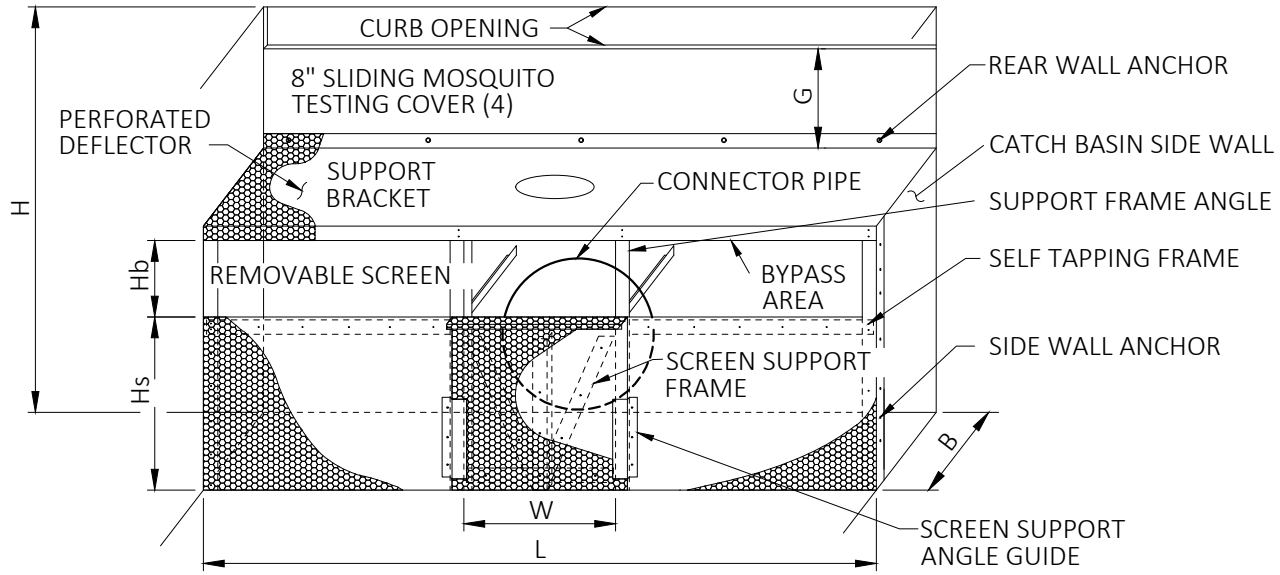
GUTTER DEPRESSION FOR GRATE OPENING CATCH BASIN

STANDARD No. 312 (2 OF 2)



L = A+2B (FOR TYPE A ONLY)

TYPE A (BACK WALL MOUNT)



TYPE B (SIDE WALL MOUNT)

DIMENSIONS:

SCREEN LENGTH (1)	L
REMOVABLE SCREEN WIDTH (2)	W (24" TO 36")
SCREEN HEIGHT (1)	Hs
SCREEN BYPASS HEIGHT (1)	Hb
MINIMUM WALL CLEARANCE (2)	C = 12"
MINIMUM INTERIOR SPACE (2)	B = 10"
DISTANCE BELOW GUTTER FL (1)	G
CATCH BASIN HEIGHT (5)	H

NOTES:

1. SEE TABLES ON PAGES 10-13 FOR VALUES.
2. SEE FTCD GENERAL NOTES ON STANDARD 313-3.
3. SEE FTCD SCREEN TYPE AND LOCATIONS WITHIN CATCH BASINS ON STANDARD 313-4 TO 313-8.
4. MOSQUITO TESTING COVER REQUIRED ONLY FOR STANDARD No. 301 AND 302 APPLICATIONS.
5. CB HEIGHT IS VERTICAL DISTANCE FROM TOP OF CURB TO OUTLET PIPE FLOW LINE.

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CITY OF EASTVALE

FULL TRASH CAPTURE DEVICE (FTCD) - CONNECTOR PIPE SCREEN (CPS)

STANDARD No. 313 (1 OF 14)

FTCD SPECIFICATIONS

1. FULL TRASH CAPTURE DEVICE (FTCD) SHALL BE A UNITED STORM WATER, INC. CONNECTOR PIPE SCREEN (CPS) OR EQUIVALENT. EQUIVALENT SYSTEMS OR ALTERNATIVE DESIGNS SHALL BE ON THE STATE OF CALIFORNIA APPROVED TRASH CAPTURE DEVICE LIST AND REQUIRE APPROVAL OF THE TRANSPORTATION DEPARTMENT.

2. FTCD SHALL HAVE STRUCTURAL FRAME FOR STIFFNESS AND TO ENABLE BOLTING TO CATCH BASIN FLOOR AND WALL. FRAME MEMBERS SHALL BE FABRICATED FROM PERFORATED 14 GAUGE GRADE 304 STAINLESS STEEL HAVING 5 MM DIAMETER HOLES.

3. FTCD SCREENS SHALL BE FABRICATED FROM PERFORATED 14 GAUGE GRADE 304 STAINLESS STEEL HAVING 5 MM DIAMETER HOLES.

4. FTCD SHALL HAVE A PERFORATED DEFLECTOR SCREEN COVERING THE TOP OF THE FTCD TO PROHIBIT DEBRIS FROM FALLING BEHIND THE FRONT AND SIDE SCREENS. THE DEFLECTOR SHALL BE ABLE TO WITHSTAND A VERTICAL LOAD OF 10 LBS PER SQUARE FOOT.

5. FTCD FRAME AND SCREEN SHALL HAVE SUFFICIENT STRUCTURAL INTEGRITY TO WITHSTAND THE FORCE OF STANDING WATER IN THE CATCH BASIN ASSUMING THE SCREEN IS 100% CLOGGED.

6. FTCD SHALL BE FASTENED TO THE CATCH BASIN WALLS AND FLOOR WITH ANCHOR BOLTS. ANCHOR BOLTS SHALL BE SS-304, 3/8" DIAMETER AND 3" LENGTH, AND SHALL BE EPOXY SET INTO CATCH BASIN CONCRETE. IF REINFORCEMENT STEEL IS ENCOUNTERED DURING INSTALLATION, RELOCATE THE ANCHOR HOLE AND FILL VACANT HOLE WITH EPOXY. EPOXY SHALL BE ON THE CURRENT APPROVED LIST OF CHEMICAL ADHESIVES FOR USE IN CALTRANS CONTRACTS. ANCHOR BOLT SPACING TO BE 12" O.C. EXCEPT WHERE FRAME LENGTH WOULD RESULT IN LESS THAN 3 BOLTS PER FRAME MEMBER. IN THIS CASE FASTEN FRAME TO CATCH BASIN WALL USING 3 ANCHOR BOLTS.

7. THE SCREEN SHALL BE SECURED TO THE SUPPORT FRAME, BRACKETS AND SIDE PANEL USING #12 x 0.5" SELF TAPPING SS-304 TECH SCREWS .

8. THE FTCD SHALL BE FABRICATED ON SITE TO BE FLUSH WITH THE INTERIOR SURFACES OF THE CATCH BASIN. THE MAXIMUM ALLOWABLE GAP BETWEEN THE FTCD AND THE CATCH BASIN SURFACES IS 5MM (0.197 INCHES).

9. FOR SCREEN SPANS (DIMENSION "A" FOR TYPE A OR DIMENSION "L" FOR TYPE B PER STANDARD 313-1) GREATER THAN 36" PROVIDE ADDITIONAL SUPPORT BRACKETS AND SUPPORT FRAME ANGLES AT 36" ON CENTER OR LESS. SEE STANDARD 313-1 TYPE B FOR TYPICAL SUPPORT BRACKET AND SUPPORT FRAME ANGLE CONFIGURATION.

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STATE OF CALIFORNIA

CITY OF EASTVALE

FTCD - CPS SPECIFICATIONS

STANDARD No. 313 (2 OF 14)

FTCD GENTERAL NOTES (NEW CONSTRUCTION)

1. FTCD SHALL CONFORM TO THE CONFIGURATIONS SHOWN IN STANDARD 313-4 THROUGH 313-8 AND SHALL BE SIZED ACCORDING TO THE SIZING TABLES SHOWN IN STANDARD 313-10 THROUGH 313-13.

2. THE REMOVABLE SCREEN WIDTH (W) SHALL EQUAL THE CONNECTOR PIPE DIAMETER OR 24", WHICEVER IS GREATER, BUT SHALL NOT EXCEED 36". WHERE DIMENSION "A" PER STANDARD 313-1 TYPE A (BACK WALL MOUNT) IS LESS THAN OR EQUAL TO 36", THE REMOVABLE SCREEN MAY EXTEND THE FULL WIDTH OF THE FTCD (W = A). IN THIS CASE SUPPORT BRACKETS AND THE ASSOCIATED SUPPORT FRAME ANGLES WILL BE OMITTED.

3. IF THE FTCD CANNOT PROVIDE A SIDE WALL CLEARANCE (C) OF 12", PROVIDE A SIDE WALL MOUNT. AN L-SHAPED FTCD WILL HAVE ONE SIDE WALL AND ONE BACK WALL MOUNT.

4. THE INTERIOR SPACE DIMENSION "B" PER DRAWING 313-1 TYPE A, SHALL BE AT LEAST 10" UNLESS OTHERWISE AUTHORIZED BY THE TRANSPORTATION DEPARTMENT.

5. POSITIVE DRAINAGE TO THE OUTLET PIPE IS REQUIRED FOR THE ENTIRE CATCH BASIN FLOOR.

6. THE CATCH BASIN SHALL INCLUDE MAINTENANCE GAUGE STENCILING ON THE INTERIOR WALL OPPOSITE THE FTCD THAT IDENTIFIES THE ACCUMULATED DEBRIS ELEVATION AT 40% AND 100% OF THE FTCD HEIGHT. SEE STANDARD 313-9 FOR STENCILING REQUIREMENTS.

7. TRANSPORTATION DEPARTMENT APPROVAL REQUIRED WHERE CONNECTOR PIPE SIZE > 42" DIAMETER.

8. CATCH BASINS (NEW OR EXISTING) WITH FOSSIL FILTERS (PER STANDARD 300A OR EQUIVALENT) SHALL REQUIRE SPECIAL CONSIDERATION FOR INCORPORATION OF THE FTCD. A MODIFIED FTCD DESIGN SHALL BE SUBMITTED TO THE TRANSPORTATION DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.

9. ENGINEER MAY PREPARE SITE SPECIFIC CPS DESIGN UTILIZING THE CPS FLOW CHART PER STANDARD 313-14 IN LIEU OF SIZING PER STANDARD 313-10 THROUGH 313-13.

FTCD RETROFIT NOTES

10. WHERE MANHOLE CONFIGURATIONS IN THE EXISTING CATCH BASIN DO NOT CONFORM WITH FTCD LOCATIONS SHOWN IN STANDARD 313-4 THROUGH 313-8, NEW MANHOLES OPENINGS SHALL BE INSTALLED TO CONFORM WITH THESE REQUIREMENTS. RETROFIT DESIGN DRAWINGS MUST BE APPROVED BY THE TRANSPORTATION DEPARTMENT.

11. IF ADEQUATE SPACE IS NOT AVAILABLE FOR RETROFIT OF EXISTING CATCH BASIN WITH FTCD, A MODIFIED FTCD DESIGN SHALL BE SUBMITTED TO THE TRANSPORTATION DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.

12. CATCH BASINS THAT DO NOT DRAIN TOWARD THE CONNECTOR PIPE SHALL BE MODIFIED TO DRAIN PROPERLY UTILIZING A POLYESTER POLYMER CONCRETE OVERLAY PRODUCT APPROVED BY THE TRANSPORTATION DEPARTMENT PRIOR TO INSTALLATION OF THE FTCD. THE BASIN FLOOR SHALL BE ROUGHENED TO THE SATISFACTION OF THE TRANSPORTATION DEPARTMENT PRIOR TO APPLICATION OF THE OVERLAY. SURFACE PREPARATION MUST PROVIDE FOR MINIMUM OVERLAY THICKNESS PER OVERLAY PRODUCT MANUFACTURER'S SPECIFICATIONS. PROPER DRAINAGE OF BASIN FLOOR SHALL BE ACHIEVED TO THE SATISFACTION OF THE TRANSPORTATION DEPARTMENT.

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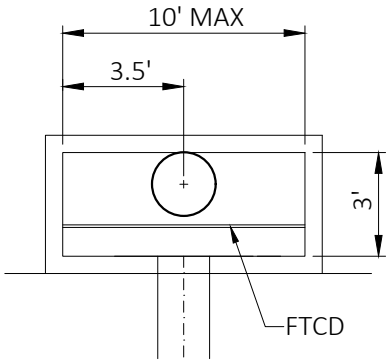
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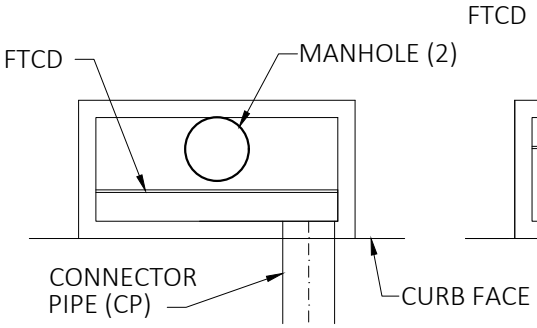
CITY OF EASTVALE

FTCD - CPS GENERAL NOTES AND RETROFIT NOTES

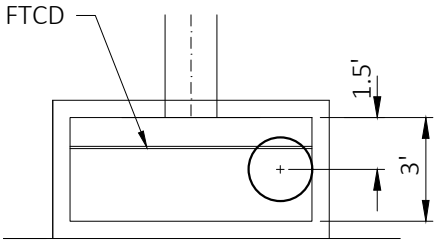
STANDARD No. 313 (3 OF 14)



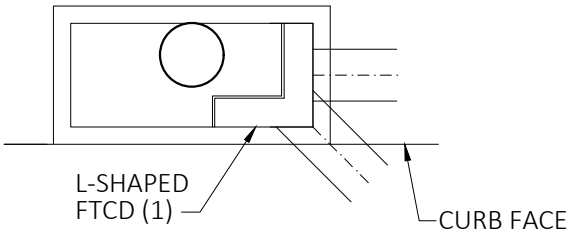
CENTERED CP



OFFSET CP



BACK WALL CP



SIDE OR CORNER CP (1)(3)

NOTES:

(1) FOR CORNER AND SIDE CONNECTOR PIPE (CP) LOCATIONS THE FTCD SHALL BE L-SHAPED TO FULLY COVER THE PIPE OPENING. A SUPPORT FRAME ANGLE SHALL BE PROVIDED IN THE CPS CORNER.

(2) DETAIL VALID FOR CATCH BASIN WIDTHS LESS THAN OR EQUAL TO 10 FEET. MULTIPLE MANHOLES REQUIRED FOR CATCH BASIN WIDTHS GREATER THAN 10 FEET. SEE STANDARD NO. 313-5 AND 313-6.

(3) FOR SIDE OR CORNER CP LOCATIONS WHERE REQUIRED SCREEN LENGTH (L) CANNOT BE ACHIEVED SPECIAL DESIGN MUST BE SUBMITTED TO THE TRANSPORTATION DEPARTMENT FOR REVIEW AND APPROVAL.

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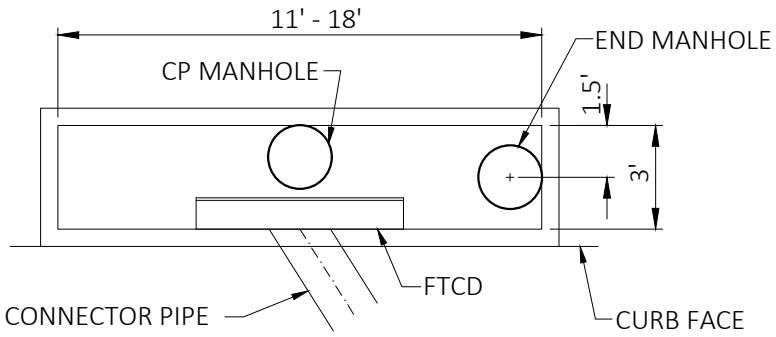
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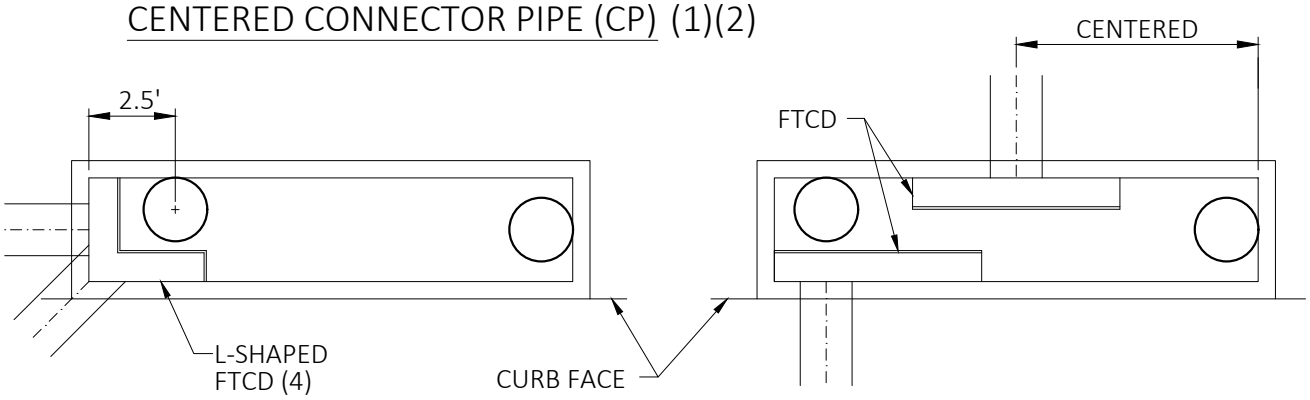
CITY OF EASTVALE

FTCD - CPS SCREEN /
MANHOLE LOCATIONS FOR 10' MAX
WIDTH STANDARD PLAN NO. 300
CURB INLET CATCH BASINS

STANDARD No. 313 (4 OF 14)



CENTERED CONNECTOR PIPE (CP) (1)(2)



SIDE OR CORNER CP (4)(5)

OFFSET OR BACK WALL CP (1)(3)

NOTES:

(1) FOR CONNECTOR PIPE EXITING TOWARD STREET CENTERLINE, LOCATE CONNECTOR PIPE (CP) MANHOLE ALONG BACK WALL OPPOSITE OF CP CENTERLINE. LOCATE END MANHOLE AT EITHER END WHEN CP IS CENTERED IN CATCH BASIN, OR ON OPPOSITE SIDE OF CP WHEN CP IS ON EITHER SIDE OF CATCH BASIN CENTERLINE.

(2) SHALLOW CATCH BASINS WITH A HEIGHT (H) LESS THAN 3.5' SHALL INCLUDE A THIRD MANHOLE ON THE OPPOSITE SIDE OF THE CONNECTOR PIPE FROM THAT SHOWN PLACED AGAINST THE END WALL.

(3) CONNECTOR PIPE EXITING THROUGH BACK WALL OF CATCH BASIN MUST BE CENTERED IN CATCH BASIN UNLESS APPROVED BY THE TRANSPORTATION DEPARTMENT.

(4) FOR CORNER AND SIDE CONNECTOR PIPE (CP) LOCATIONS, THE FTCD SHALL BE L-SHAPED TO FULLY COVER THE PIPE OPENING. A SUPPORT FRAME ANGLE SHALL BE PROVIDED IN THE CPS CORNER.

(5) FOR SIDE OR CORNER CP LOCATIONS WHERE REQUIRED SCREEN LENGTH (L) CANNOT BE ACHIEVED, SPECIAL DESIGN MUST BE SUBMITTED TO THE TRANSPORTATION DEPARTMENT FOR REVIEW AND APPROVAL.

NOT TO SCALE

PREPARED UNDER THE SUPERVISION OF:

xx/xx/xx

DIRECTOR OF PUBLIC WORKS
JIMMY CHUNG, P.E.

DATE

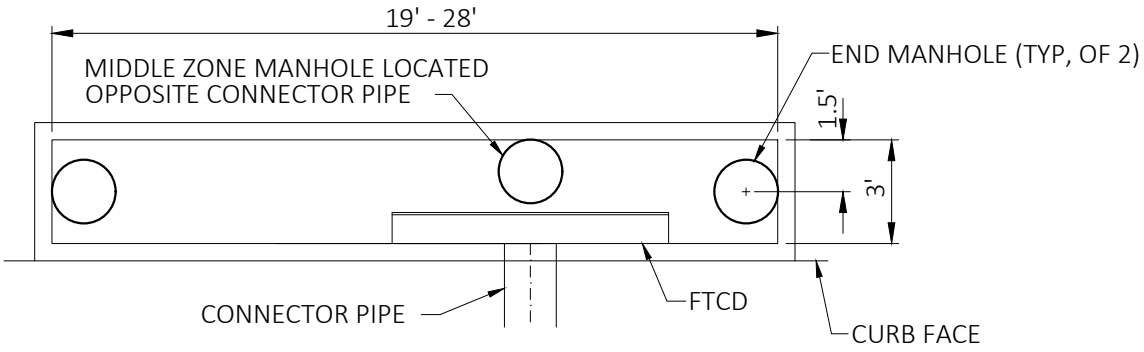
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REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

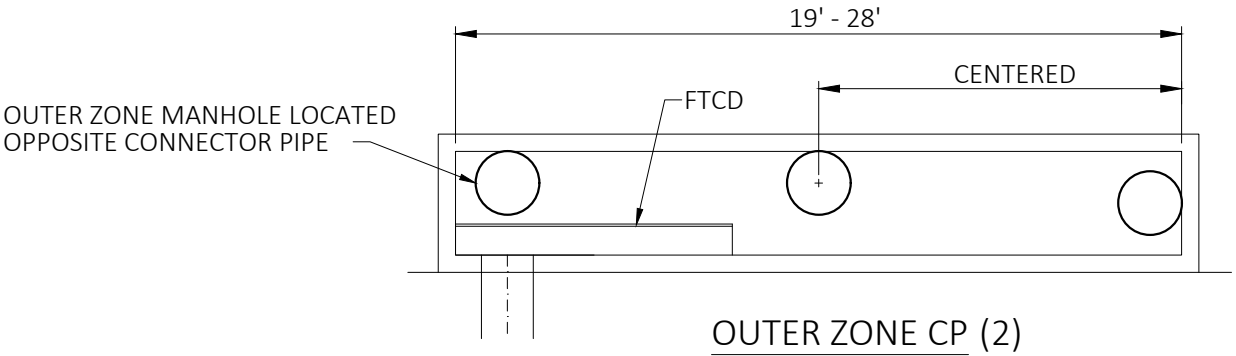
CITY OF EASTVALE

FTCD - CPS SCREEN /
MANHOLE LOCATIONS FOR 11' - 18'
WIDTH STANDARD PLAN NO. 300
CURB INLET CATCH BASINS

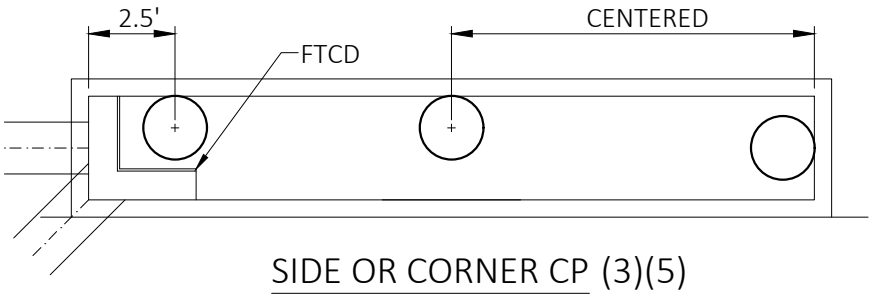
STANDARD No. 313 (5 OF 14)



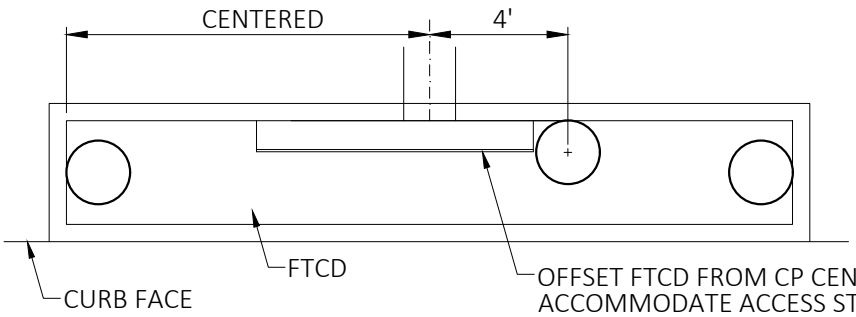
CENTERED OR MIDDLE ZONE CP (1)



OUTER ZONE CP (2)



SIDE OR CORNER CP (3)(5)



BACK WALL CP (4)

NOTE:
SEE STANDARD NO. 313-7
FOR REFERENCED NOTES.

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CITY OF EASTVALE

FTCD - CPS SCREEN /
MANHOLE LOCATIONS FOR 19' - 28'
WIDTH STANDARD PLAN NO. 300
CURB INLET CATCH BASINS

STANDARD No. 313 (6 OF 14)

NOTES: (FOR STANDARD NO. 313-6)

(1) FOR CONNECTOR PIPE EXITING TOWARD STREET CENTERLINE IN MIDDLE ZONE, LOCATE CONNECTOR PIPE (CP) MANHOLE ALONG BACK WALL OPPOSITE OF CP CENTERLINE. LOCATE END MANHOLES AT EITHER END OF CATCH BASIN AS SHOWN.

(2) FOR CONNECTOR PIPE EXITING TOWARD STREET CENTERLINE IN OUTER ZONE, LOCATE OUTER ZONE MANHOLE ALONG BACK WALL OPPOSITE OF CP CENTERLINE. LOCATE ONE END MANHOLE ON THE OPPOSITE SIDE OF THE CB CENTERLINE FROM THE CP, AND ONE CENTERED MANHOLE ALONG THE CATCH BASIN BACK WALL.

(3) FOR CORNER AND SIDE CONNECTOR PIPE (CP) LOCATIONS THE FTCD SHALL BE L-SHAPED TO FULLY COVER THE PIPE OPENING. A SUPPORT FRAME ANGLE SHALL BE PROVIDED IN THE CPS CORNER.

(4) CONNECTOR PIPE EXITING THROUGH BACK WALL OF CATCH BASIN MUST BE CENTERED IN CATCH BASIN UNLESS APPROVED BY THE TRANSPORTATION DEPARTMENT.

(5) FOR SIDE OR CORNER CP LOCATIONS WHERE REQUIRED SCREEN LENGTH (L) CANNOT BE ACHIEVED SPECIAL DESIGN MUST BE SUBMITTED TO THE TRANSPORTATION DEPARTMENT FOR REVIEW AND APPROVAL.

NOT TO SCALE

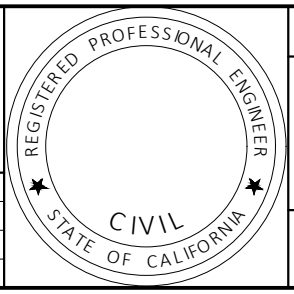
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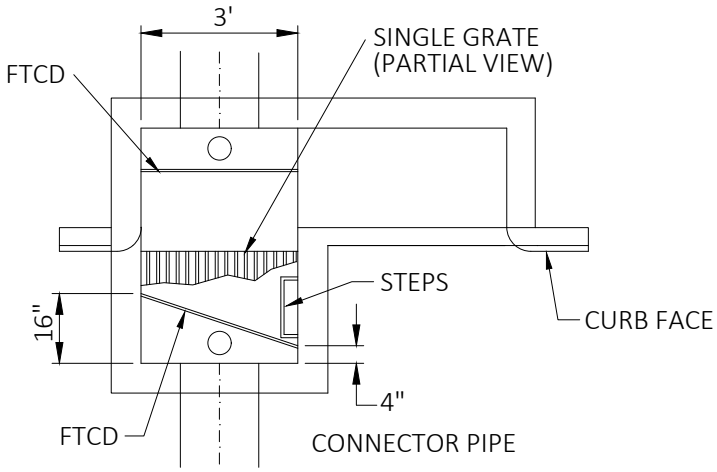
REVISION DESCRIPTION	MARK	DATE	APPROVED



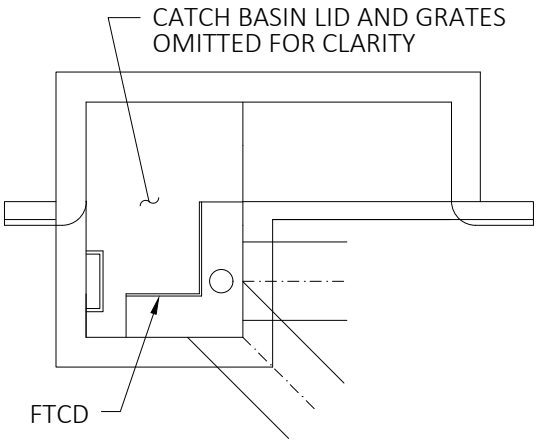
CITY OF EASTVALE

FTCD - CPS SCREEN /
MANHOLE LOCATIONS FOR 19' - 28'
WIDTH STANDARD PLAN NO. 300
CURB INLET CATCH BASINS

STANDARD No. 313 (7 OF 14)

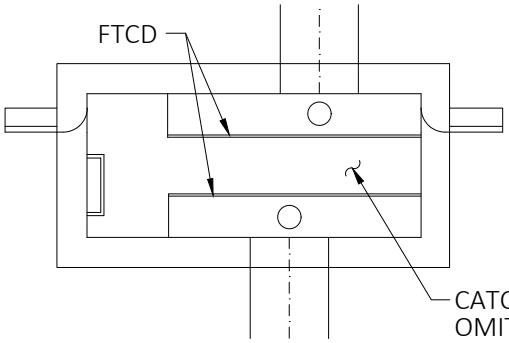


CENTERED OR BACK WALL CP (1)(5)

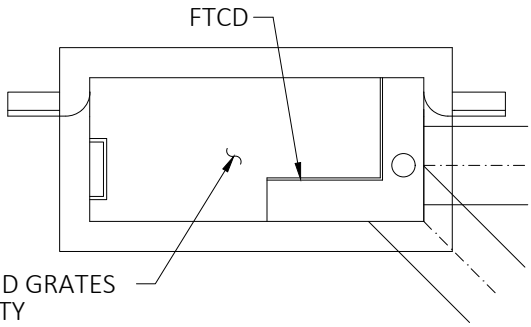


SIDE OR CORNER CP (2)(4)

CATCH BASIN 301



CENTERED OR BACK WALL CP (3)(5)



SIDE OR CORNER CP (2)(3)(4)

CATCH BASIN 302

NOTES:

(1) WHEN STEPS OBSTRUCT THE STANDARD FTCD INSTALLATION, ANGLE THE SCREEN IN FRONT OF THE CONNECTOR PIPE TO AVOID THE STEPS AS SHOWN.

(2) FOR CORNER AND SIDE CONNECTOR PIPE (CP) LOCATIONS, THE FTCD SHALL BE L-SHAPED TO FULLY COVER THE PIPE OPENING.

(3) MULTIPLE GRATE CATCH BASIN WIDTH SHOWN. FOR SINGLE GRATE APPLICATIONS PLACE FTCD PER CATCH BASIN 301 DETAILS ABOVE.

(4) FOR SIDE OR CORNER CP LOCATIONS WHERE REQUIRED SCREEN LENGTH (L) CANNOT BE ACHIEVED, SPECIAL DESIGN MUST BE SUBMITTED TO THE TRANSPORTATION DEPARTMENT FOR REVIEW AND APPROVAL.

(5) INSTALL FTCD, TYPE B (SIDE WALL MOUNT), TO AVOID STEPS AS NECESSARY.

NOT TO SCALE

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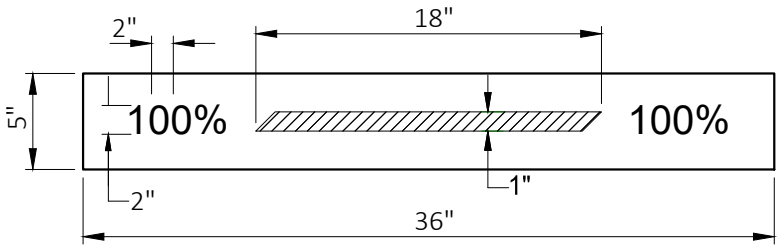
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CITY OF EASTVALE

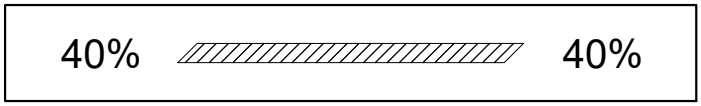
FTCD - CPS SCREEN LOCATIONS FOR STANDARD NO. CB301 AND CB302 COMBINATION INLET CATCH BASINS

STANDARD No. 313 (8 OF 14)



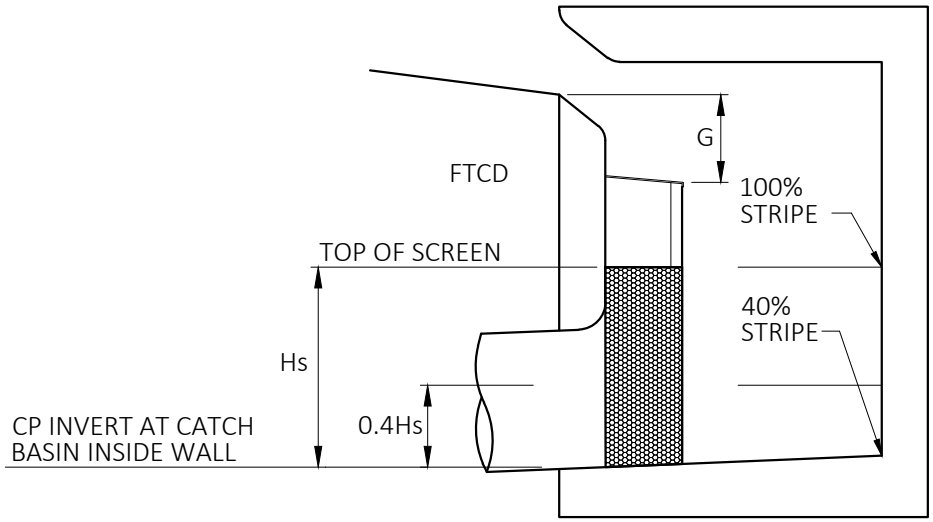
100% STRIPE

(RED STRIPES AND NUMBERS ON WHITE BACKGROUND)



40% STRIPE

(RED STRIPES AND NUMBERS ON WHITE BACKGROUND)



NOTES:

1. PAINT SHALL BE RED STRIPES AND NUMBERS ON WHITE BACKGROUND ON THE BACK WALL OF THE CATCH BASIN, LABELING 40% AND 100% SCREEN HEIGHT AS SHOWN ABOVE. PAINT SHALL BE WATERBORNE ACRYLIC AND REFLECTIVE.
2. SURFACES SHALL BE CLEAN, DRY AND FREE FROM ALL CONTAMINANTS PRIOR TO PAINTING.
3. STENCILING SHALL BE VISIBLE FROM THE STREET THROUGH CATCH BASIN OPENING.

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CIVIL
STATE OF CALIFORNIA

CITY OF EASTVALE

FTCD - CPS MAINTENANCE GAUGE

STANDARD No. 313 (9 OF 14)

FTCD SIZING TABLE FOR STANDARD NO. 300 CURB INLET CATCH BASIN ON GRADE CONDITION

CATCH BASIN TYPE	H (FT)	CATCH BASIN WIDTH (FT) (1)	NUMBER OF GRATES	BYPASS HEIGHT Hb (IN)	SCREEN HEIGHT Hs (IN)	SCREEN LENGTH L (FT)	G (IN)
300	2.5 (30 inches)	7.0	-	8.0	8.0	7.0	4.0
		10.0				7.0	
		14.0				10.0	
	2.67 (32 inches)	7.0	-	8.0	10.0	7.0	4.0
		10.0				7.0	
		14.0				10.0	
	2.83 (34 inches)	7.0	-	8.0	12.0	7.0	4.0
		10.0				7.0	
		14.0				10.0	
		21.0				11.0	
	3.0	7.0	-	8.0	12.0	4.0	6.0
		10.0				6.0	
		14.0		8.0	14.0	10.0	4.0
		21.0				14.0	
		28.0				18.0	
	3.5	7.0	-	8.0	18.0	4.0	6.0
		10.0				6.0	
		14.0				6.0	
		21.0		10.0	16.0	7.0	
		28.0				9.0	
	4.0	7.0	-	12.0	20.0	4.0	6.0
		10.0				6.0	
		14.0				6.0	
		21.0				7.0	
		28.0				8.0	
	4.5 OR GREATER	7.0	-	12.0	24.0	4.0	8.0
		10.0				6.0	
		14.0				6.0	
		21.0				7.0	
		28.0				8.0	

NOTES:

1. FOR CATCH BASIN WIDTHS NOT SHOWN USE NEXT HIGHER VALUE.
2. WHERE THE SCREEN LENGTH (L) IS EQUAL TO THE CATCH BASIN WIDTH, THE CPS SHALL BE THE FULL WIDTH OF THE CATCH BASIN AND UTILIZE A SIDE WALL MOUNT.

NOT TO SCALE

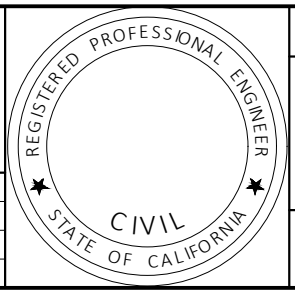
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CITY OF EASTVALE

FTCD - CPS SIZING TABLE FOR STANDARD NO. 300 CURB INLET CATCH BASIN ON GRADE CONDITION

STANDARD No. 313 (10 OF 14)

FTCD SIZING TABLE FOR STANDARD NO. 301 AND 302 COMBINATION INLET CATCH BASIN ON GRADE CONDITION

CATCH BASIN TYPE	H (FT)	CATCH BASIN WIDTH (FT) (1)	NUMBER OF GRATES	BYPASS HEIGHT Hb (IN)	SCREEN HEIGHT Hs (IN)	SCREEN LENGTH L (FT)	G (IN)
301	3.0	7.0	1	8.0	10.0	4.0	10.0
		10.0	2			7.0	
		14.0	1			8.0	
		14.0	2			8.0	
	3.5	7.0	1	10.0	12.0	6.0	12.0
		10.0	2			5.0	
		14.0	1			5.0	
		14.0	2			6.0	
	4.0	7.0	1	12.0	15.0	4.0	13.0
		10.0	2			5.0	
		14.0	1			4.0	
		14.0	2			5.0	
	4.5 OR GREATER	7.0	1	12.0	18.0	4.0	16.0
		10.0	2			5.0	
		14.0	1			4.0	
		14.0	2			5.0	
302	3.0	-	1	9.0	9.0	3.0	10.0
		-	2			5.0	
		-	3			6.0	
	3.5	-	1	10.0	12.0	2.5	12.0
		-	2			4.0	
		-	3			5.0	
	4.0 OR GREATER	-	1	10.0	18.0	2.5	12.0
		-	2			4.0	
		-	3			5.0	

NOTES:

1. FOR CATCH BASIN WIDTHS NOT SHOWN USE NEXT HIGHER VALUE.

NOT TO SCALE

PREPARED UNDER THE SUPERVISION OF:

xx/xx/xx

DIRECTOR OF PUBLIC WORKS
JIMMY CHUNG, P.E.

DATE

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REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

CITY OF EASTVALE

FTCD - CPS SIZING TABLE
FOR STANDARD NO. 301 AND 302
COMBINATION INLET CATCH BASIN
ON GRADE CONDITION

STANDARD No. 313 (11 OF 14)

FTCD SIZING TABLE FOR STANDARD NO. 300 CURB INLET CATCH BASIN SUMP CONDITION

CATCH BASIN TYPE	H (FT)	CATCH BASIN WIDTH (FT) (1)	NUMBER OF GRATES	BYPASS HEIGHT Hb (IN)	SCREEN HEIGHT Hs (IN)	SCREEN LENGTH L (FT)	G (IN)
300	3.5	7.0	-	12.0	16.0	7.0	4.0
		10.0		14.0	14.0	6.0	
		14.0				7.0	
	4.0	7.0	-	16.0	18.0	7.0	4.0
		10.0				6.0	
		14.0				6.0	
		21.0		18.0	16.0	7.0	
		28.0				8.0	
	4.5	7.0	-	16.0	18.0	7.0	10.0
		10.0				6.0	
		14.0				6.0	
		21.0		18.0	16.0	7.0	
		28.0				8.0	
	5.0 OR GREATER	7.0	-	16.0	24.0	7.0	10.0
		10.0				6.0	
		14.0				6.0	
		21.0		18.0	20.0	7.0	12.0
		28.0				8.0	

NOTES:

1. FOR CATCH BASIN WIDTHS NOT SHOWN USE NEXT HIGHER VALUE.

NOT TO SCALE

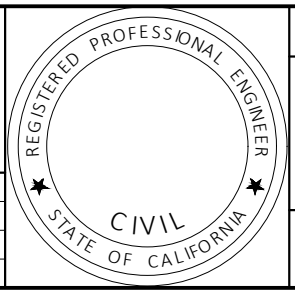
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FTCD - CPS SIZING TABLE FOR STANDARD NO. 300 CURB INLET CATCH BASIN SUMP CONDITION

STANDARD No. 313 (12 OF 14)

FTCD SIZING TABLE FOR STANDARD NO. 301 AND 302 COMBINATION INLET CATCH BASIN SUMP CONDITION

CATCH BASIN TYPE	H (FT)	CATCH BASIN WIDTH (FT) (1)	NUMBER OF GRATES	BYPASS HEIGHT Hb (IN)	SCREEN HEIGHT Hs (IN)	SCREEN LENGTH L (FT)	G (IN)
301	3.5	7.0	1	14.0	9.0	7.0	11.0
	4.0	7.0	1	16.0	11.0	5.0	13.0
		10.0	2			6.0	
	4.5	7.0	1	18.0	15.0	5.0	13.0
		10.0	2			6.0	
		14.0	1			5.0	
		14.0	2			6.0	
	5.0 OR GREATER	7.0	1	18.0	18.0	4.0	16.0
		10.0	2			6.0	
		14.0	1			5.0	
		14.0	2			6.0	
302	4.0	-	2	14.0	8.0	2.5	18.0
		-	3			6.0	
	4.5	-	1	16.0	8.0	2.5	22.0
		-	2	16.0	10.0	5.0	20.0
		-	3			7.0	
	5.0 OR GREATER	-	1	16.0	12.0	2.5	24.0
		-	2			5.0	
		-	3			7.0	

NOTES:

1. FOR CATCH BASIN WIDTHS NOT SHOWN USE NEXT HIGHER VALUE.

NOT TO SCALE

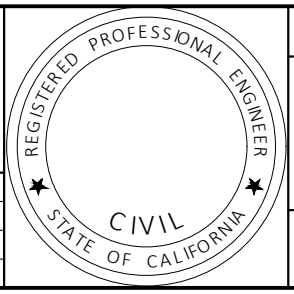
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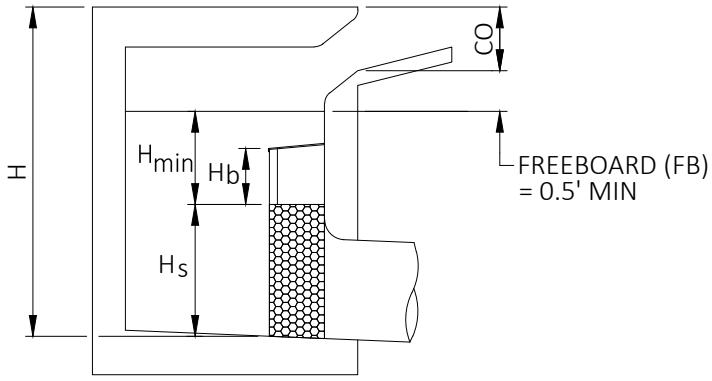
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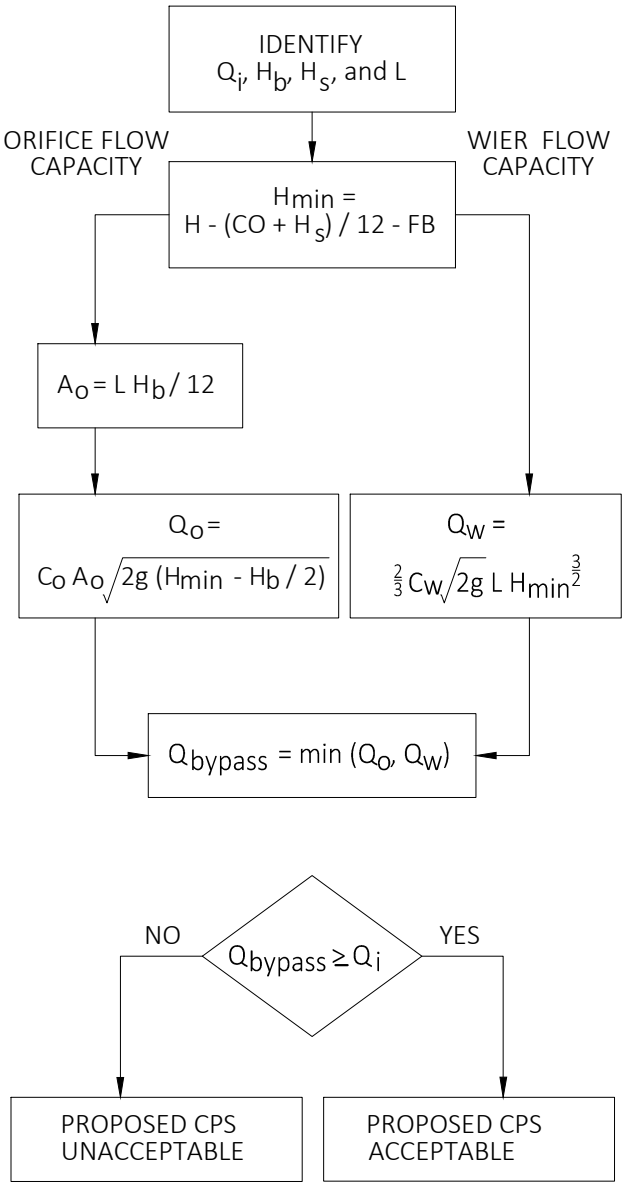
FTCD - CPS SIZING TABLE FOR STANDARD NO. 301 AND 302 COMBINATION INLET CATCH BASIN SUMP CONDITION

STANDARD No. 313 (13 OF 14)



NOTE:
THE BELOW ANALYSIS ASSUMES THAT THE CONNECTOR PIPE SCREEN IS COMPLETELY CLOGGED AND ALL FLOW IS CONVEYED THROUGH THE BYPASS

VALUE	UNITS	DESCRIPTION
H	FT	HEIGHT OF CATCH BASIN, AS DEFINED IN STANDARDS NO. 300, 301 AND 302
H_{min}	FT	DEPTH FROM TOP OF SCREEN TO FREEBOARD
H_b	IN	BYPASS OPENING HEIGHT
H_s	IN	SCREEN HEIGHT
L	FT	BYPASS OPENING LENGTH
FREE-BOARD (FB)	FT	MINIMUM ALLOWABLE FREEBOARD (FB) IS 0.5' TO ENSURE THAT WATER LEVELS INSIDE THE CATCH BASIN DO NOT IMPAIR THE CATCH BASIN STREET INTERCEPTION CAPACITY
CO	IN	CURB OPENING HEIGHT (CO) IS DEFINED HERE AS THE HEIGHT FROM THE TOP OF CURB TO THE FLOW LINE OF THE INLET AT THE LOCAL DEPRESSION
Q_i	CFS	FLOW RATE INTERCEPTED BY THE INLET AS DETERMINED BY THE ENGINEER FOR SITE-SPECIFIC CONDITIONS
Q_o	CFS	BYPASS FLOW RATE UNDER ORIFICE FLOW CONDITION, ASSUMES THAT ENTIRE BYPASS OPENING FUNCTIONS AS A RECTANGULAR ORIFICE
Q_w	CFS	BYPASS FLOW RATE UNDER WEIR FLOW CONDITION
C_o	-	ORIFICE FLOW COEFFICIENT = 0.61
C_w	-	WEIR FLOW COEFFICIENT = 0.61
A_o	FT^2	BYPASS OPENING AREA FOR ORIFICE FLOW, ASSUMES THAT THE ENTIRE BYPASS OPENING FUNCTIONS AS A RECTANGULAR ORIFICE



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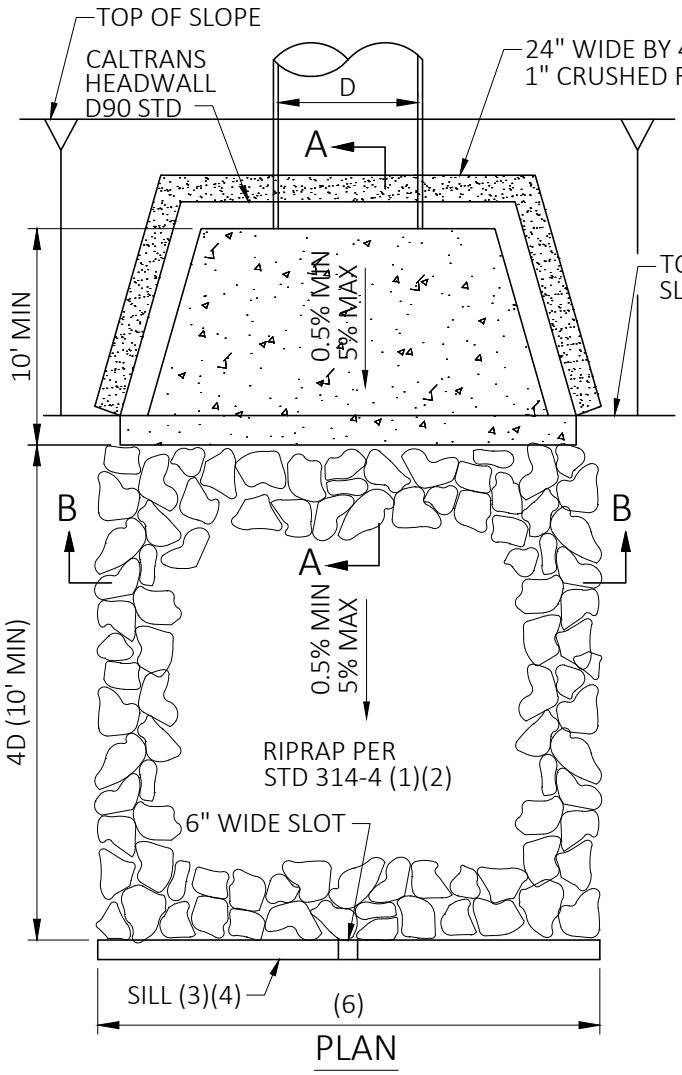
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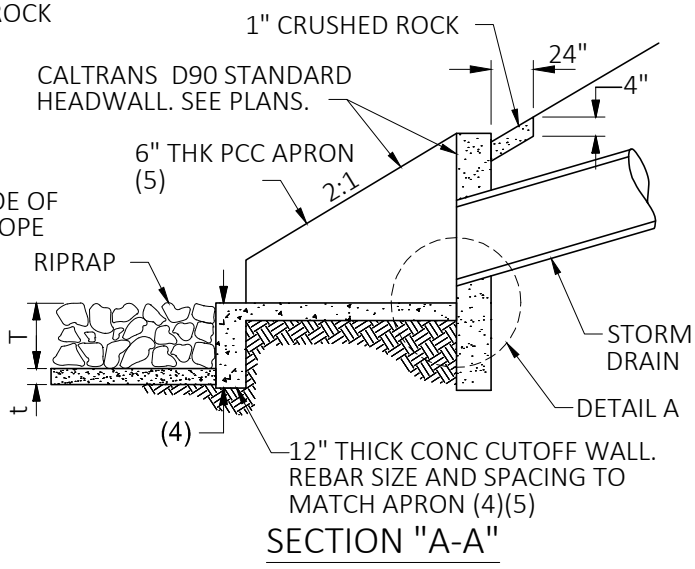
CITY OF EASTVALE

FTCD - CPS BYPASS CHECK FLOW CHART

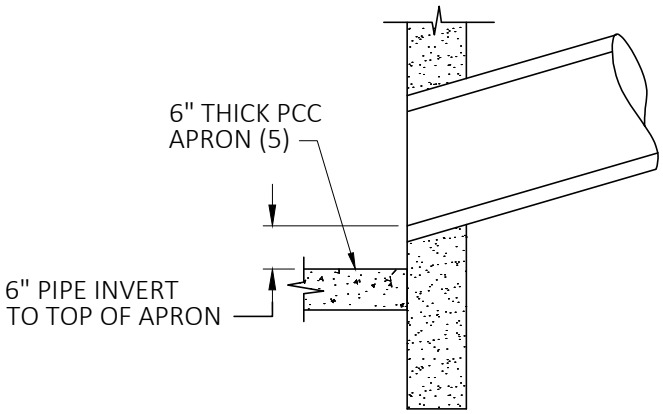
STANDARD No. 313 (14 OF 14)



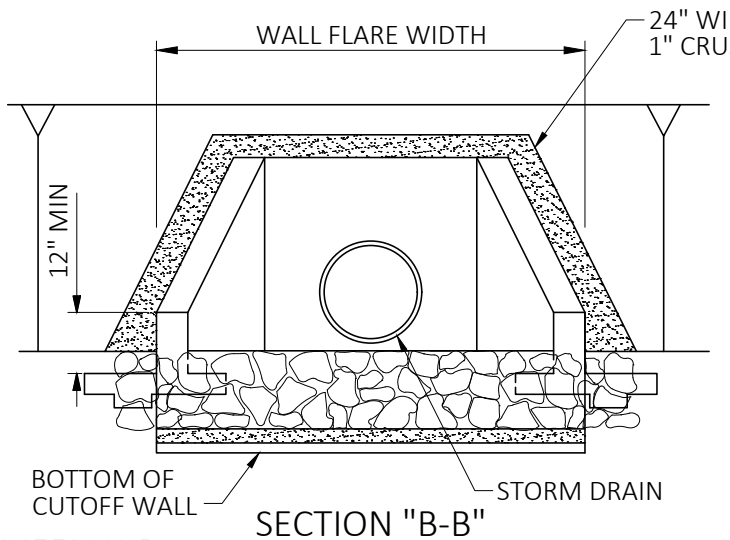
PLAN



SECTION "A-A"



DETAIL A



SECTION "B-B"

NOT TO SCALE

NOTES:

1. PLANS SHALL SPECIFY FOR THIS STANDARD:
   (A) RIPRAP CLASS AND THICKNESS (T)
   (B) FILTER BLANKET MATERIAL AND THICKNESS (t).
2. ADDITIONAL RIPRAP MAY BE NECESSARY FOR STEEP APPLICATIONS (> 5%).
3. ADD 12" THICK CONCRETE SILL WHEN D>36", OR WHEN REQUIRED BY THE ENGINEER - SEE STD 314-4.
4. CUTOFF WALL AND SILL DEPTH TO BE 4" OR RIPRAP THICKNESS (T) PLUS FILTER THICKNESS (t) WHICHEVER IS GREATER.
5. 10' LONG (MIN) BY 6" THICK CONCRETE APRON WITH #4 BARS AT 18" OC.
6. RIPRAP PAD WIDTH TO BE THE GREATER OF THE WALL FLARE WIDTH OR 10'.

PREPARED UNDER THE SUPERVISION OF:

xx/xx/xx

DIRECTOR OF PUBLIC WORKS
JIMMY CHUNG, P.E.

DATE

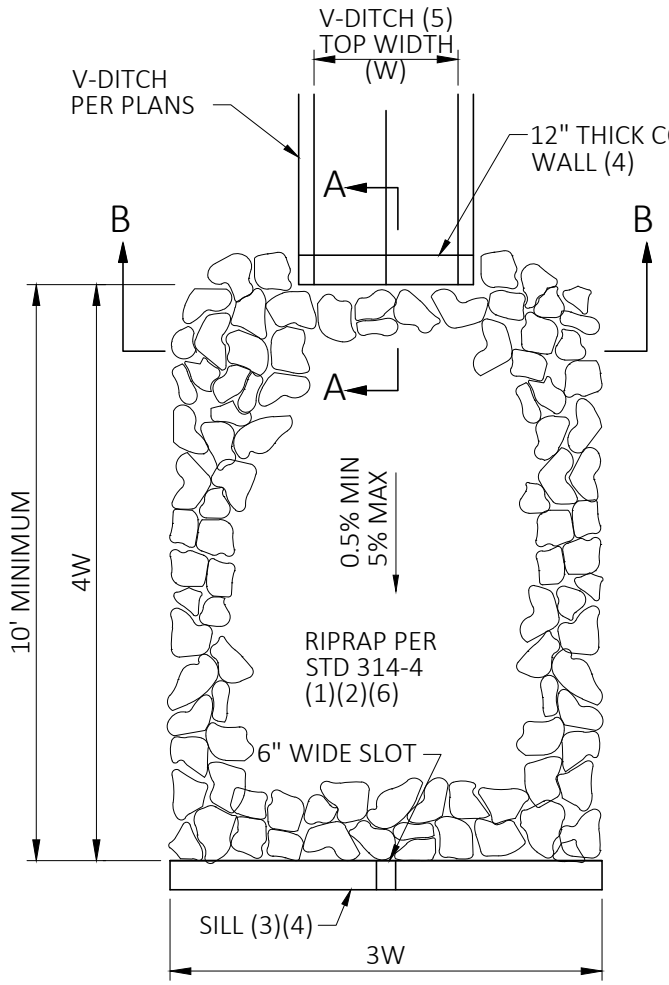
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STATE OF CALIFORNIA

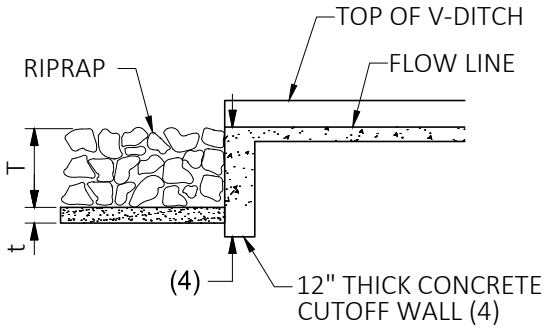
CITY OF EASTVALE

RIPRAP ENERGY DISSIPATOR AND APRON AT WINGWALL STORM DRAIN OUTFALL

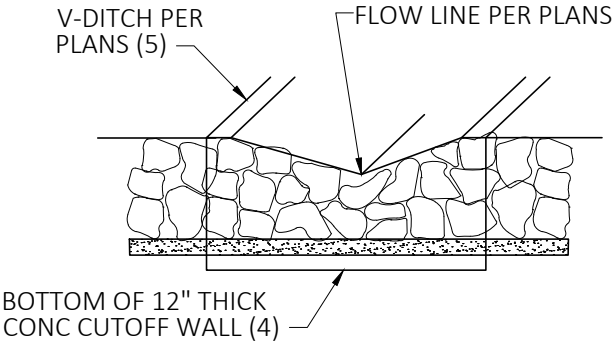
STANDARD No. 314 (1 OF 4)



PLAN



SECTION "A-A"



SECTION "B-B"

NOTES:

1. PLANS SHALL SPECIFY FOR THIS STANDARD:
   (A) RIPRAP CLASS AND THICKNESS (T)
   (B) FILTER BLANKET MATERIAL AND THICKNESS (t).
2. ADDITIONAL RIPRAP MAY BE NECESSARY FOR STEEP APPLICATIONS (> 5%).
3. ADD 12" THICK CONCRETE SILL WHEN W>36", OR WHEN REQUIRED BY THE ENGINEER - SEE STD 314-4.
4. CUTOFF WALL AND SILL DEPTH TO BE 4' OR RIPRAP THICKNESS (T) PLUS FILTER THICKNESS (t) WHICHEVER IS GREATER.
5. DETAIL MAY BE UTILIZED FOR CIRCULAR CONCRETE DITCH ALSO.
6. FOR 3' WIDE DITCH AT SLOPE OF <5% AND A FLOW RATE < 3.0 CFS, ENERGY DISSIPATOR MAY BE 6' BY 6' No. 2 BACKING PER STD 314-4.

NOT TO SCALE

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JIMMY CHUNG, P.E.

DATE

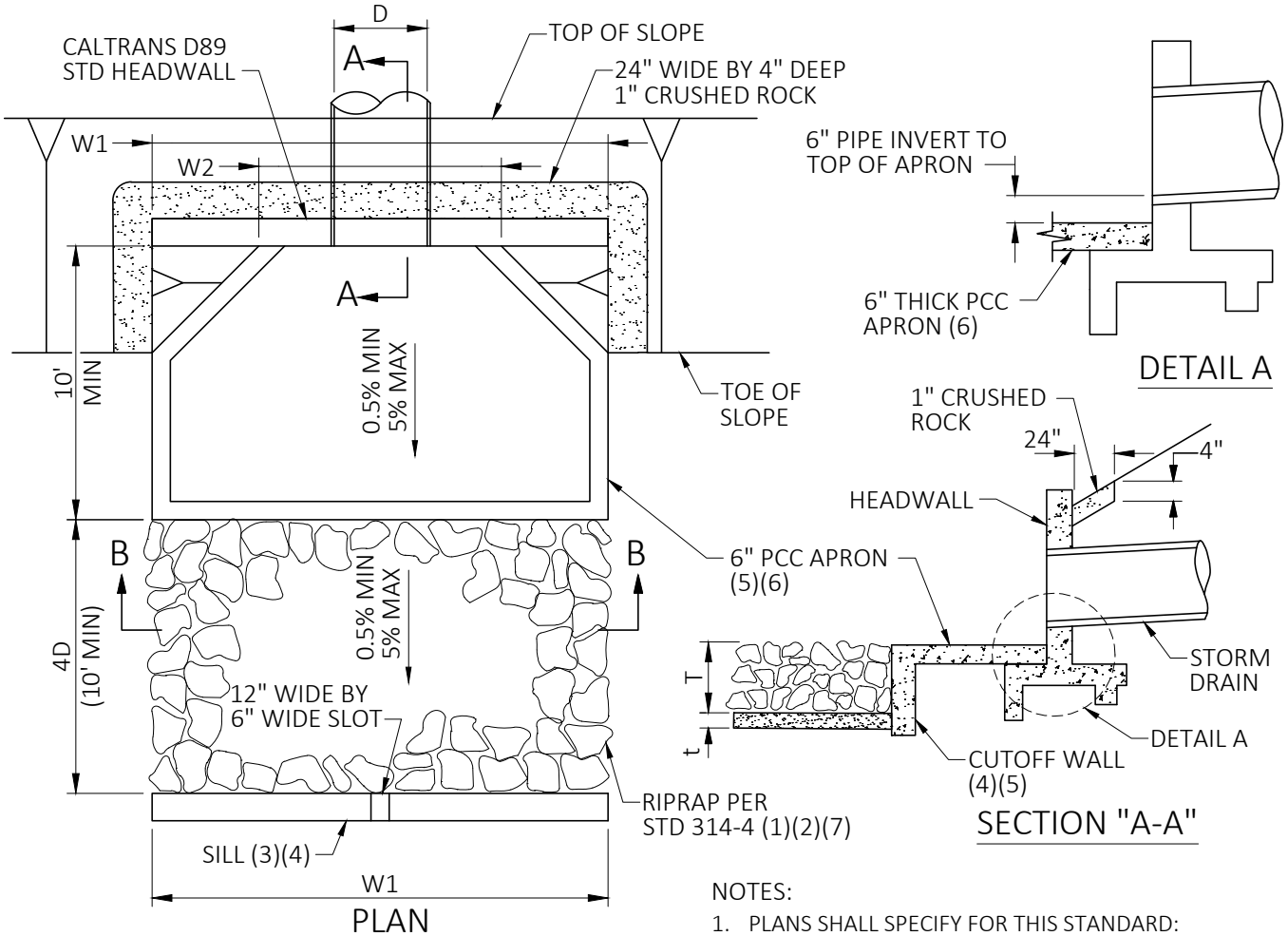
REVISION DESCRIPTION	MARK	DATE	APPROVED

REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

CITY OF EASTVALE

RIPRAP ENERGY DISSIPATOR AT V-DITCH OUTFALL

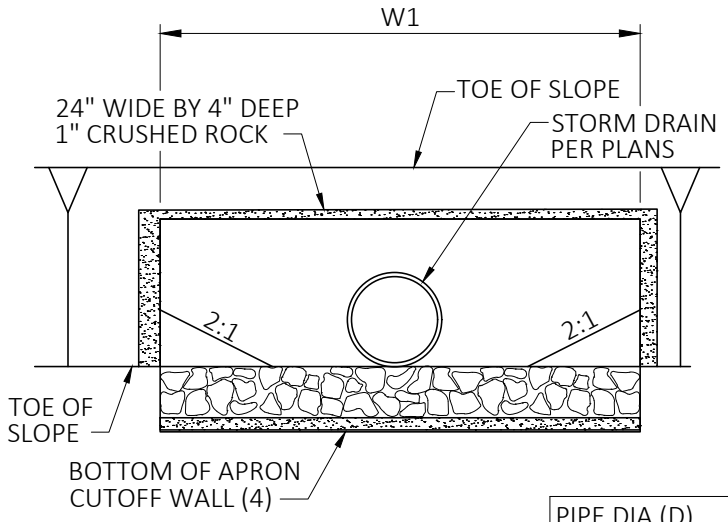
STANDARD No. 314 (2 OF 4)



PLAN

DETAIL A

SECTION "A-A"



SECTION "B-B"

NOTES:

1. PLANS SHALL SPECIFY FOR THIS STANDARD:
   (A) RIPRAP CLASS AND THICKNESS (T)
   (B) FILTER BLANKET MATERIAL AND THICKNESS (t).
2. ADDITIONAL RIPRAP MAY BE NECESSARY FOR STEEP APPLICATIONS (> 5%).
3. ADD 12" THICK CONCRETE SILL WHEN D>36", OR WHEN REQUIRED BY THE ENGINEER - SEE STD 314-4.
4. CUTOFF WALL AND SILL DEPTH TO BE 4' OR RIPRAP THICKNESS (T) PLUS FILTER THICKNESS (t) WHICHEVER IS GREATER.
5. CUTOFF WALL TO BE ON BOTH SIDES AND END OF PCC APRON ADJACENT TO RIPRAP.
6. 10' LONG BY 6" THICK CONCRETE APRON WITH #4 BARS AT 18" OC. APRON WIDTH TO MATCH HEADWALL WIDTH (W1).
7. RIPRAP WIDTH TO EQUAL HEADWALL WIDTH (W1).

TABLE A

PIPE DIA (D)	18"	21"	24"	27"	30"	36"	42"	48"	54"
WALL WIDTH (W1)	12.7'	13.7'	14.7'	15.7'	16.7'	18.7'	20.7'	22.7'	25.2'
APRON WIDTH (W2)	4.0'	4.0'	4.0'	4.0'	4.0'	4.0'	4.0'	4.0'	4.5'

NOT TO SCALE

PREPARED UNDER THE SUPERVISION OF:

xx/xx/xx

DIRECTOR OF PUBLIC WORKS
JIMMY CHUNG, P.E.

DATE

REVISION DESCRIPTION	MARK	DATE	APPROVED

REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

CITY OF EASTVALE

RIPRAP ENERGY DISSIPATOR AND APRON AT STRAIGHT HEADWALL OUTFALL

STANDARD No. 314 (3 OF 4)

RIPRAP ENERGY DISSIPATER SIZING TABLE

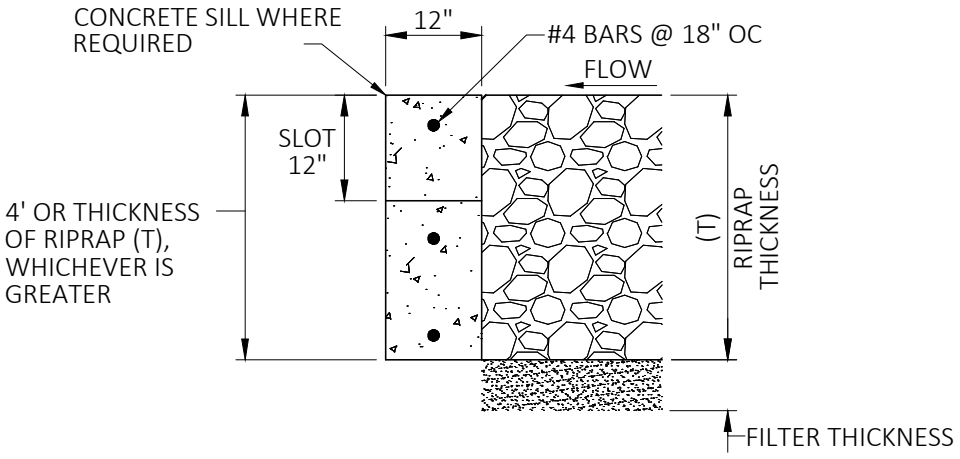
DESIGN VELOCITY (FT/SEC)	RIPRAP CLASS	RIPRAP THICKNESS (T) PLACEMENT METHOD A *	RIPRAP THICKNESS (T) PLACEMENT METHOD B *	FILTER MATERIAL **	FILTER THICKNESS (t)
6-8	NO. 2 BACKING	N/A	1.25'	1" CRUSHED ROCK	0.5'
8-13	1/4 TON	N/A	3.3'	1" CRUSHED ROCK	0.75'
13-15	1/2 TON	3.4'	4.3'	1" CRUSHED ROCK	1.0'
15-17	1 TON	4.3'	5.4'	1" CRUSHED ROCK	1.0'
17-20	2 TON	5.4'	N/A	1" CRUSHED ROCK	1.0'

* FOR RIPRAP GRADATION AND PLACEMENT METHOD DESCIPTIONS SEE CALTRANS STD SPECIFICATIONS SECTION 72-2

** SEE 1" CRUSHED ROCK GRADATION THIS SHEET

1" CRUSHED ROCK GRADATION

SIEVE SIZE	PERCENT (%) PASSING
1-1/2" (37.5 mm)	100
1" (25.0 mm)	90-100
3/4" (19.0 mm)	30-60
1/2" (12.5 mm)	0-20
3/8" (9.5 mm)	-
No. 4 (4.75 mm)	0-5
No. 8 (2.36 mm)	-
ASTM C131 Testing Grading	A



NOT TO SCALE

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DIRECTOR OF PUBLIC WORKS JIMMY CHUNG, P.E. — DATE

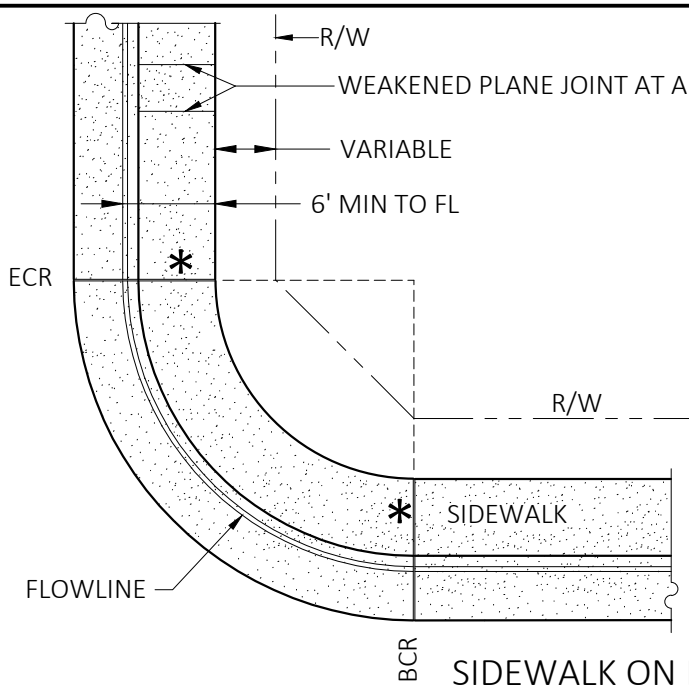
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RIPRAP ENERGY DISSIPATOR SIZING AND CONCRETE SILL

STANDARD No. 314 (4 OF 4)

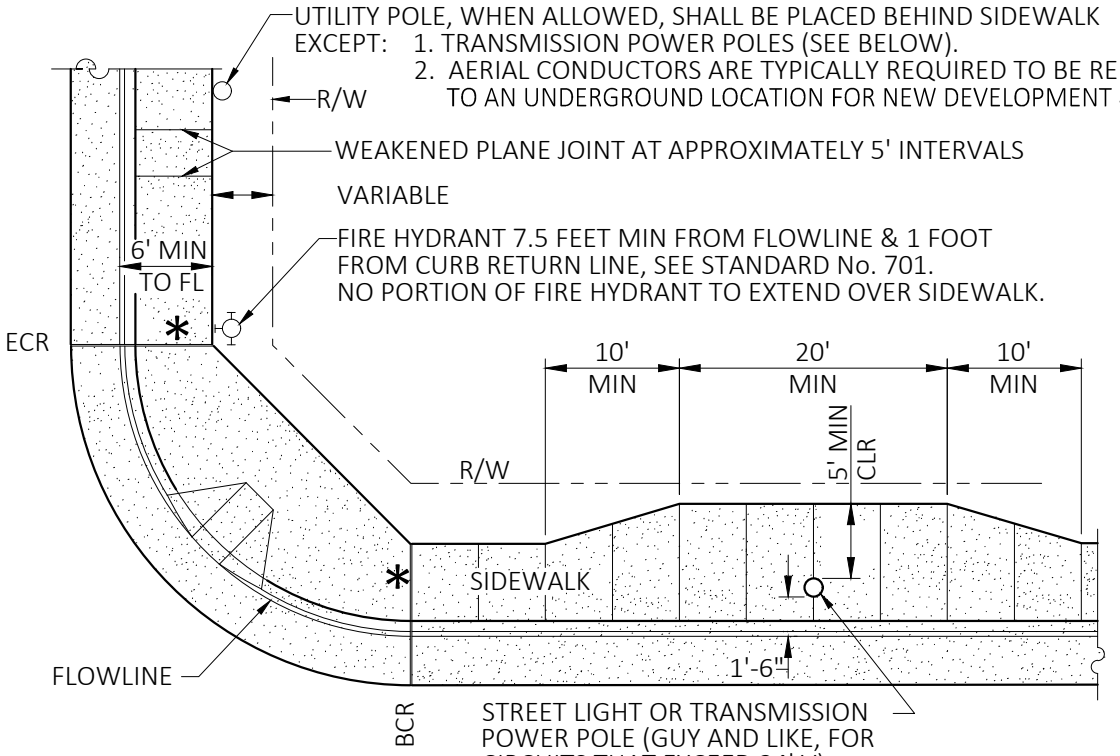


NOTES:

1. VARIABLE DISTANCES TO BE SHOWN ON APPLICABLE TYPICAL ROAD SECTION STANDARD.
2. CONSTRUCTION TO BE 4" MINIMUM THICKNESS
3. MINIMUM CONCRETE STRENGTH SHALL BE 560-C-3250

*EXPANSION FELT

SIDEWALK ON INSIDE OF KNUCKLE



*EXPANSION FELT

SIDEWALK AT INTERSECTION

NOT TO SCALE

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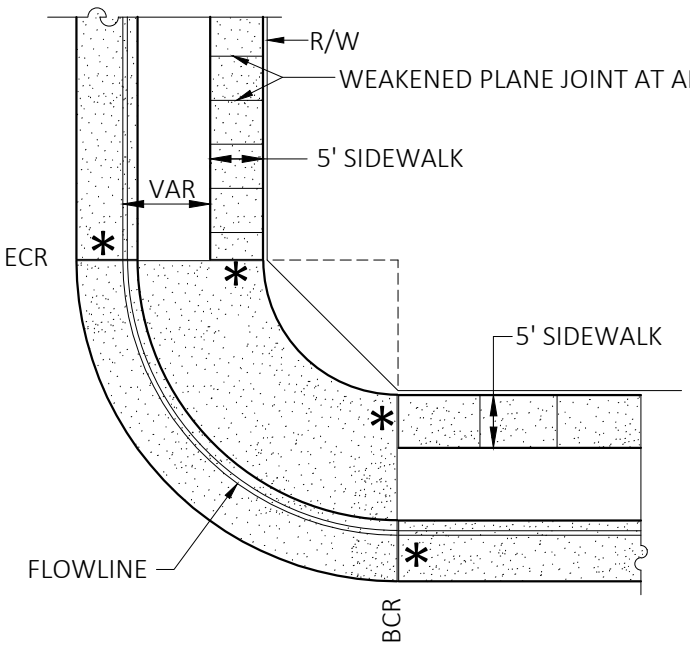
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REGISTERED PROFESSIONAL ENGINEER — CIVIL — STATE OF CALIFORNIA

CITY OF EASTVALE

SIDEWALK, FIRE HYDRANT & UTILITY POLE LOCATION (SIDEWALK AT CURB)

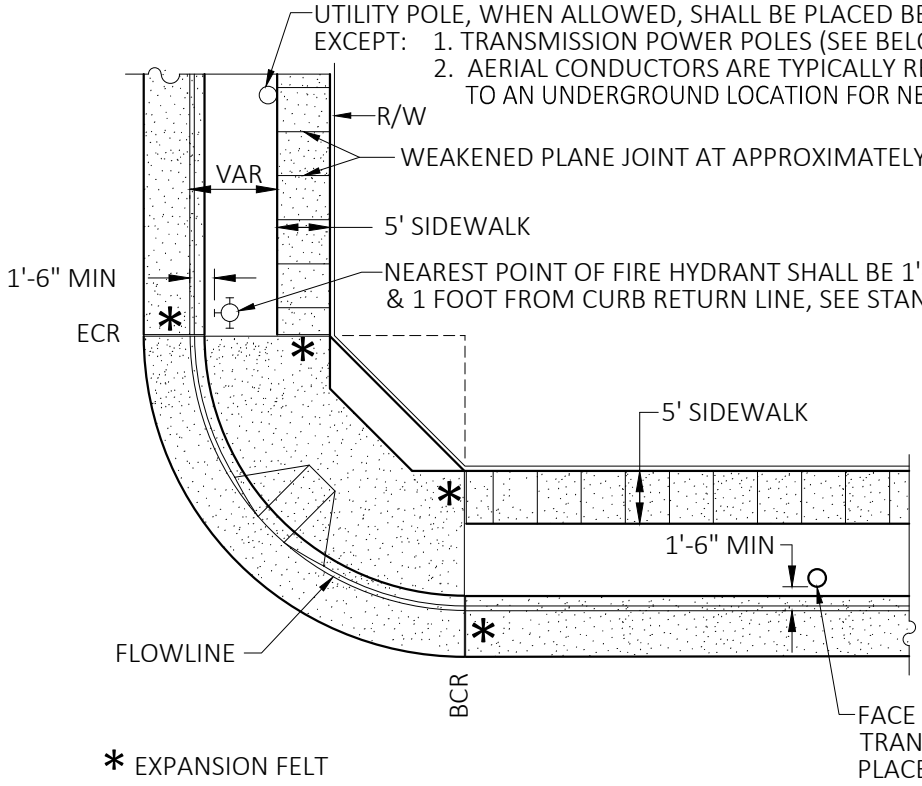
STANDARD No. 400 (1 OF 2)



NOTES:

1. VARIABLE DISTANCES TO BE SHOWN ON APPLICABLE TYPICAL ROAD SECTION STANDARD.
2. CONSTRUCTION TO BE 4" MINIMUM THICKNESS
3. MINIMUM CONCRETE STRENGTH SHALL BE 560-C-3250

SIDEWALK ON INSIDE OF KNUCKLE



SIDEWALK AT INTERSECTION

NOT TO SCALE

PREPARED UNDER THE SUPERVISION OF:

xx/xx/xx

DIRECTOR OF PUBLIC WORKS — DATE
JIMMY CHUNG, P.E.

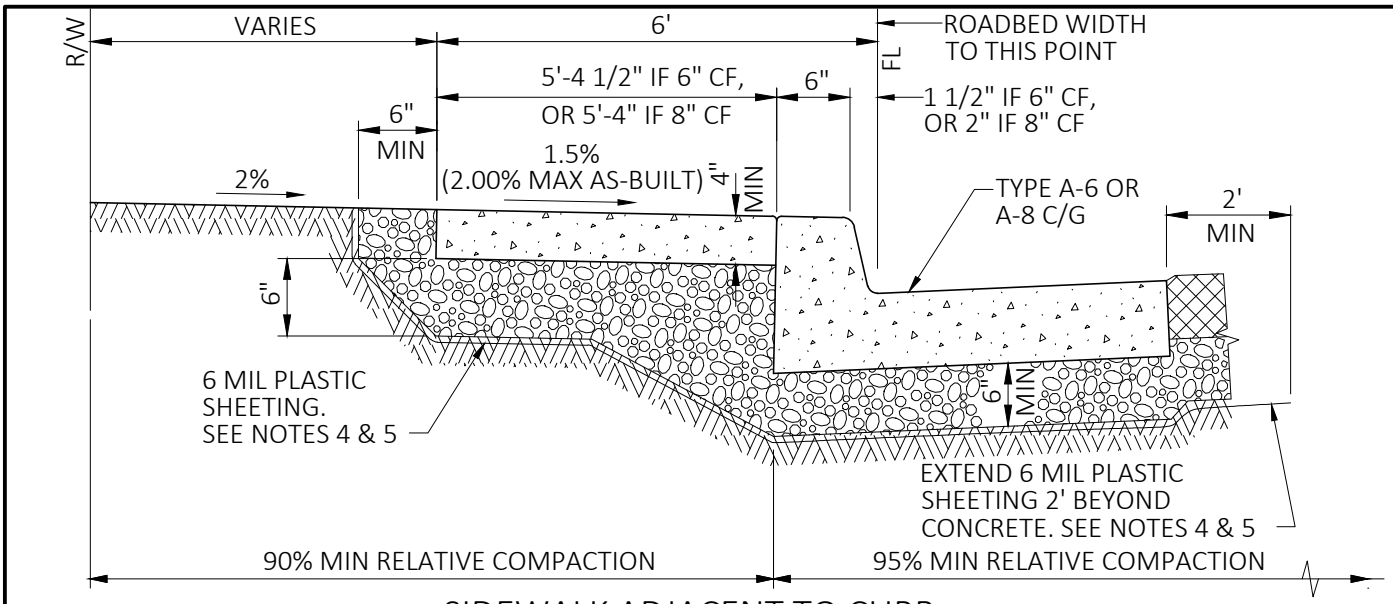
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CIVIL
STATE OF CALIFORNIA

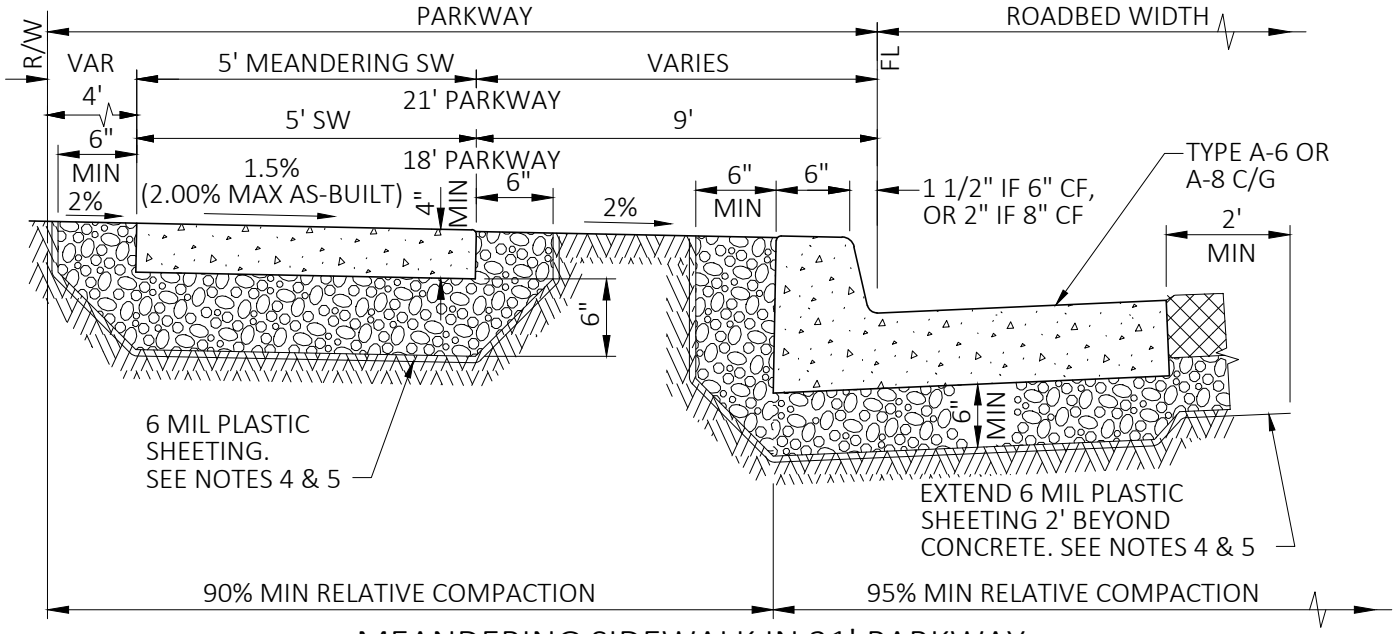
CITY OF EASTVALE

SIDEWALK, FIRE HYDRANT & UTILITY POLE LOCATION (SIDEWALK AT R/W)

STANDARD No. 400 (2 OF 2)



SIDEWALK ADJACENT TO CURB



MEANDERING SIDEWALK IN 21' PARKWAY

SIDEWALK NOT ADJACENT TO CURB IN 18' PARKWAY

NOTES:

1. MINIMUM CONCRETE STRENGTH SHALL BE 560-C-3250.
2. TO MAINTAIN PUBLIC PEDESTRIAN ACCESS, TEMPORARY TRAP FENCES FOR MODEL HOMES SHALL BE PLACED BEHIND PUBLIC SIDEWALK AND NOT BETWEEN PUBLIC SIDEWALK AND CURB.
3. FOR EXPANSIVE SOIL, PLACE 6" MIN AGGREGATE BASE UNDER CONCRETE IMPROVEMENTS AS DIRECTED BY THE CITY ENGINEER. SEE STANDARD SPECIFICATIONS .
4. WHEN ABUTTING SOIL HAS A HIGH SULFATE CONTENT, USE MODIFIED CONCRETE MIX AND PLACE 6" MIN AGGREGATE BASE AND 6 MIL PLASTIC SHEETING UNDER AND AROUND ALL SIDES OF CONCRETE IMPROVEMENTS AND STRUCTURES. SEE CITY STANDARD SPECIFICATIONS.
5. WHEN USING 6 MIL PLASTIC SHEETING, PLACE THE SHEETING BETWEEN THE AGGREGATE BASE AND THE COMPACTED NATIVE SOIL. EXTEND THE SHEETING 2 FEET BEYOND THE EDGE OF CONCRETE GUTTER INTO THE ROADWAY. IN ORDER TO PREVENT DAMAGE TO THE PLASTIC SHEETING RESULTING FROM LATER GRADING AND COMPACTING, PLACE THE EXTENDED 2 FEET OF SHEETING ONLY AFTER THE SUBGRADE HAS BEEN CERTIFIED BY THE SURVEYOR.
6. ROOT BARRIER SHALL BE USED WHEN TREES ARE PRESENT.

NOT TO SCALE

PREPARED UNDER THE SUPERVISION OF:

xx/xx/xx

DIRECTOR OF PUBLIC WORKS — DATE
JIMMY CHUNG, P.E.

REVISION DESCRIPTION	MARK	DATE	APPROVED

REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

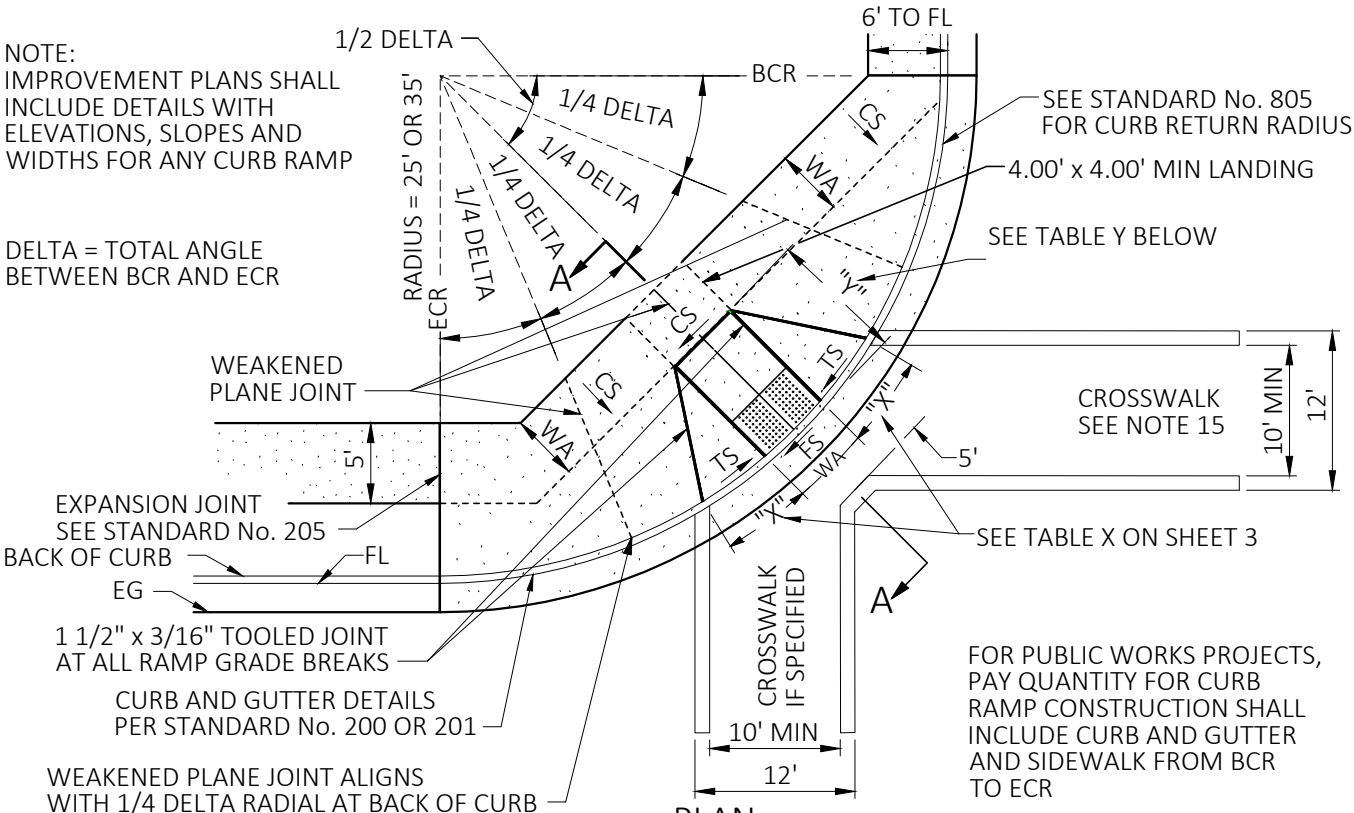
CITY OF EASTVALE

SIDEWALK AND CURB

STANDARD No. 401

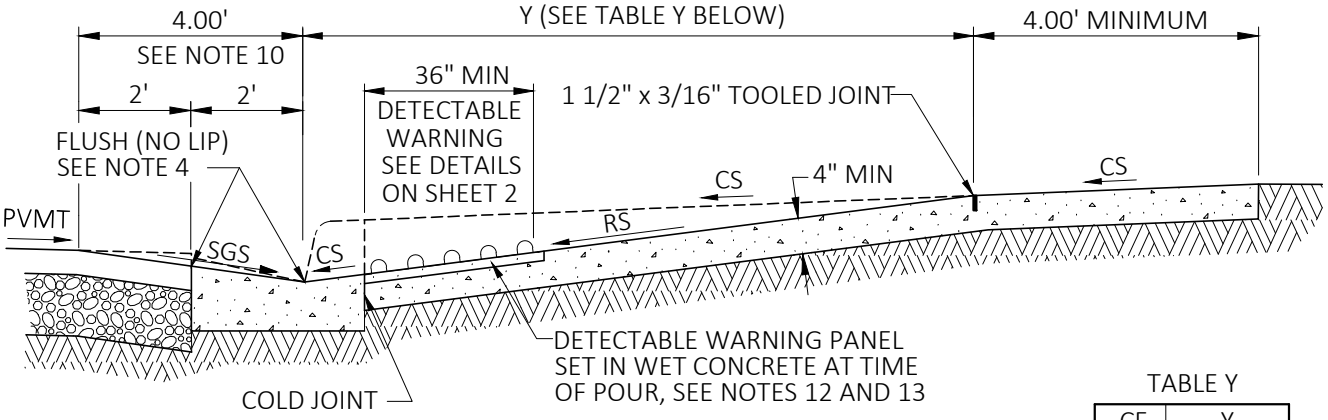
NOTE:
IMPROVEMENT PLANS SHALL INCLUDE DETAILS WITH ELEVATIONS, SLOPES AND WIDTHS FOR ANY CURB RAMP

DELTA = TOTAL ANGLE BETWEEN BCR AND ECR



FOR PUBLIC WORKS PROJECTS, PAY QUANTITY FOR CURB RAMP CONSTRUCTION SHALL INCLUDE CURB AND GUTTER AND SIDEWALK FROM BCR TO ECR

PLAN



SECTION "A-A"

TABLE Y

CF	Y
6"	8.93'
8"	11.74'

ABBREVIATIONS AND VALUES:

RS = RAMP SLOPE: 7.5% (8.33% MAX AS-BUILT)
CS = CROSS SLOPE: 1.5% (2.00% MAX AS-BUILT)
TS = TRANSITION SLOPE: 9.0% (10.00% MAX AS-BUILT)
SGS = STREET & GUTTER SLOPE: 5.00% MAX AS-BUILT
WA = WIDTH A: 4.00' MIN AS-BUILT
FS = FLOWLINE SLOPE AT CURB OPENING:
- 1.50% (2.00% MAX AS-BUILT) FOR LEGS WITH STOP OR YIELD CONTROL.
- 4.50% (5.00% MAX AS-BUILT) FOR LEGS WITHOUT STOP, YIELD, OR GREEN LIGHT SIGNALIZATION.
- STREET % FOR MID-BLOCK CROSSINGS.

MOTOR VEHICLES ARE PROHIBITED FROM USING CURB RAMPS AS ACCESS ONTO PRIVATE PROPERTY.

SEE ALL NOTES ON SHEET 7

NOT TO SCALE

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xx/xx/xx

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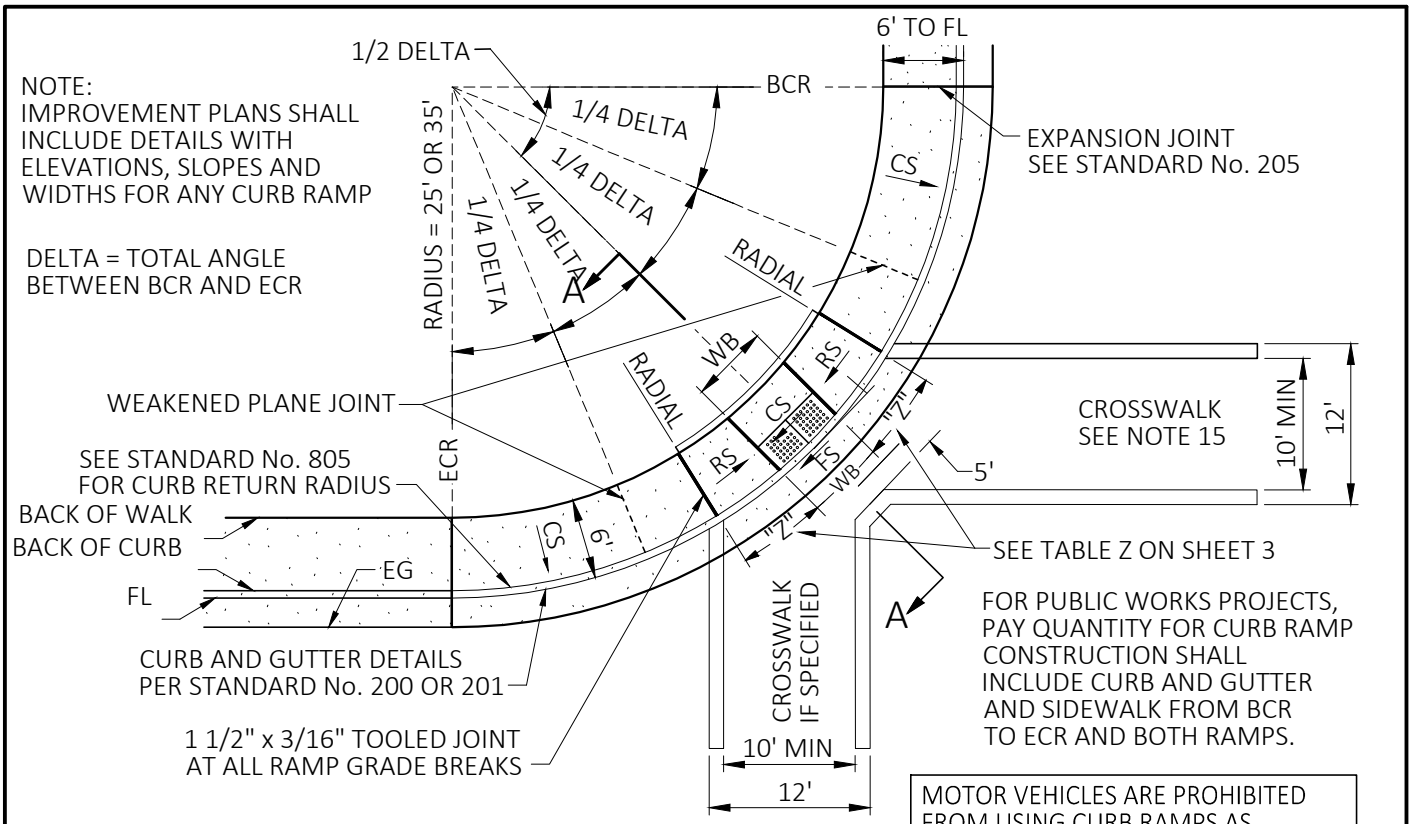
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CIVIL
STATE OF CALIFORNIA

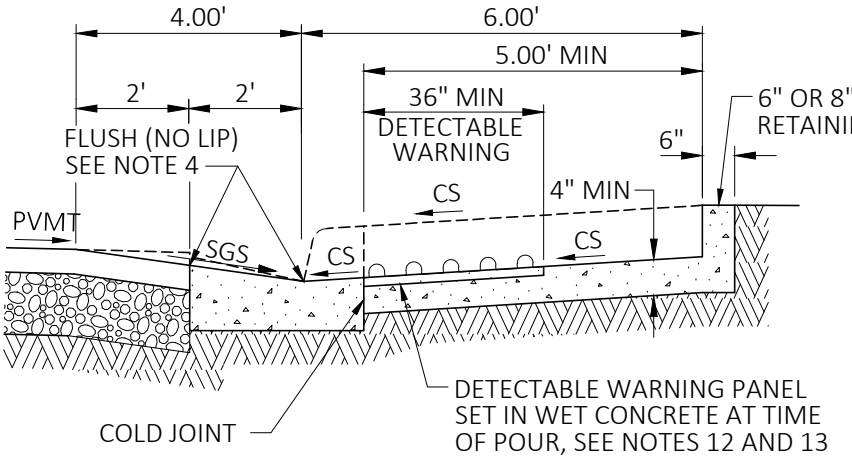
CITY OF EASTVALE

CURB RAMP CASE A

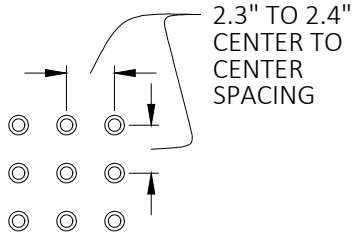
STANDARD No. 403 (1 OF 7)



PLAN

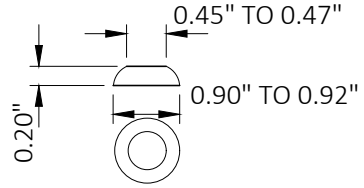


SECTION "A-A"



RAISED TRUNCATED DOME PATTERN DETECTABLE WARNING SURFACE

SEE NOTES 11, 12 & 13



RAISED TRUNCATED DOME

SEE NOTE 11

ABBREVIATIONS AND VALUES:
WB = WIDTH B: 5.00' MIN AS-BUILT (SEE NOTE 16)
SEE SHEET 1 FOR ADDITIONAL ABBREVIATIONS AND VALUES

SEE ALL NOTES ON SHEET 7

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xx/xx/xx

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JIMMY CHUNG, P.E.

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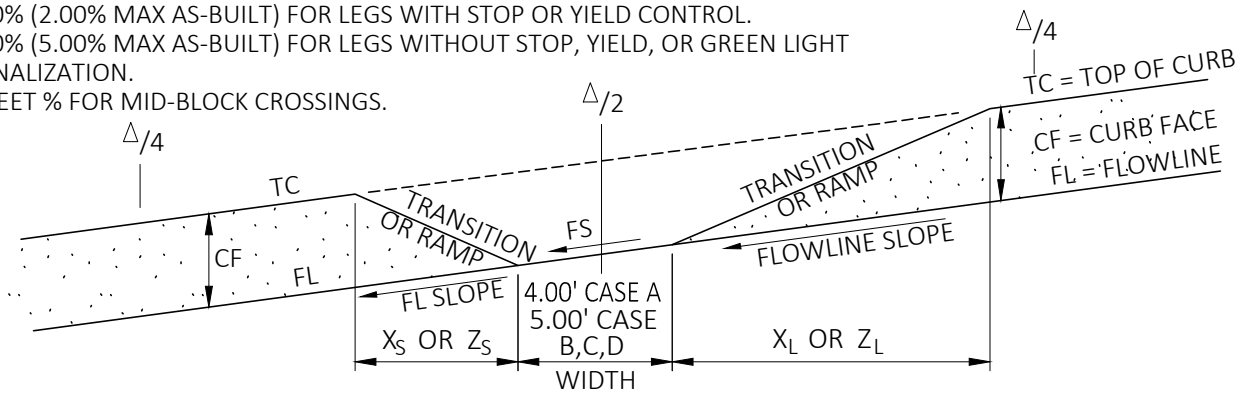
CITY OF EASTVALE

CURB RAMP CASE B

STANDARD No. 403 (2 OF 7)

RS = RAMP SLOPE: 7.5% (8.33% MAX AS-BUILT)
TS = TRANSITION SLOPE: 9.0% (10.00% MAX AS-BUILT)
FS = FLOWLINE SLOPE AT CURB OPENING:

- 1.50% (2.00% MAX AS-BUILT) FOR LEGS WITH STOP OR YIELD CONTROL.
- 4.50% (5.00% MAX AS-BUILT) FOR LEGS WITHOUT STOP, YIELD, OR GREEN LIGHT SIGNALIZATION.
- STREET % FOR MID-BLOCK CROSSINGS.



PROFILE

TABLE X - CASE "A" TRANSITION LENGTH ALONG CURB RETURN (FEET)

CF	TRANSITION SLOPE	X	FLOWLINE SLOPE (ALONG CURB RETURN)					
			1%	2%	3%	4%	5%	6%
6"	9.0%	X_S	5.00	4.55	4.17	3.85	3.57	3.33
		X_L	6.25	7.14	8.33	10.11	12.50	16.67
8"	9.0%	X_S	6.67	6.06	5.56	5.13	4.76	4.44
		X_L	8.33	9.52	11.11	13.33	16.67	22.22

NOTE: THE TRANSITION LENGTH IS NOT REQUIRED TO GO BEYOND THE BCR OR ECR, NOR EXCEED 15' IN LENGTH.

TABLE Z - CASE "B", "C" AND "D" RAMP LENGTH ALONG BACK OF WALK (FEET)

CF	RAMP SLOPE	Z	FLOWLINE SLOPE (ALONG CURB)					
			1%	2%	3%	4%	5%	6%
6"	7.5%	Z_S	5.88	5.26	4.76	4.35	4.00	3.70
		Z_L	7.69	9.09	11.11	14.29	15.0*	15.0*
8"	7.5%	Z_S	7.84	7.02	6.35	5.80	5.33	4.94
		Z_L	10.26	12.12	14.81	15.0*	15.0*	15.0*

*NOTE: RAMP LENGTH IS NOT REQUIRED TO EXCEED 15.0' ALONG THE BACK OF WALK.

TO CALCULATE "X" OR "Z" LENGTH:

$$X_S \text{ OR } Z_S \text{ (FT)} = \frac{\text{SHORT SIDE (DOWN SLOPE): CURB FACE (FEET)}}{\text{TRANS OR RAMP SLOPE + FL SLOPE}}$$

$$X_L \text{ OR } Z_L \text{ (FT)} = \frac{\text{LONG SIDE (UP SLOPE): CURB FACE (FEET)}}{\text{TRANS OR RAMP SLOPE - FL SLOPE}}$$

ENGINEER TO SHOW X_S, X_L, Z_S, AND Z_L ON IMPROVEMENT PLANS

SEE ALL NOTES ON SHEET 7

NOT TO SCALE

PREPARED UNDER THE SUPERVISION OF:

xx/xx/xx

DIRECTOR OF PUBLIC WORKS — DATE
JIMMY CHUNG, P.E.

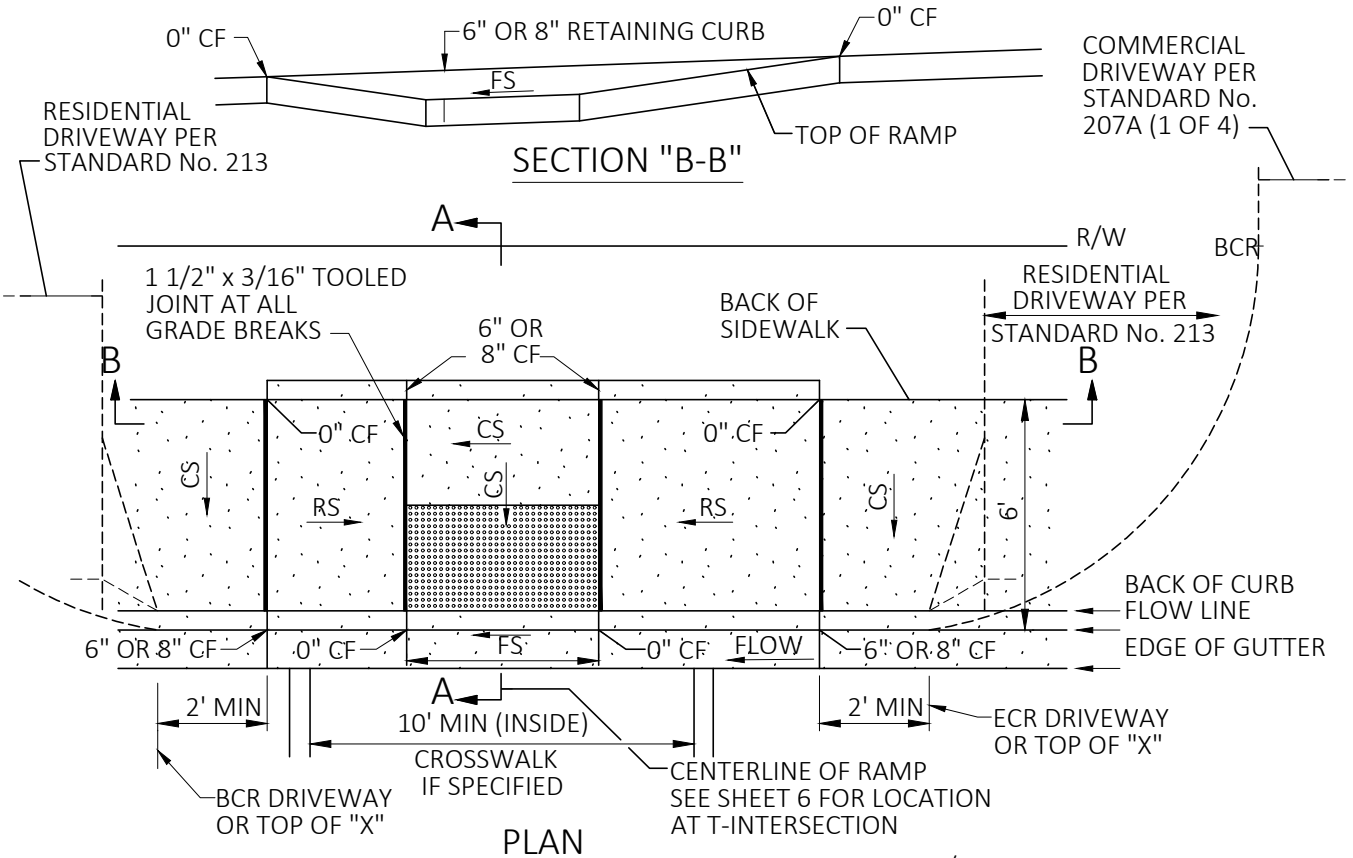
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CITY OF EASTVALE

CURB RAMP PROFILE

STANDARD No. 403 (3 OF 7)



FOR PUBLIC WORKS PROJECTS PAY QUANTITY FOR CURB RAMP CONSTRUCTION SHALL INCLUDE CURB AND GUTTER FROM TOP OF RAMP TO TOP OF RAMPAND BC

MOTOR VEHICLES ARE PROHIBITED FROM USING CURB RAMPS AS ACCESS ONTO PRIVATE PROPERTY.

NOTE:
IMPROVEMENT PLANS SHALL INCLUDE DETAILS WITH ELEVATIONS, SLOPES AND WIDTHS FOR ANY CURB RAMP CASE C WITH STREET GRADES OVER 5%.

ABBREVIATIONS AND VALUES: SEE SHEET 1

SEE ALL NOTES ON SHEET 7

NOT TO SCALE

PREPARED UNDER THE SUPERVISION OF:

xx/xx/xx

DIRECTOR OF PUBLIC WORKS JIMMY CHUNG, P.E. DATE

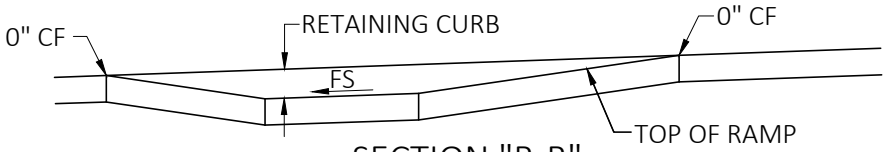
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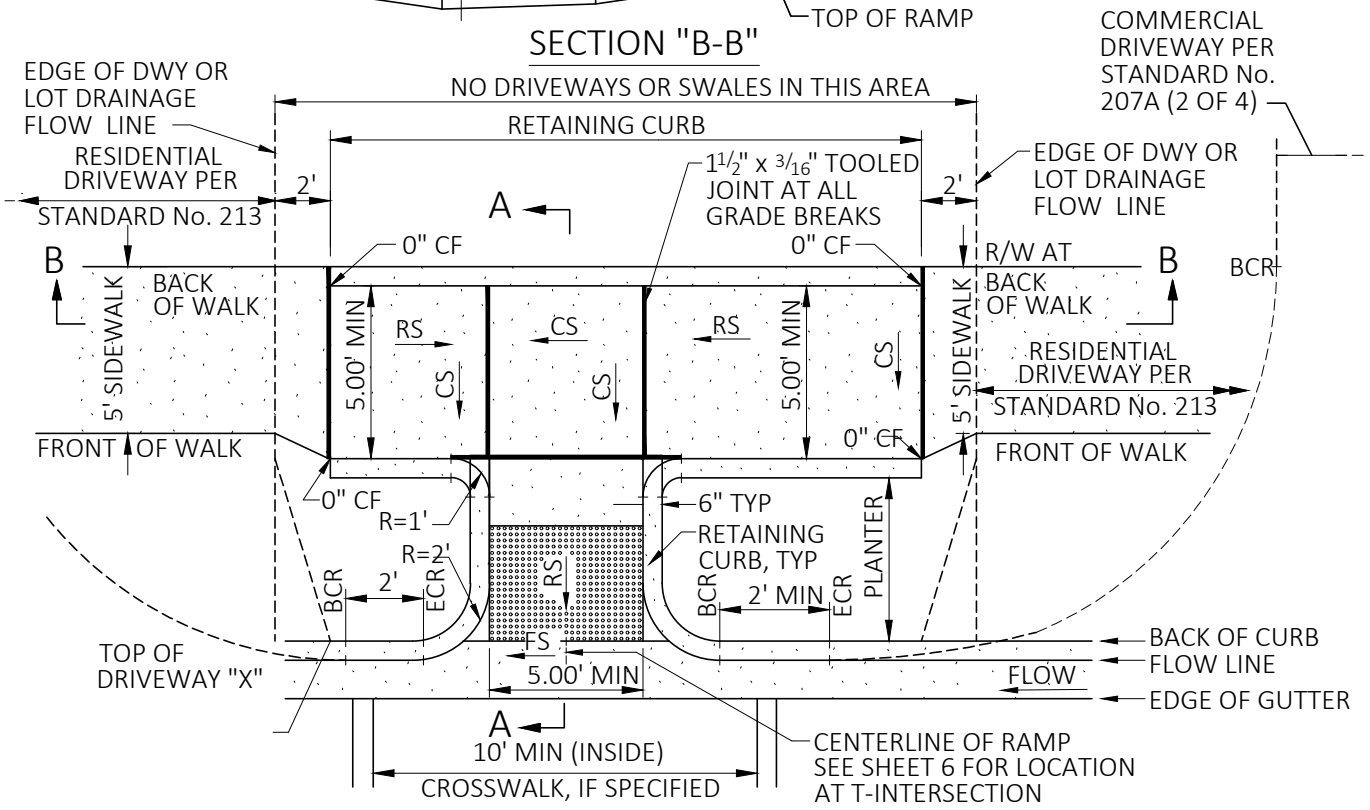
CITY OF EASTVALE

CURB RAMP CASE C

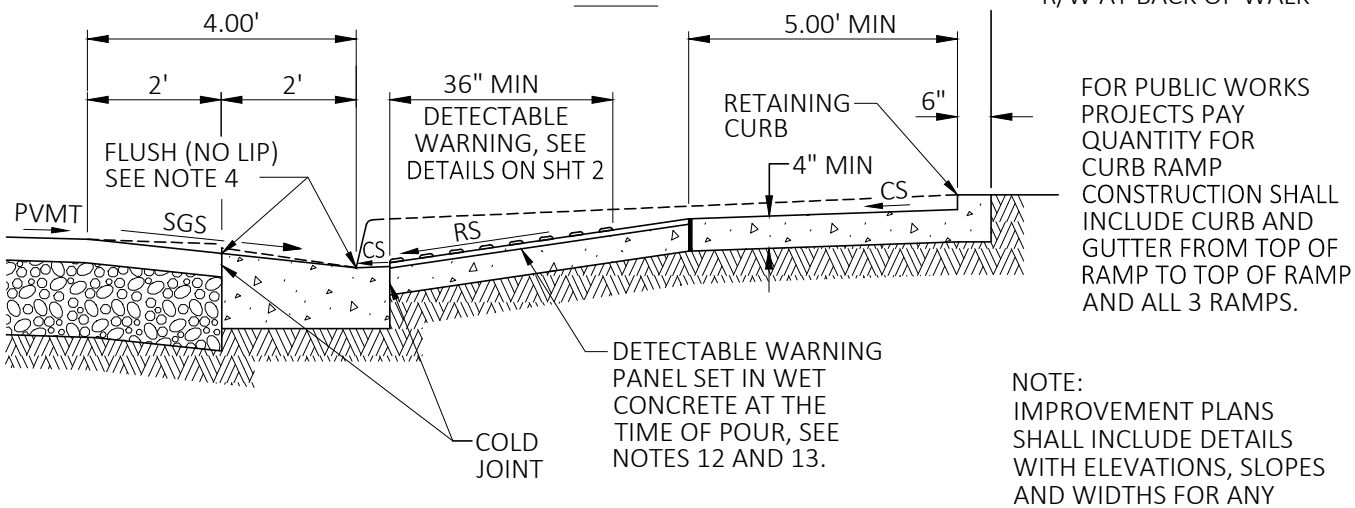
STANDARD No. 403 (4 OF 7)



SECTION "B-B"



PLAN



SECTION "A-A"

NOTE:
IMPROVEMENT PLANS SHALL INCLUDE DETAILS WITH ELEVATIONS, SLOPES AND WIDTHS FOR ANY CURB RAMP CASE D.

ABBREVIATIONS AND VALUES: SEE SHEET 1

SEE ALL NOTES ON SHEET 7

NOT TO SCALE

PREPARED UNDER THE SUPERVISION OF:

xx/xx/xx

DIRECTOR OF PUBLIC WORKS
JIMMY CHUNG, P.E.

DATE

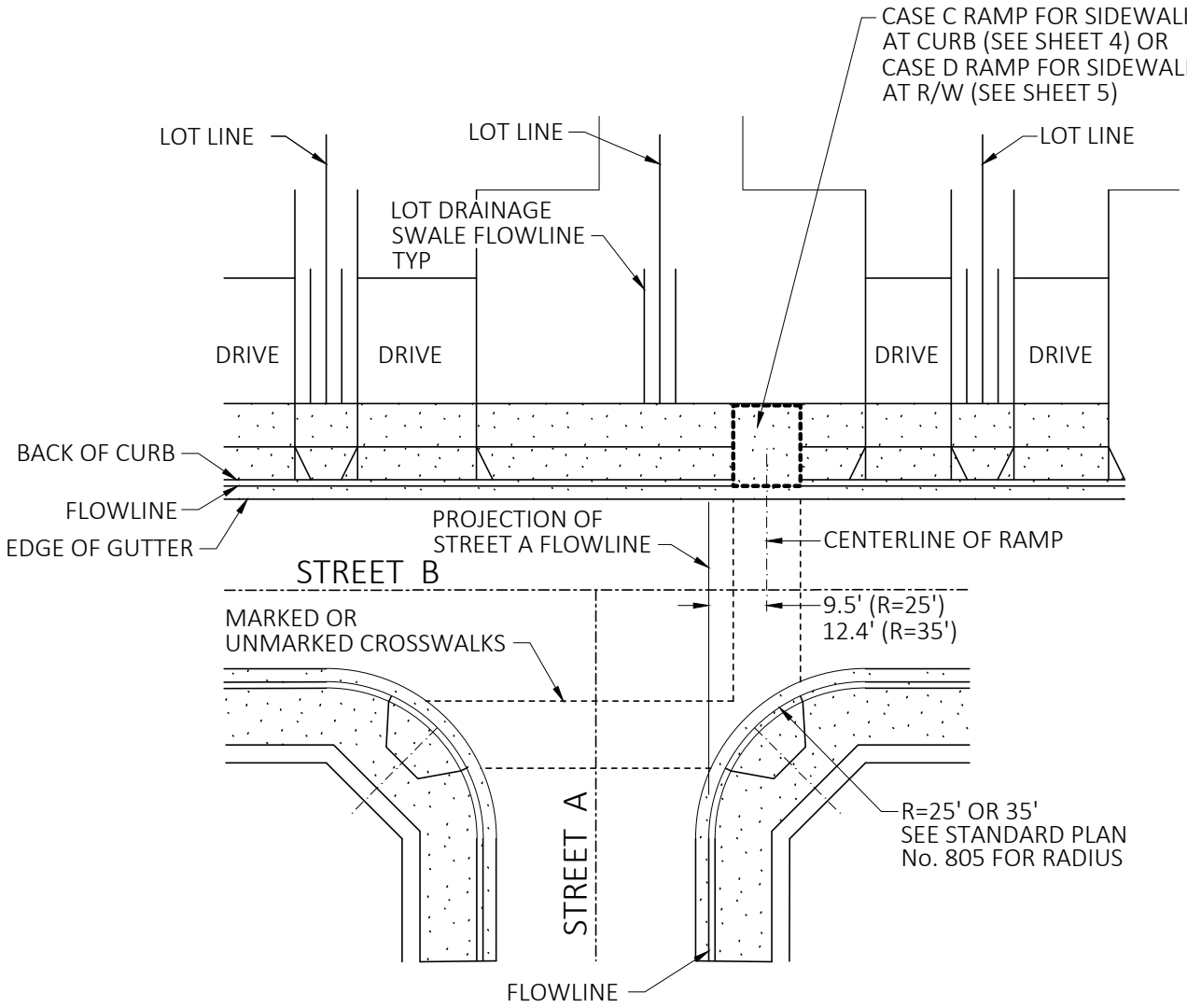
REVISION DESCRIPTION	MARK	DATE	APPROVED

REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

CITY OF EASTVALE

CURB RAMP CASE D

STANDARD No. 403 (5 OF 7)



RAMP LOCATION AT "T" INTERSECTION
(RIGHT TURN SIDE OF STREET A)
CASES "C" AND "D"

NOTE:
DRIVEWAYS TO BE LOCATED SO THAT THEY DO NOT CONFLICT WITH REQUIRED RAMP LOCATION. AVOID LOCATING DRIVEWAYS WITHIN INTERSECTION.

SEE ALL NOTES ON SHEET 7

NOT TO SCALE

PREPARED UNDER THE SUPERVISION OF:

xx/xx/xx

DIRECTOR OF PUBLIC WORKS
JIMMY CHUNG, P.E.

DATE

REVISION DESCRIPTION	MARK	DATE	APPROVED

REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

CITY OF EASTVALE

CURB RAMP
CASE C AND D

STANDARD No. 403 (6 OF 7)

NOTES:

1. TO MEET AMERICAN WITH DISABILITIES ACT STANDARDS, MAXIMUM STATED SLOPES AND MINIMUM STATED DISTANCES ARE ABSOLUTE AND NO CONSTRUCTION TOLERANCES WILL BE PERMITTED.
2. IF THE DISTANCE FROM CENTER OF CURB RETURN TO EXISTING RIGHT-OF-WAY LINE IS INSUFFICIENT TO ACCOMMODATE THE CASE A CURB RAMP AND TOP LANDING, THEN USE THE CASE B CURB RAMP.
3. THE MINIMUM SIDEWALK WIDTH IS 5.00' WHERE A VERTICAL OBJECT (SUCH AS A CURB OR WALL) IS ADJACENT TO THE PEDESTRIAN ACCESS ROUTE.
4. TRANSITIONS FROM CURB RAMPS TO SIDEWALKS, GUTTERS, AND STREETS SHALL BE FLUSH AND FREE FROM ABRUPT LEVEL CHANGES. NO LIPS ARE PERMITED AT THE GUTTER FLOWLINE OR EDGE OF PAVEMENT.
5. THE TOP OF CURB WIDTH IS NOT INCLUDED IN THE MEASUREMENT OF MINIMUM SIDEWALK WIDTH.
6. THE TRANSITION SLOPE OF THE FLARED WINGS OF THE CASE A CURB RAMP IS MEASURED ALONG THE BACK OF CURB.
7. FOR CASE B CURB RAMPS, CONSTRUCT WEAKENED PLANE JOINTS AT 1/4 DELTAS WHEN THE RADIUS EQUALS 35' AND AT TOPS OF RAMPS WHEN THE RADIUS EQUALS 25'.
8. WHEN ABUTTING SOIL HAS A HIGH SULFATE CONTENT, USE A MODIFIED CONCRETE MIX AND PLACE 6" MIN CLASS 2 AGGREGATE BASE AND 6 MIL PLASTIC SHEETING UNDER AND AROUND ALL SIDES OF CONCRETE IMPROVEMENTS. FOR EXPANSIVE SOIL, PLACE 6" MIN CLASS 2 AGGREGATE BASE UNDER CONCRETE IMPROVEMENTS AS DIRECTED BY THE ENGINEER. SEE SPECIFICATIONS SECTIONS 16.03 & 16.04 AND STANDARD No. 401 FOR REFERENCE.
9. MINIMUM CONCRETE STRENGTH SHALL BE 560-C-3250.
10. THE ROAD SURFACE AND GUTTER SURFACE SHALL NOT EXCEED 5.00% WITHIN 4' OF THE CURB RAMP EDGE (FLOW LINE).
11. DETECTABLE WARNING SURFACES ARE REQUIRED WHEREVER AT-GRADE PEDESTRIAN SURFACES ENTER INTO A VEHICULAR TRAVEL WAY (EXCEPT NOT REQUIRED AT DRIVEWAY APPROACHES).
12. CURB RAMPS SHALL INCLUDE A YELLOW DETECTABLE WARNING SURFACE THAT EXTENDS THE FULL CURB OPEN WIDTH AND 3'-0" DEPTH OF THE RAMP. DETECTABLE WARNING SURFACES SHALL CONSIST OF A PANEL SET INTO WET CONCRETE AND CONFORM TO THE DETAILS ON SHEET 2 OF THIS STANDARD. NO BOLT DOWN OR GLUE DOWN PANELS WILL BE ALLOWED FOR NEW RAMP CONSTRUCTION.
13. THE EDGE OF THE DETECTABLE WARNING SURFACE NEAREST THE STREET SHALL BE BETWEEN 6" AND 8" FROM THE GUTTER FLOWLINE.
14. UTILITY PULL BOXES, MANHOLES, VAULTS AND ALL OTHER UTILITY FACILITIES ARE NOT TO BE LOCATED WITHIN THE BOUNDARIES OF THE CURB RAMP. EXISTING STRUCTURES WILL BE RELOCATED OR ADJUSTED TO GRADE BY THE OWNER PRIOR TO, OR IN CONJUNCTION WITH, CURB RAMP CONSTRUCTION.
15. CROSSWALK STRIPING IS ONLY APPLIED IF SHOWN ON IMPROVEMENT PLANS. CROSSWALK STRIPING, WHEN CALLED FOR, SHALL BE PER STANDARD No. 1211.
16. FOR NEW CASE B, CASE C, AND CASE D CURB RAMPS THE LEVEL LANDING AT THE BOTTOM OF THE RAMPS SHALL BE A MINIMUM OF 5.00' WIDE. FOR INVENTORYING EXISTING CASE B AND CASE C RAMPS, A CURB OPENING WIDTH OF 4.00' MIN IS ACCEPTABLE.
17. FOR PUBLIC WORKS PROJECTS, THE CONTRACT UNIT PRICE FOR CURB RAMP SHALL INCLUDE RAMP, SIDEWALK, CURB AND GUTTER (OR SPANDREL) FROM BCR TO ECR.
18. THE DETECTABLE WARNING SURFACE SHALL BE PREFABICATED SURFACE, RIGID, COLORFAST AND UV STABLE, YELLOW COLOR COMPLYING WITH FEDERAL STANDARD 595B, COLOR NO. 33538 "ADA REPLACEABLE (WET SET) COMPOSITE TACTILE UNITS" AS MANUFACTURED BY ADA SOLUTIONS, ARMOR-TILE, OR APPROVED EQUAL. THE EDGE OF THE DETECTABLE WARNING SURFACE ADJACENT TO THE STREET SHALL BE BETWEEN 6" AND 8" FROM THE GUTTER FLOW LINE.

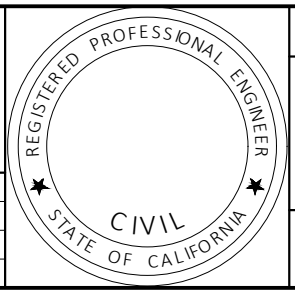
NOT TO SCALE

PREPARED UNDER THE SUPERVISION OF:

xx/xx/xx

DIRECTOR OF PUBLIC WORKS — DATE
JIMMY CHUNG, P.E.

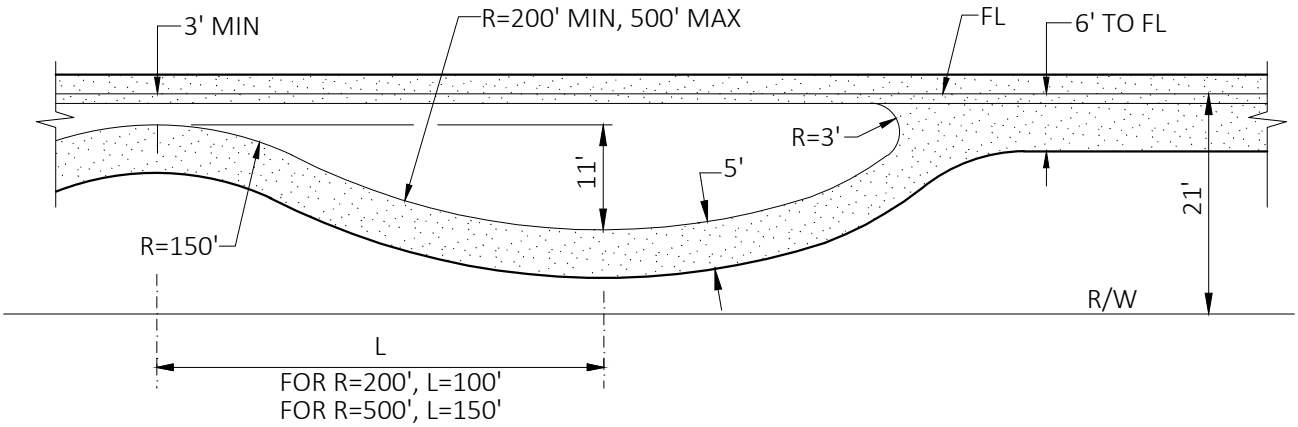
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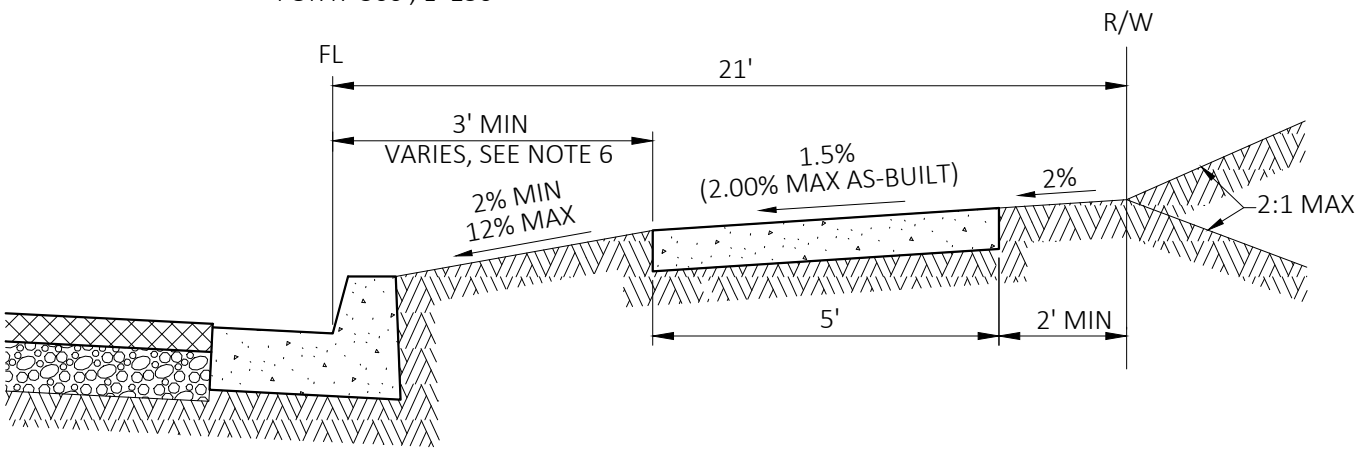


CITY OF EASTVALE

CURB RAMP NOTES

STANDARD No. 403 (7 OF 7)





NOTES:

1. RADII FOR CURVED SIDEWALK SHALL VARY BETWEEN 200' AND 500' AT FRONT OF SIDEWALK.
2. SIDEWALK SHALL BE A MINIMUM OF 6' WIDTH ADJACENT TO CURB.
3. SIDEWALK SHALL BE 3' MIN AWAY FROM FLOW LINE EXCEPT AT CURB RETURNS, BUS STOPS, AND AT TOP OF "T" INTERSECTIONS WHERE CURB RAMPS ARE REQUIRED.
4. SIDEWALK LAYOUT ON PLANS IS CONCEPTUAL ONLY. APPROVAL OF THE FINAL SIDEWALK LAYOUT SHALL BE MADE IN THE FIELD AND ADJUSTED AS NECESSARY TO MEET FIELD CONDITIONS AS APPROVED BY THE INSPECTOR PRIOR TO FINAL CONSTRUCTION.
5. WHEN ABUTTING SOIL HAS A HIGH SULFATE CONTENT, USE A MODIFIED CONCRETE MIX AND PLACE 6" MIN AGGREGATE BASE AND 6 MIL PLASTIC SHEETING UNDER AND AROUND ALL SIDES OF CONCRETE IMPROVEMENTS. FOR EXPANSIVE SOIL, PLACE 6" MIN AGGREGATE BASE UNDER CONCRETE IMPROVEMENTS AS DIRECTED BY THE ENGINEER. SEE STANDARD 401 IN ADDITION TO CITY STANDARD SPECIFICATIONS SECTION 16 FOR REFERENCE.
6. IRRIGATION TYPE TO BE LOW VOLUME OR SUBSURFACE BETWEEN WALK AND CURB.
7. FOR MINIMUM CONCRETE STRENGTH REFER TO STANDARD SPECIFICATIONS SECTION 16.01.
8. THE RUNNING SLOPE OF SIDEWALK MAY EQUAL THE STREET SLOPE, EVEN IF THE STREET SLOPE IS GREATER THAN 8.33%. WHERE SIDEWALK EXCEEDS THE STREET SLOPE, SUCH AS TRANSITIONS IN ELEVATION OF MEANDERING SIDEWALK, A SIDEWALK RUNNING SLOPE GREATER THAN 5% WOULD BE CONSIDERED A RAMP. IN THIS CASE, RAMPS WOULD BE DESIGNED AT 7.5% MAX (8.33% MAX AS-BUILT) RUNNING SLOPE AND REQUIRE LANDINGS AS SPECIFIED IN THE 2010 ADA STANDARDS.

NOT TO SCALE

PREPARED UNDER THE SUPERVISION OF:

xx/xx/xx

DIRECTOR OF PUBLIC WORKS — DATE
JIMMY CHUNG, P.E.

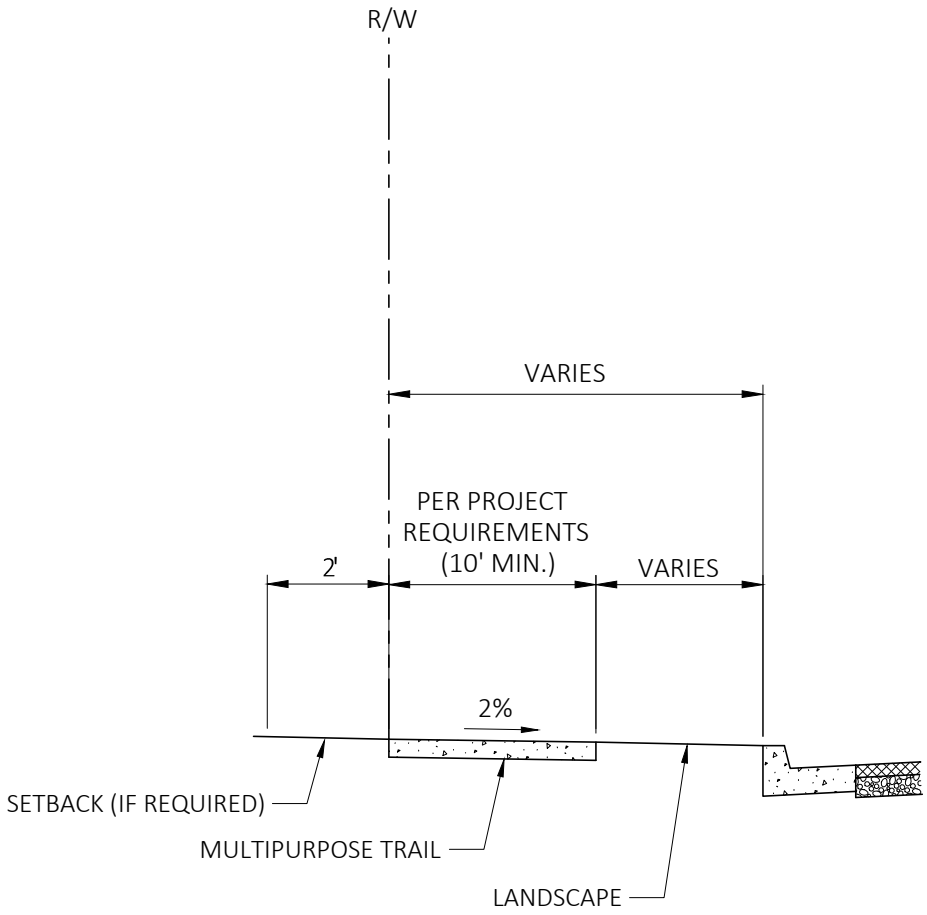
REVISION DESCRIPTION	MARK	DATE	APPROVED

REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

CITY OF EASTVALE

MEANDERING SIDEWALK

STANDARD No. 404



NOTES:

1. MULTIPURPOSE TRAIL SHALL BE CONSTRUCTED OF CONCRETE IN ACCORDANCE WITH CITY OF EASTVALE STANDARDS

2. SHOW SIGNING AND STRIPING FOR THE MULTIPURPOSE TRAIL ON THE SIGNING AND STRIPING PLAN FOR THE ADJACENT STREET, IN ACCORDANCE WITH SHARED-USE PATHS IN CHAPTER 9 OF THE CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CA MUTCD), LATEST VERSION.

3. FENCE MAY BE REQUIRED PER CITY ENGINEER.

4. PROVIDE A 2' SETBACK WITHIN THE PRIVATE R/W IF THERE IS A VERTICAL ELEMENT ON THE PROPERTY LINE GREATER THAN 24" TALL.

5. RAMPS SHALL BE PROVIDED FOR THE MULTIPURPOSE TRAIL AT ALL CROSSINGS OF CURBED STREETS AND DRIVEWAYS.

6. SEE STANDARD 404 FOR REFERENCE.

NOT TO SCALE

PREPARED UNDER THE SUPERVISION OF:

xx/xx/xx

DIRECTOR OF PUBLIC WORKS — DATE
JIMMY CHUNG, P.E.

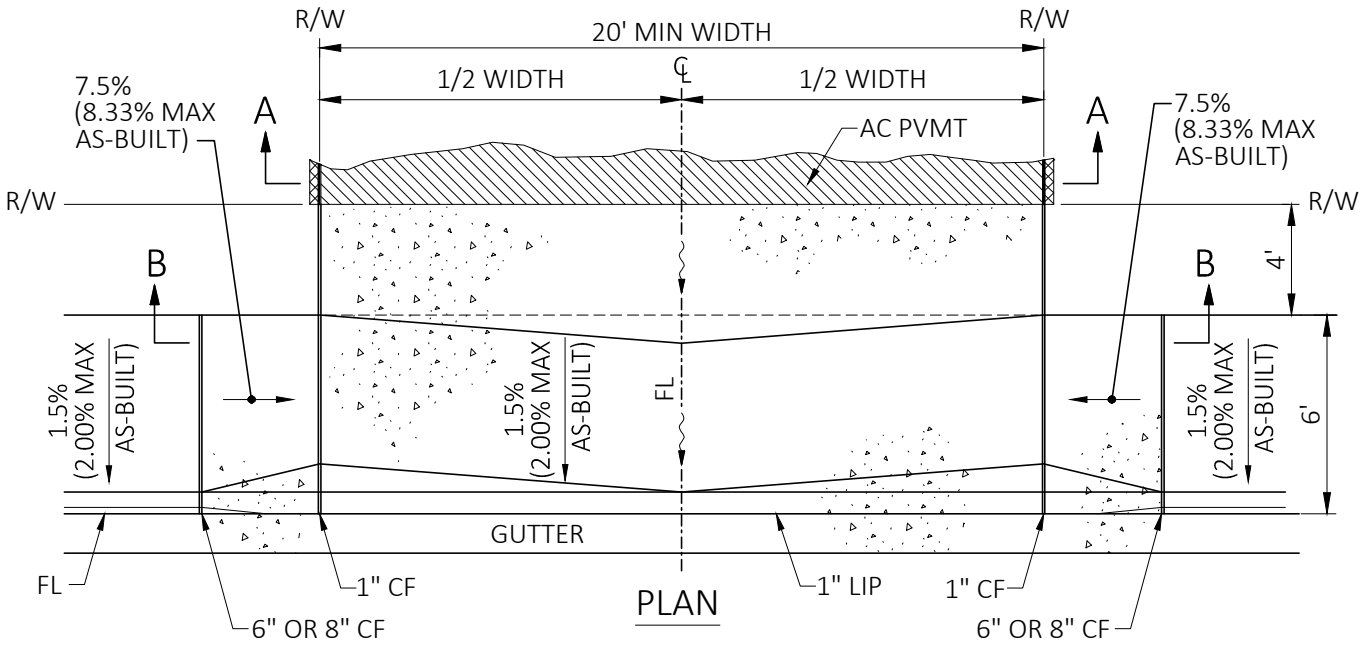
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REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

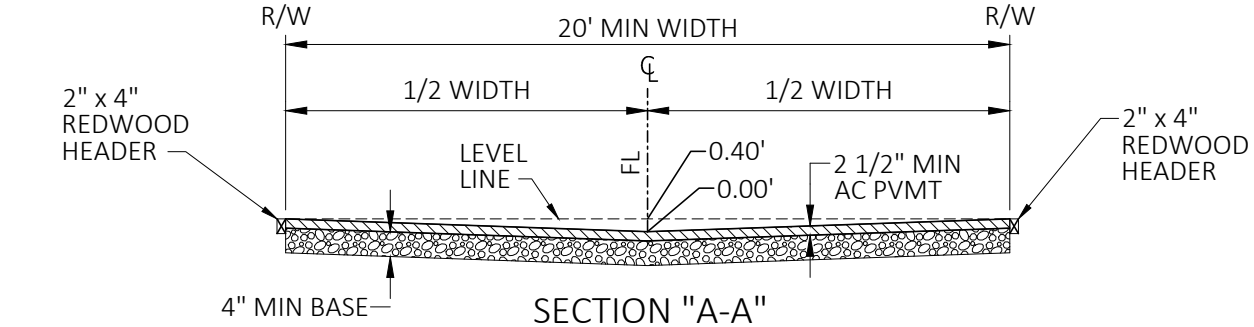
CITY OF EASTVALE

MULTIPURPOSE TRAIL

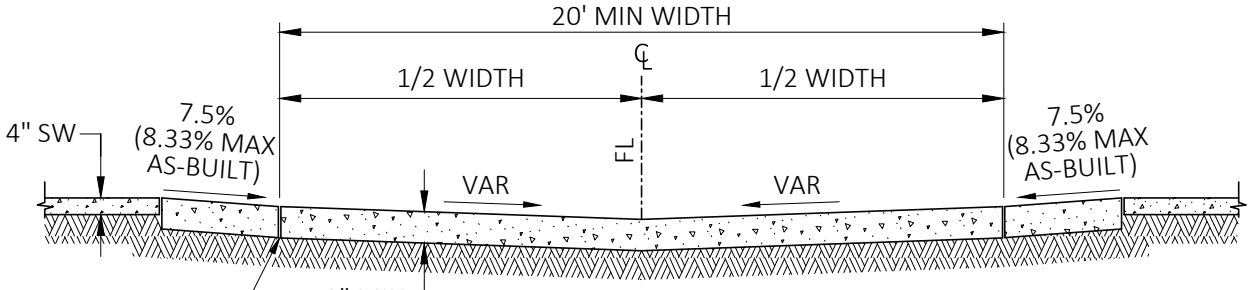
STANDARD No. 405



PLAN



SECTION "A-A"



SECTION "B-B"

NOTES:

1. ALLEY WIDTH AS SPECIFIED BY THE DIRECTOR OF PUBLIC WORKS.
2. ALLEY APRON SHALL BE 8" THICK 590-C-4000 CONCRETE.
3. WHEN ABUTTING SOIL HAS A HIGH SULFATE CONTENT, USE A MODIFIED CONCRETE MIX AND PLACE 6" MIN AGGREGATE BASE AND 6 MIL PLASTIC SHEETING UNDER AND AROUND ALL SIDES OF CONCRETE IMPROVEMENTS. FOR EXPANSIVE SOIL, PLACE 6" MIN AGGREGATE BASE UNDER CONCRETE IMPROVEMENTS AS DIRECTED BY THE CITY ENGINEER. SEE SECTION 16 OF THE CITY STANDARD SPECIFICATIONS SECTION 16.03 AND 16.04 AND STANDARD No. 401 AND 404 FOR REFERENCE.
4. SUBGRADE PER STANDARD SPECIFICATIONS SECTION 10.

NOT TO SCALE

PREPARED UNDER THE SUPERVISION OF:

xx/xx/xx

DIRECTOR OF PUBLIC WORKS
JIMMY CHUNG, P.E.

DATE

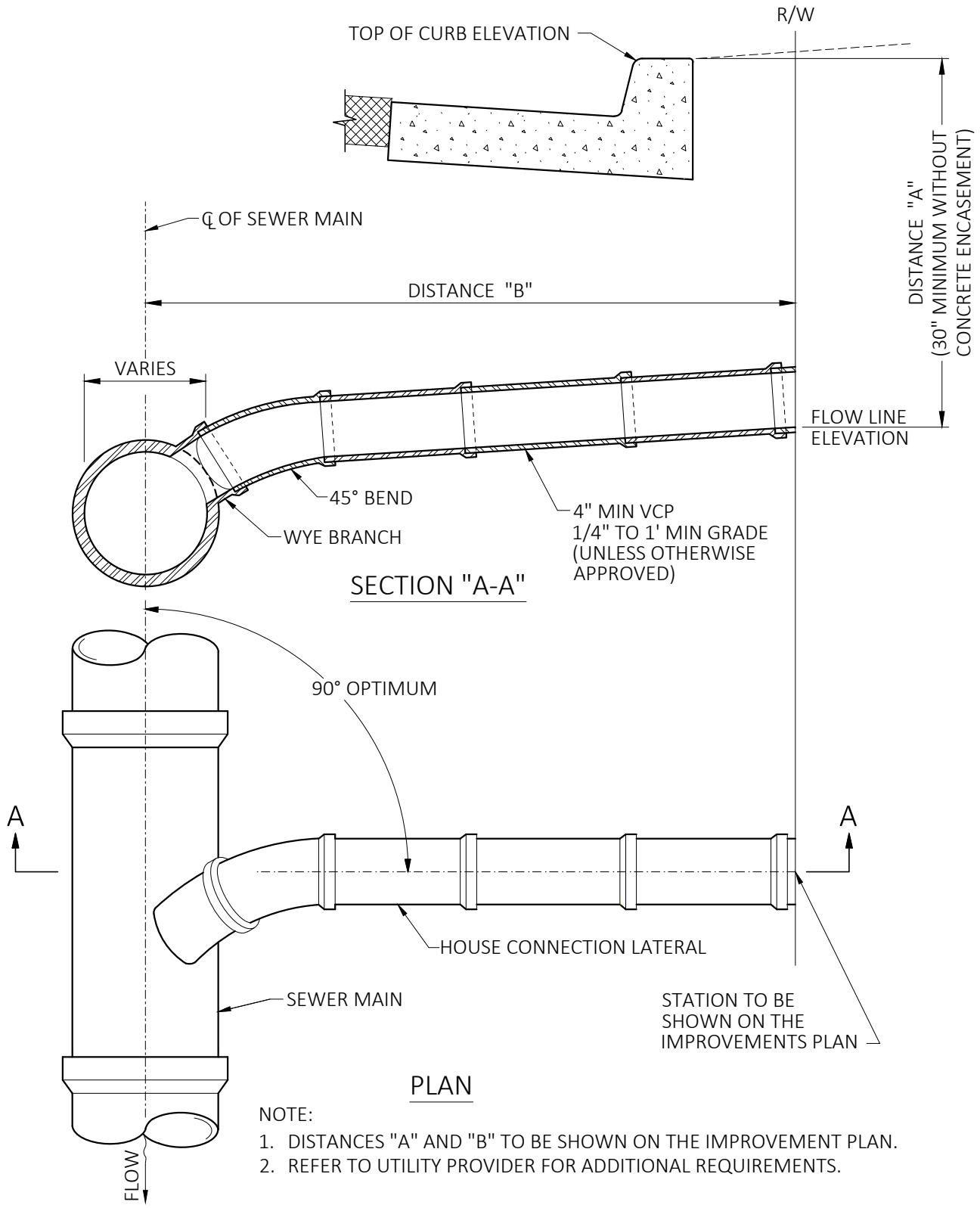
REVISION DESCRIPTION	MARK	DATE	APPROVED

REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

CITY OF EASTVALE

ALLEY AND ALLEY APRON SECTIONS

STANDARD No. 500



NOTE:

1. DISTANCES "A" AND "B" TO BE SHOWN ON THE IMPROVEMENT PLAN.
2. REFER TO UTILITY PROVIDER FOR ADDITIONAL REQUIREMENTS.

NOT TO SCALE

PREPARED UNDER THE SUPERVISION OF:

xx/xx/xx

DIRECTOR OF PUBLIC WORKS — DATE
JIMMY CHUNG, P.E.

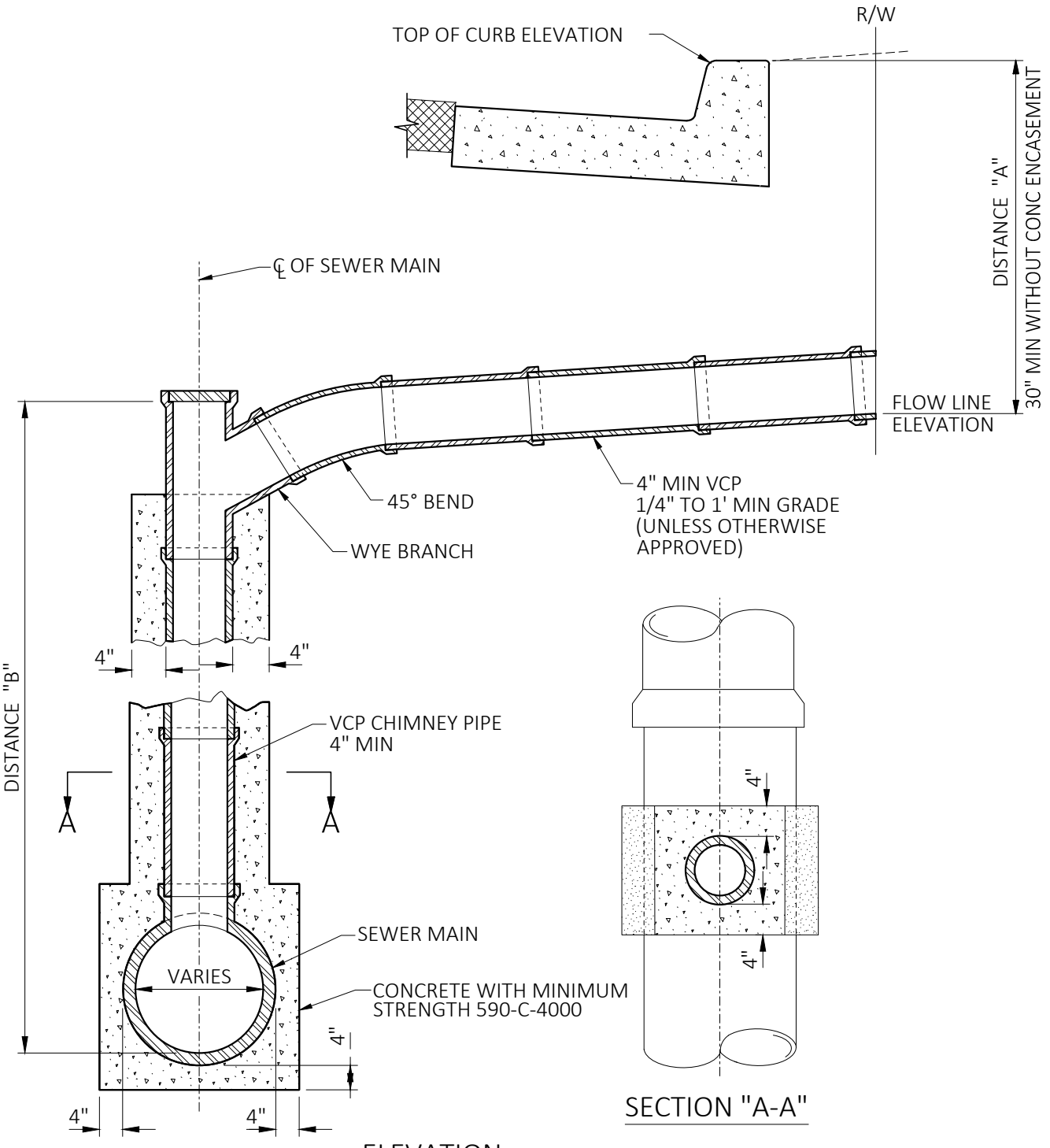
REVISION DESCRIPTION	MARK	DATE	APPROVED

REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

CITY OF EASTVALE

SEWER HOUSE CONNECTION

STANDARD No. 600



ELEVATION

SECTION "A-A"

NOTES:

1. DISTANCES "A" AND "B" TO BE SHOWN ON THE IMPROVEMENT PLAN.
2. REFER TO UTILITY PROVIDER FOR ADDITIONAL REQUIREMENTS.

NOT TO SCALE

PREPARED UNDER THE SUPERVISION OF:

xx/xx/xx

DIRECTOR OF PUBLIC WORKS
JIMMY CHUNG, P.E.

DATE

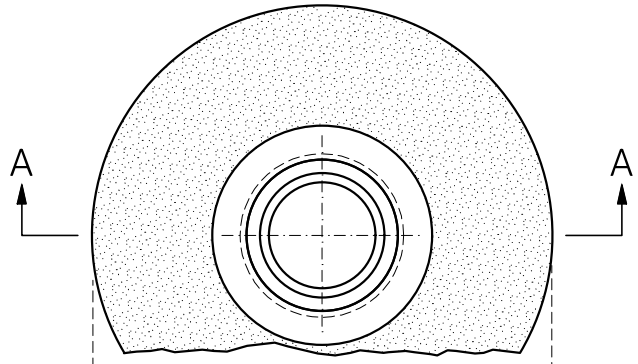
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REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

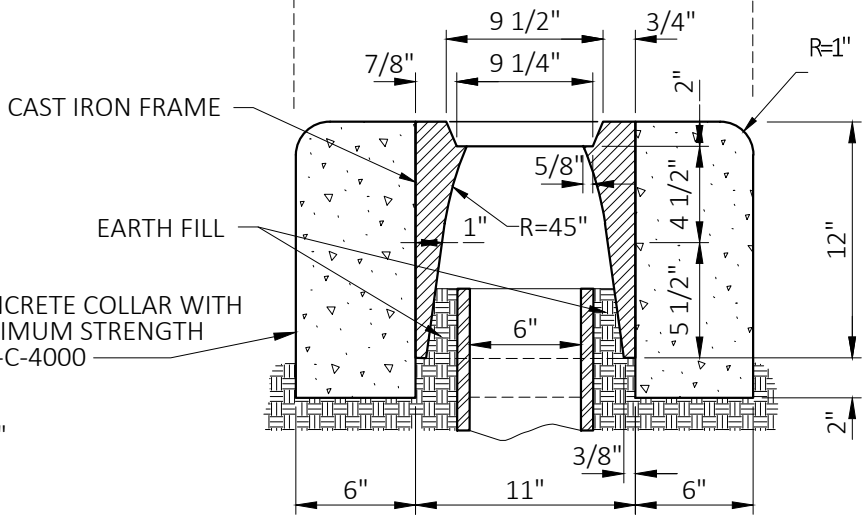
CITY OF EASTVALE

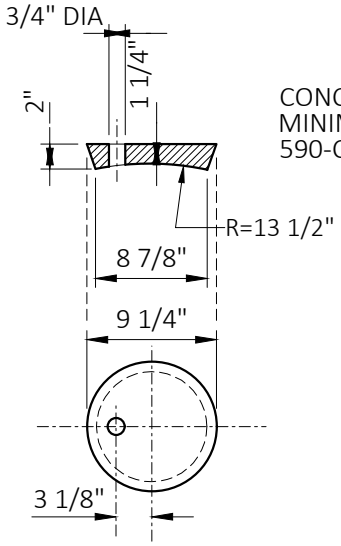
SEWER CHIMNEY

STANDARD No. 601

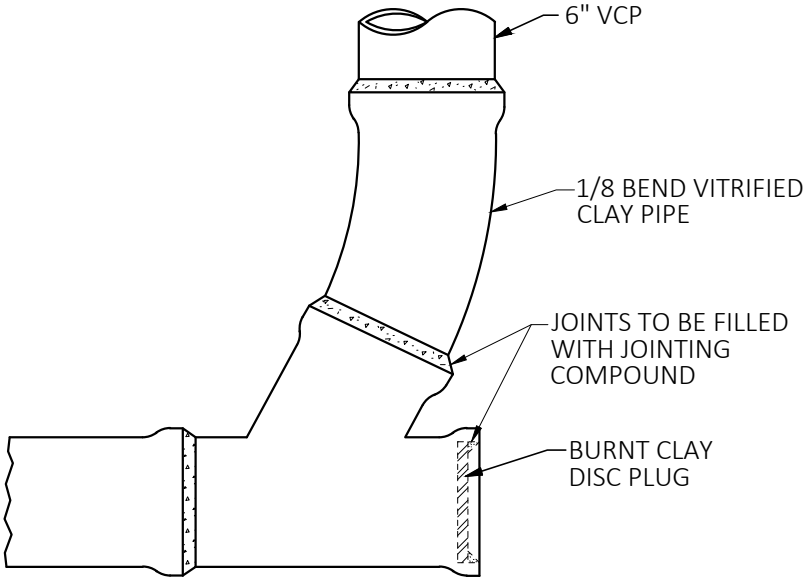


PLAN





CAST IRON COVER



SECTION "A-A"

NOTE:

1. MINIMUM WEIGHT OF CAST IRON FRAME AND COVER --- 90 POUNDS.
2. REFER TO UTILITY PROVIDER FOR ADDITIONAL REQUIREMENTS.

NOT TO SCALE

PREPARED UNDER THE SUPERVISION OF:

xx/xx/xx

DIRECTOR OF PUBLIC WORKS
JIMMY CHUNG, P.E.

DATE

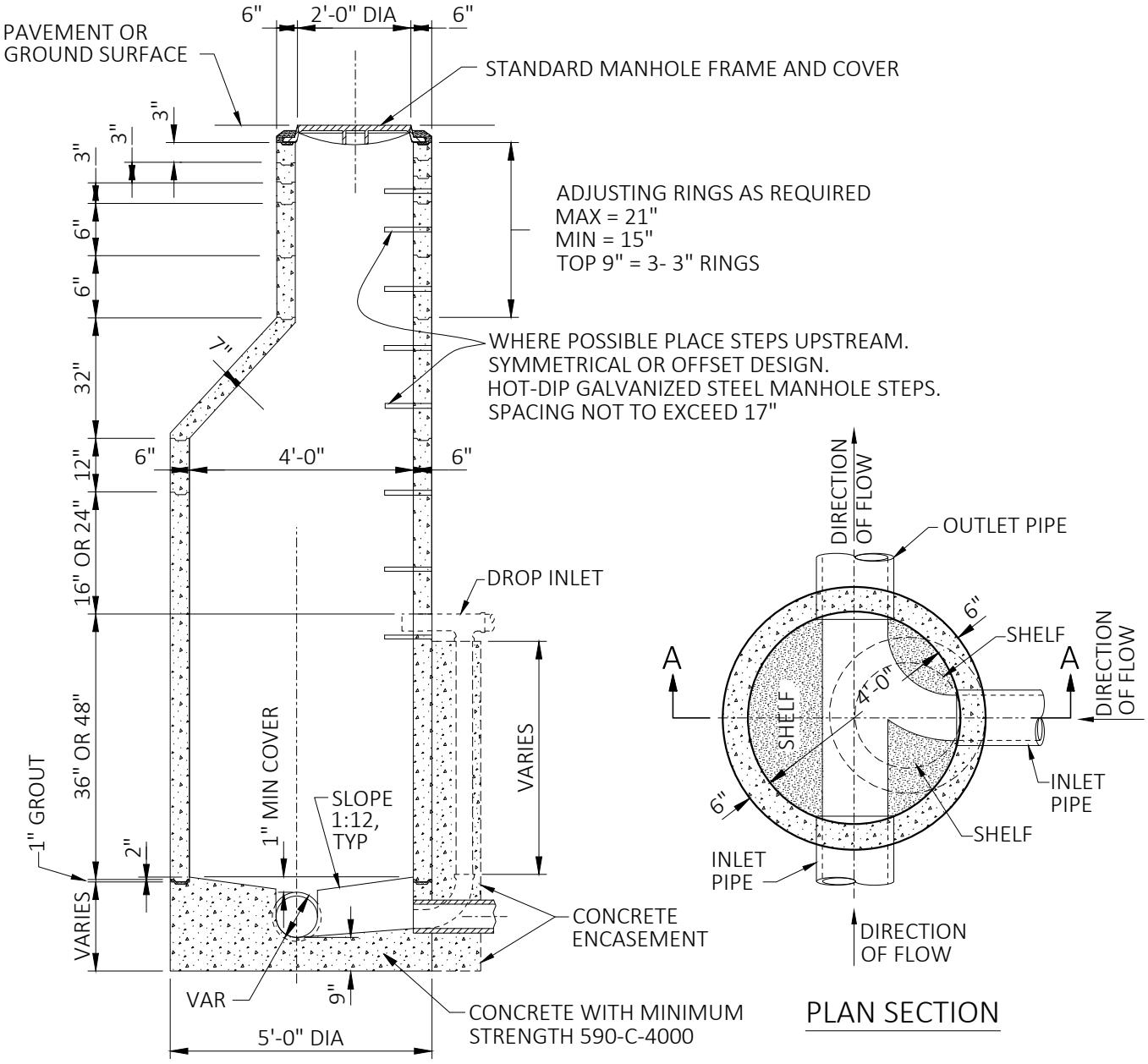
REVISION DESCRIPTION	MARK	DATE	APPROVED

REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

CITY OF EASTVALE

SEWER CLEANOUT

STANDARD No. 603



NOTE:

1. MANHOLE COVER AND FRAME SHALL CONFORM TO CITY STANDARD 608, AS DIRECTED BY THE CITY ENGINEER
2. REFER TO UTILITY PROVIDER FOR ADDITIONAL REQUIREMENTS.
3. CHANNELS OF MANHOLE BOTTOMS TO BE FORMED IN CONCRETE, AND SIDE INLETS TO HAVE CHANNELS CURVED IN THE DIRECTION OF FLOW.

NOT TO SCALE

PREPARED UNDER THE SUPERVISION OF:

xx/xx/xx

DIRECTOR OF PUBLIC WORKS
JIMMY CHUNG, P.E.

DATE

REVISION DESCRIPTION	MARK	DATE	APPROVED

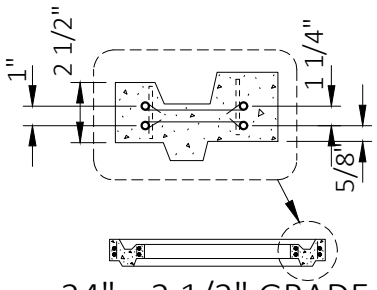
REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

CITY OF EASTVALE

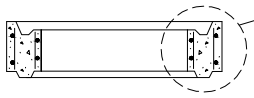
PRECAST CONCRETE MANHOLE (ECCENTRIC)

STANDARD No. 606

1. MANHOLE COVER AND FRAME SHALL CONFORM TO CITY STANDARD 608, AS DIRECTED BY THE CITY ENGINEER
2. REFER TO UTILITY PROVIDER FOR ADDITIONAL REQUIREMENTS.



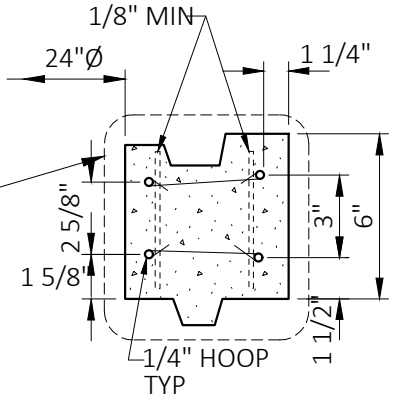
24" x 2 1/2" GRADE RING

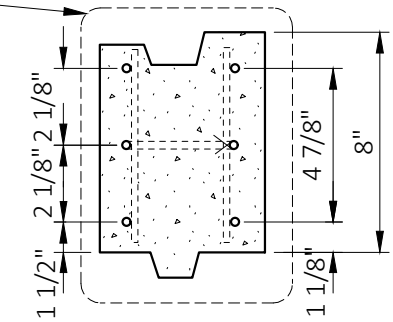


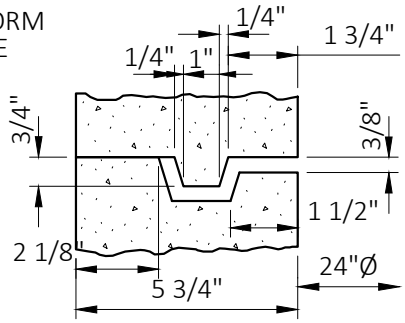
24" x 6" GRADE RING



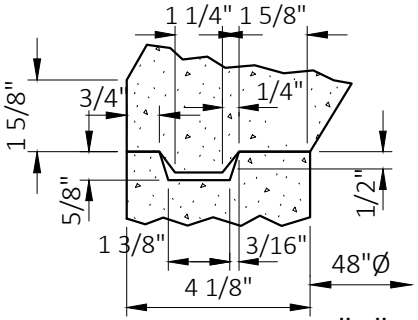
24" x 8" GRADE RING



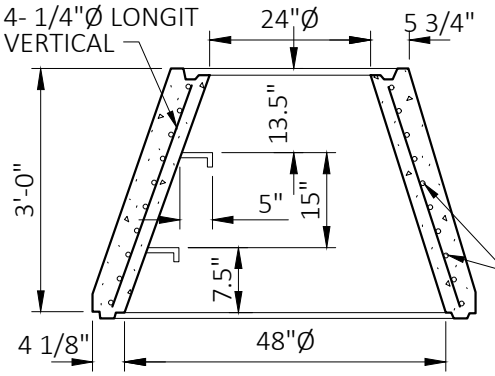




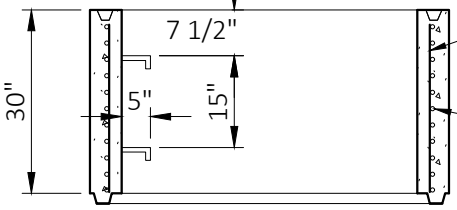
JOINT DETAIL "A"



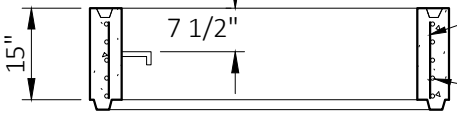
JOINT DETAIL "B"



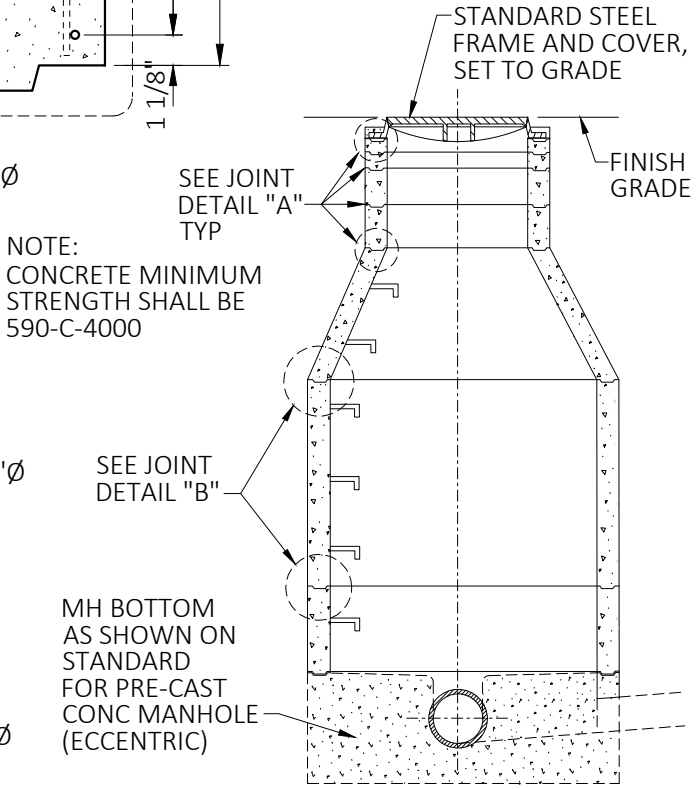
48" x 24" CONCENTRIC CONE



48" x 30" MANHOLE PIPE



48" x 15" MANHOLE PIPE



NOTE:
CONCRETE MINIMUM STRENGTH SHALL BE 590-C-4000

TYPICAL SECTION

NOT TO SCALE

NOTE: REINFORCEMENT SHOWN IS TYPICAL; ALTERNATE SYSTEMS SUBJECT TO APPROVAL.

PREPARED UNDER THE SUPERVISION OF:

xx/xx/xx

DIRECTOR OF PUBLIC WORKS
JIMMY CHUNG, P.E.

DATE

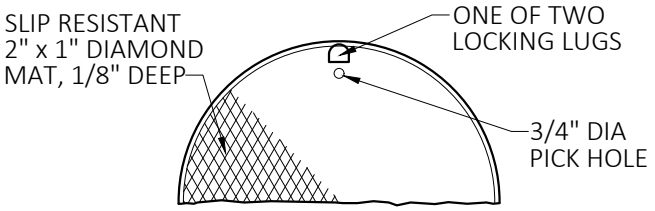
REVISION DESCRIPTION	MARK	DATE	APPROVED

REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

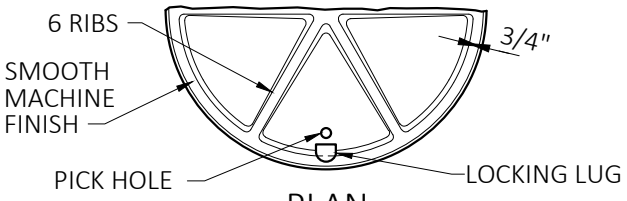
CITY OF EASTVALE

PRECAST CONCRETE MANHOLE (CONCENTRIC)

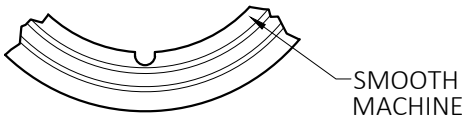
STANDARD No. 607



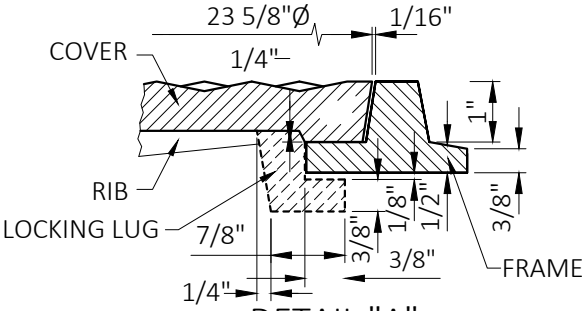
PLAN
TOP OF COVER



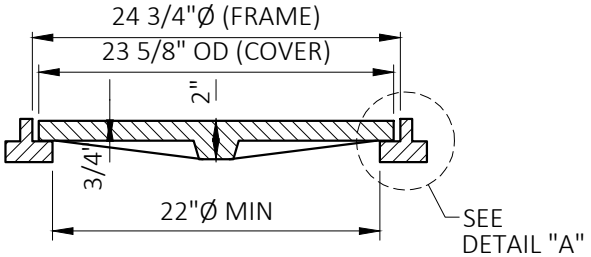
PLAN
BOTTOM OF COVER



PLAN
PORTION OF FRAME

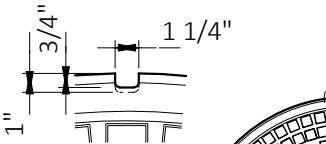


DETAIL "A"

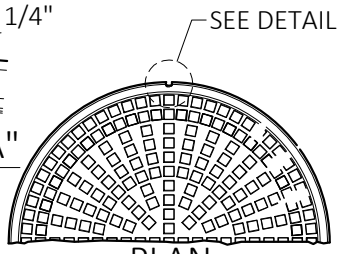


SECTION - FRAME AND COVER
PARKWAY

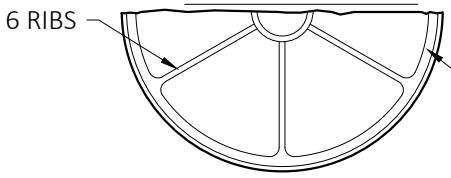
TOTAL WEIGHT - APPROX 130 LBS.
ALL METAL TO BE HOT-DIP GALVANIZED.



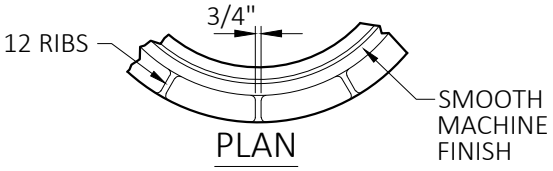
DETAIL "A"



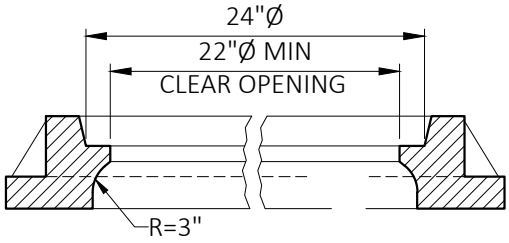
PLAN
TOP OF COVER



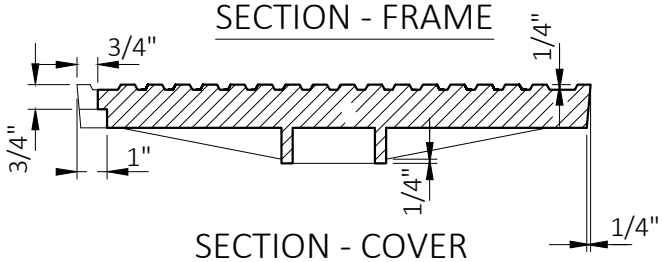
PLAN
BOTTOM OF COVER



PLAN
PORTION OF FRAME



SECTION - FRAME



SECTION - COVER
ROADWAY

TOTAL WEIGHT - APPROX 380 LBS.
ALL METAL TO BE HOT-DIP GALVANIZED.

1. MANHOLE COVER AND FRAME SHALL CONFORM TO CITY STANDARD 608, AS DIRECTED BY THE CITY ENGINEER
2. REFER TO UTILITY PROVIDER FOR ADDITIONAL REQUIREMENTS.

NOT TO SCALE

PREPARED UNDER THE SUPERVISION OF:

xx/xx/xx

DIRECTOR OF PUBLIC WORKS
JIMMY CHUNG, P.E.

DATE

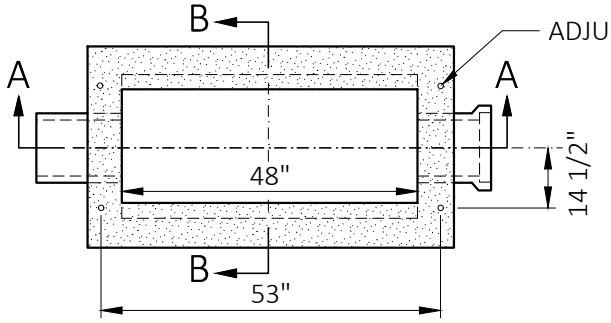
REVISION DESCRIPTION	MARK	DATE	APPROVED

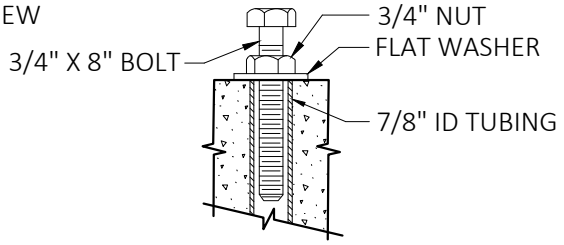
REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

CITY OF EASTVALE

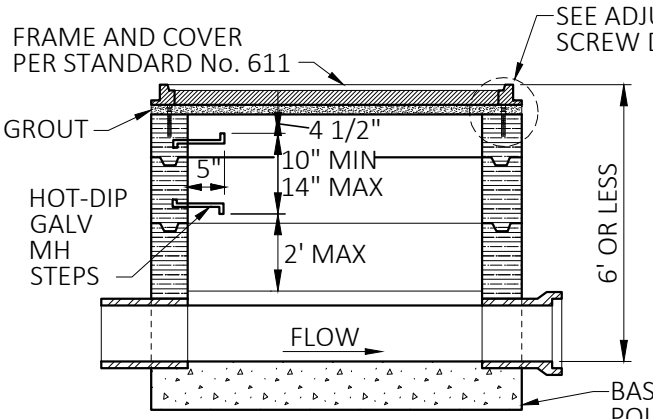
MANHOLE FRAMES AND COVERS

STANDARD No. 608

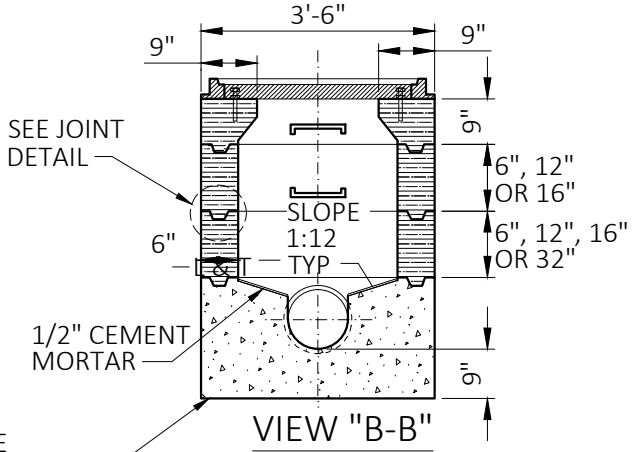




ADJUSTING SCREW DETAIL

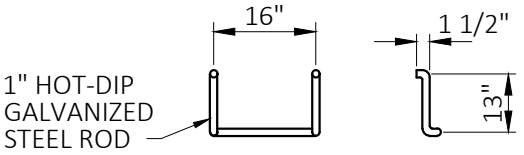


VIEW "A-A"



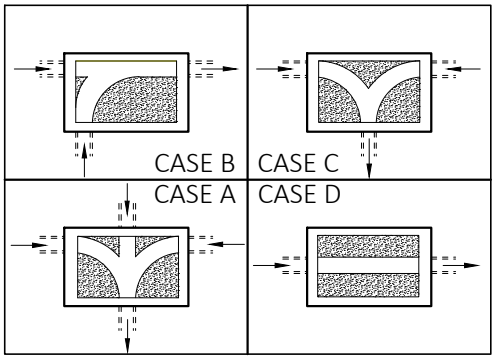
VIEW "B-B"

BASE AND CHANNELS
POURED MONOLITHICALLY



DROP STEP DETAIL

PRECAST OR GROUT STEPS INTO PLACE
AS SHOWN IN SECTIONAL ELEVATION.



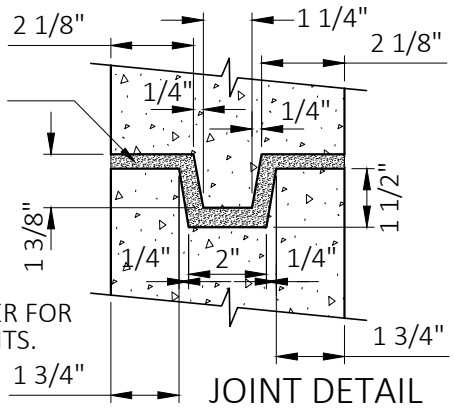
ALTERNATE PLACEMENT
OF CHANNELS

NOT TO SCALE

CONCRETE MORTAR
3/8" THICK MAX OR
APPROVED JOINT
SEALING COMPOUND

MANHOLE COVER AND
FRAME SHALL CONFORM
TO CITY STANDARD 608,
AS DIRECTED BY THE CITY
ENGINEER

REFER TO UTILITY PROVIDER FOR
ADDITIONAL REQUIREMENTS.



JOINT DETAIL

NOTES:

1. CONCRETE FOR ALL PRECAST UNITS SHALL BE THOROUGHLY VIBRATED IN FORMS. IT SHALL BE CURED ACCORDING TO APPROVED PRACTICE EITHER BY STEAM, SPRINKLING, MEMBRANE SOLUTION, OR A COMBINATION OF THESE. CONCRETE MINIMUM STRENGTH SHALL BE 590-C-4000.
2. ALL FIELD POURED CONCRETE SHALL BE ALLOWED TO SET 24 HOURS BEFORE PLACING PRECAST UNITS.
3. ALL PRECAST UNITS SHALL BE REINFORCED FOR HS-20 BRIDGE LOADING.
4. TO BE USED FOR DEPTHS LESS THAN 5' FROM MANHOLE TOP TO SEWER PIPE SHELF.

PREPARED UNDER THE SUPERVISION OF:

xx/xx/xx

DIRECTOR OF PUBLIC WORKS
JIMMY CHUNG, P.E.

DATE

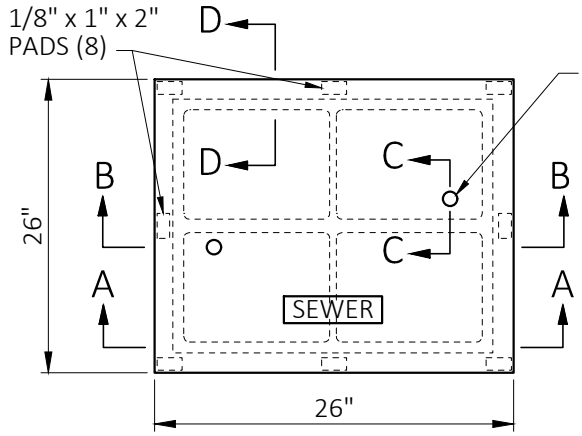
REVISION DESCRIPTION	MARK	DATE	APPROVED

REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

CITY OF EASTVALE

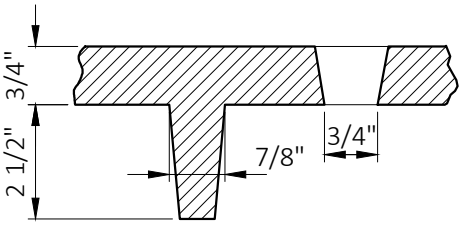
PRECAST RECTANGULAR SHALLOW MANHOLE

STANDARD No. 610

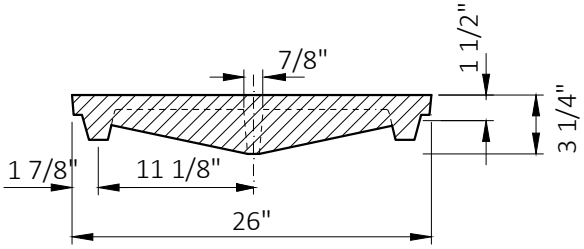


MANHOLE COVER

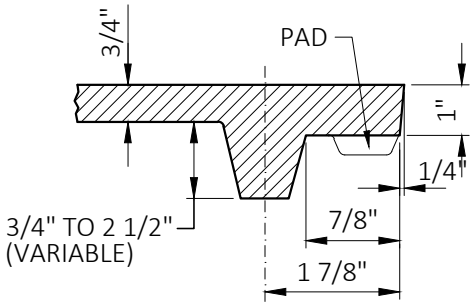
(2 COVERS REQUIRED PER FRAME)



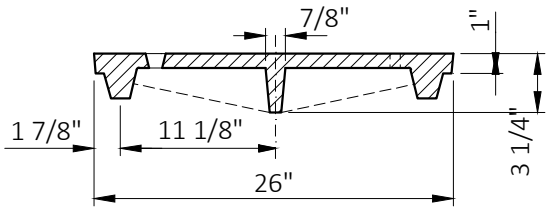
SECTION "C-C"



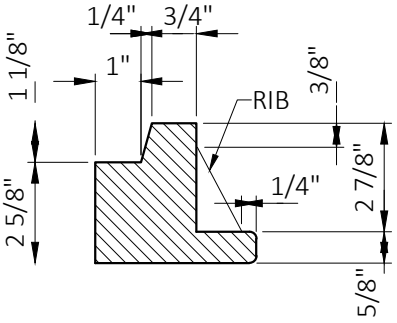
SECTION "A-A"



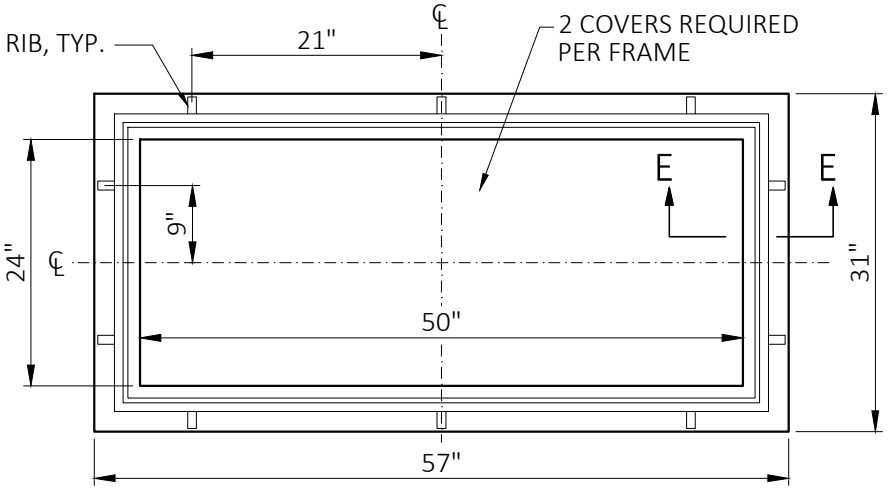
SECTION "D-D"



SECTION "B-B"



SECTION "E-E"



MANHOLE FRAME

NOTE:

EXPOSED METAL & COVER TO BE OT-DIP GALVANIZED AFTER FABRICATION.

MANHOLE COVER AND FRAME SHALL CONFORM TO CITY STANDARD 608, AS DIRECTED BY THE CITY ENGINEER

REFER TO UTILITY PROVIDER FOR ADDITIONAL REQUIREMENTS.

NOT TO SCALE

PREPARED UNDER THE SUPERVISION OF:

xx/xx/xx

DIRECTOR OF PUBLIC WORKS — DATE

JIMMY CHUNG, P.E.

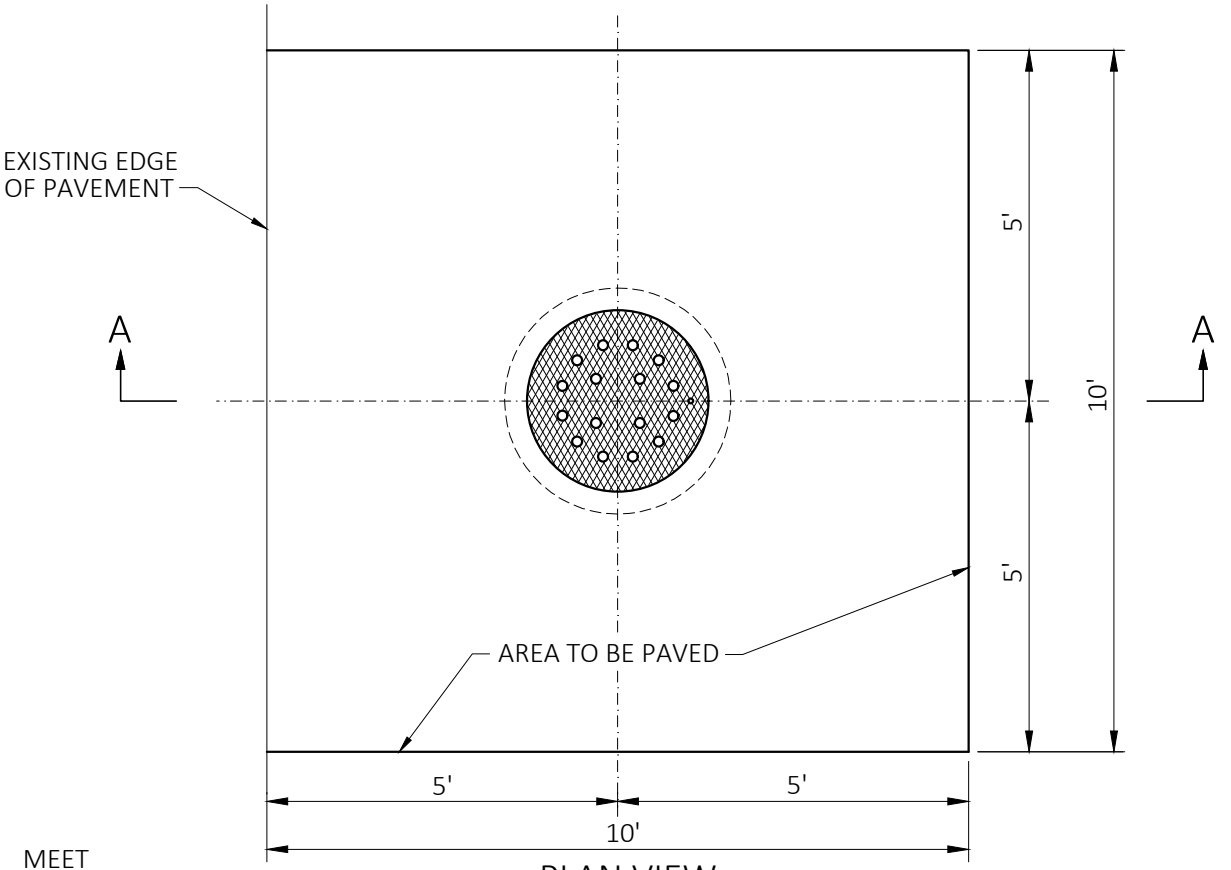
REVISION DESCRIPTION	MARK	DATE	APPROVED

REGISTERED PROFESSIONAL ENGINEER — CIVIL — STATE OF CALIFORNIA

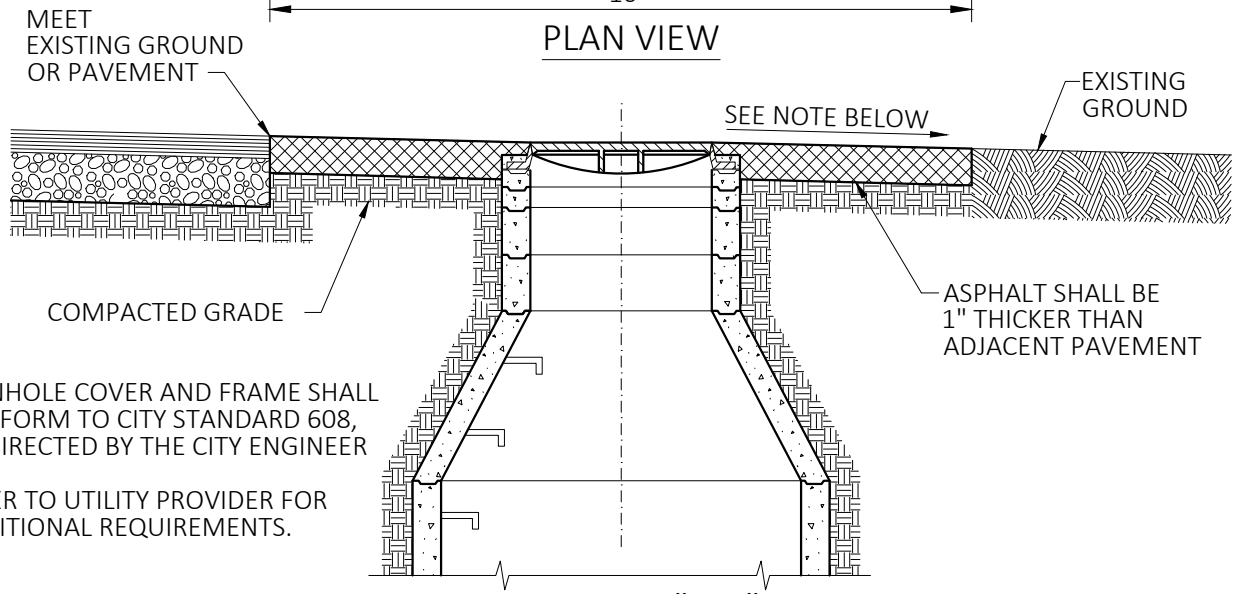
CITY OF EASTVALE

RECTANGULAR MANHOLE FRAME AND COVER

STANDARD No. 611



PLAN VIEW



MANHOLE COVER AND FRAME SHALL CONFORM TO CITY STANDARD 608, AS DIRECTED BY THE CITY ENGINEER

REFER TO UTILITY PROVIDER FOR ADDITIONAL REQUIREMENTS.

SECTION "A-A"

NOTE:
SLOPE WILL CONFORM WITH CITY OF EASTVALE ROAD IMPROVEMENT STANDARDS AND SPECIFICATIONS, OR MEET EXISTING CONDITIONS AS DIRECTED BY THE CITY ENGINEER.

NOT TO SCALE

PREPARED UNDER THE SUPERVISION OF:

xx/xx/xx

DIRECTOR OF PUBLIC WORKS
JIMMY CHUNG, P.E.

DATE

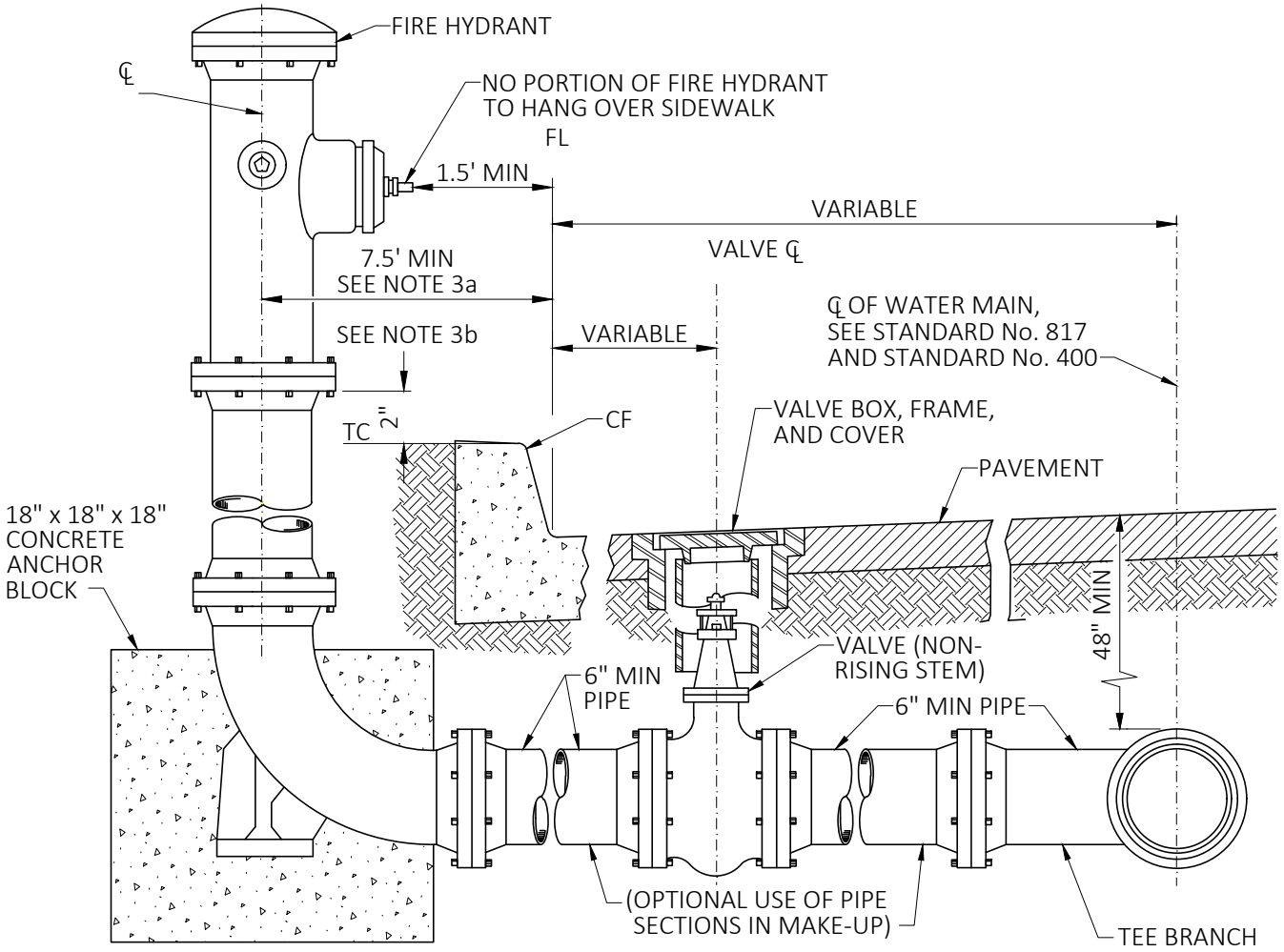
REVISION DESCRIPTION	MARK	DATE	APPROVED

REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

CITY OF EASTVALE

PAVING DETAIL AROUND MANHOLE IN UNPAVED AREA

STANDARD No. 612



NOTES:

1. FIRE HYDRANT TO BE AS APPROVED BY SERVING AGENCY.
2. HYDRANTS WILL BE INSTALLED IN ACCORDANCE WITH UTILITY PROVIDER.
3. FIRE HYDRANT SHALL BE PLACED:
   a) 7.5 FEET MIN FROM CURB FLOW LINE TO THE CENTERLINE OF THE FIRE HYDRANT WHEN THE SIDEWALK IS ADJACENT TO THE CURB AND 6 FEET WIDE FROM THE CURB FLOW LINE.
   b) 2.5 FEET MIN FROM CURB FLOW LINE TO THE CENTERLINE OF THE FIRE HYDRANT WHEN THE SIDEWALK IS ADJACENT TO THE RIGHT OF WAY OR MEANDERING, AND WHEN NO SIDEWALK IS PROPOSED OR EXISTING, AND CURB AND GUTTER IS EXISTING. KEEP AN UNOBSTRUCTED DISTANCE OF 1.5 FEET FROM CURB FLOW LINE TO THE NEAREST PORTION OF THE FIRE HYDRANT.
4. FIRE HYDRANT SHALL NOT BE PLACED WITHIN THE CORNER CUT BACK AT ANY TIME.
5. FIRE HYDRANT ORIENTATION: (REV 1)
   a) SINGLE OUTLET HYDRANTS SHALL BE INSTALLED WITH THE OUTLET FACING THE CURB AND AT RIGHT ANGLES TO THE CURB.
   b) DOUBLE OUTLET HYDRANTS SHALL BE INSTALLED WITH THE OUTLETS FACING THE CURB AND AT FORTY-FIVE (45) DEGREES TO THE CURB.
   c) TRIPLE OUTLET HYDRANTS SHALL BE INSTALLED WITH THE LARGEST OUTLET FACING AT RIGHT ANGLES TO THE CURB.
6. WHEN ABUTTING SOIL HAS A HIGH SULFATE CONTENT, USE A MODIFIED CONCRETE MIX AND PLACE 6" MIN CLASS 2 AGGREGATE BASE AND 6 MIL PLASTIC SHEETING UNDER AND AROUND ALL SIDES OF CONCRETE IMPROVEMENTS. FOR EXPANSIVE SOIL, PLACE 6" MIN AGGREGATE BASE UNDER CONCRETE IMPROVEMENTS AS DIRECTED BY THE ENGINEER. SEE SPECIFICATIONS AND STANDARD No. 401 FOR REFERENCE.

NOT TO SCALE

PREPARED UNDER THE SUPERVISION OF:

xx/xx/xx

DIRECTOR OF PUBLIC WORKS — DATE
JIMMY CHUNG, P.E.

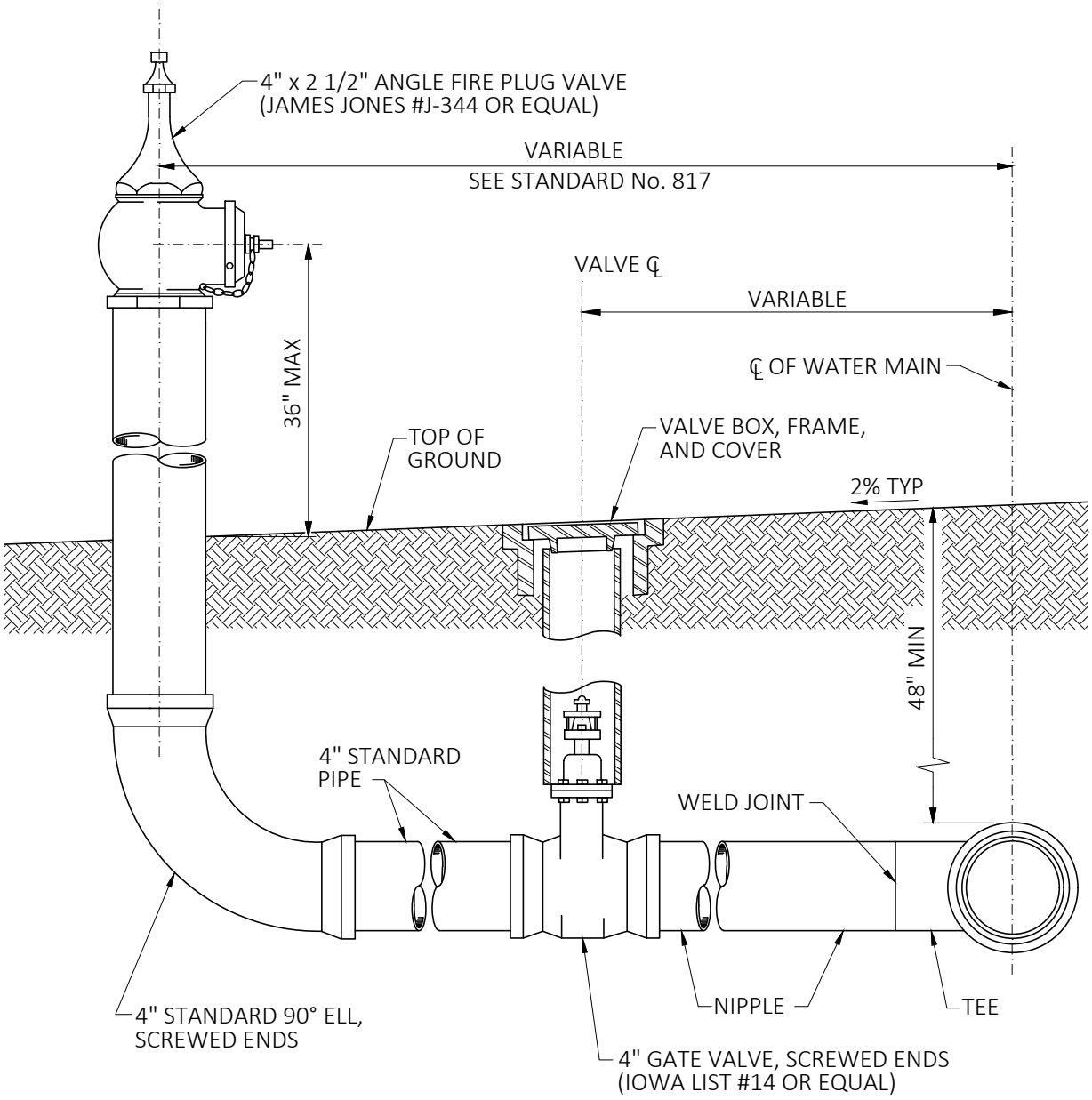
REVISION DESCRIPTION	MARK	DATE	APPROVED

REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

CITY OF EASTVALE

FIRE HYDRANT INSTALLATION

STANDARD No. 701



NOTE:
HYDRANTS TO BE INSTALLED IN ACCORDANCE WITH THE CITY STANDARD SPECIFICATIONS.

NOT TO SCALE

PREPARED UNDER THE SUPERVISION OF:

xx/xx/xx

DIRECTOR OF PUBLIC WORKS — DATE
JIMMY CHUNG, P.E.

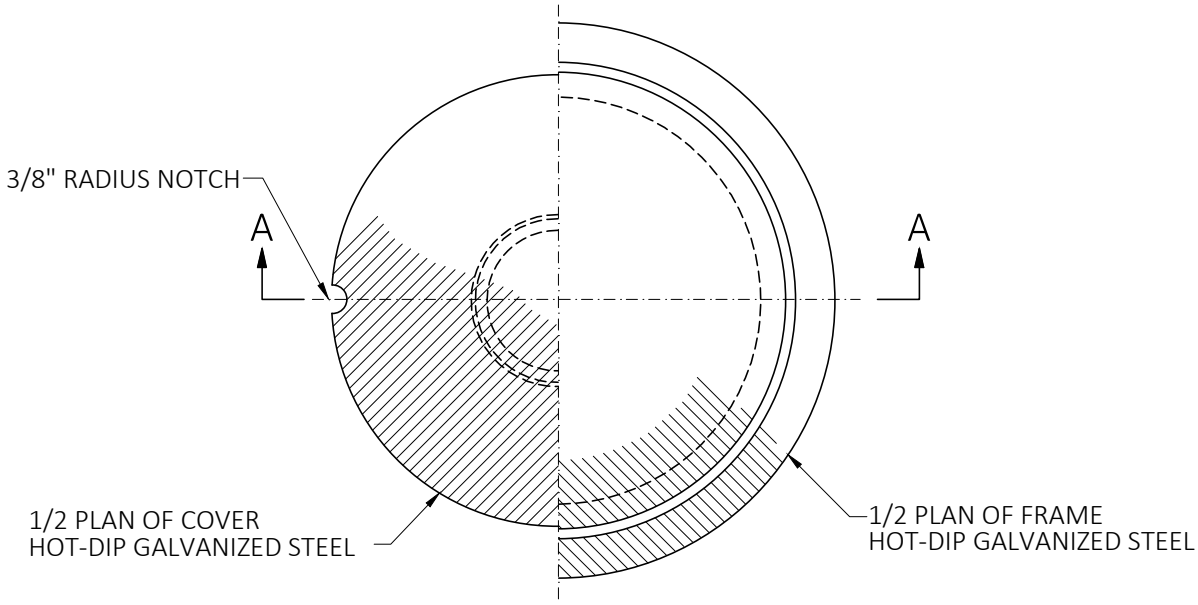
REVISION DESCRIPTION	MARK	DATE	APPROVED

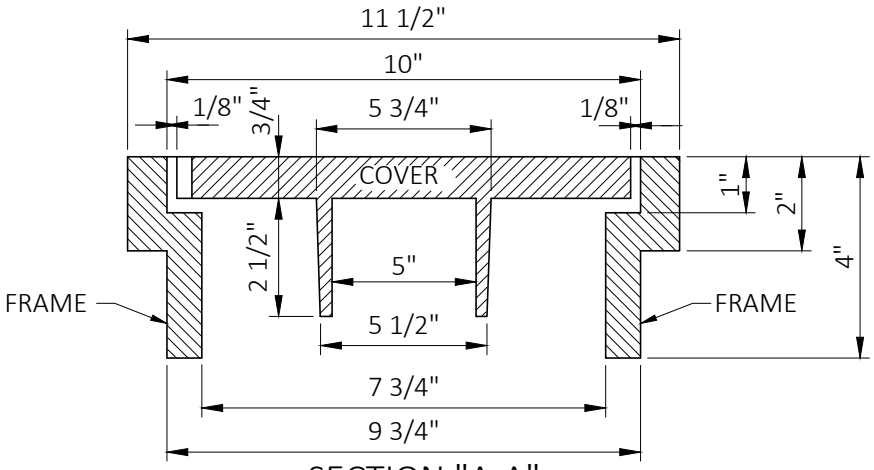
REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

CITY OF EASTVALE

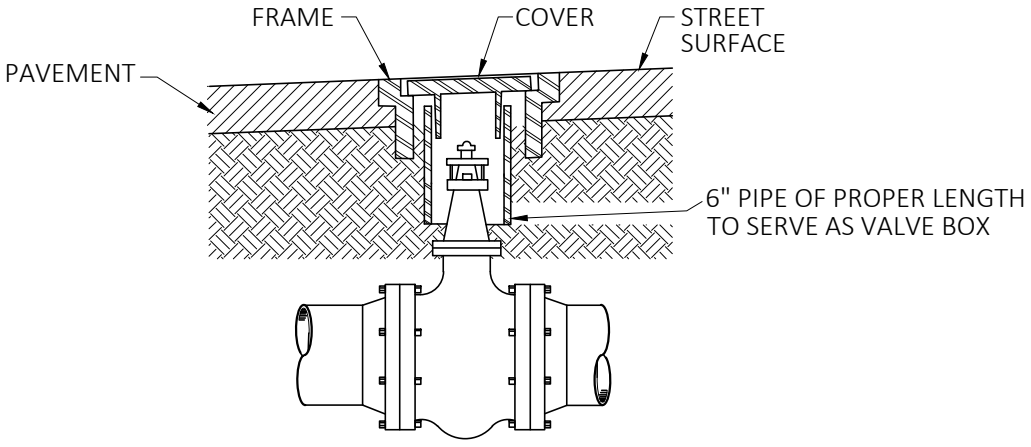
FIRE HYDRANT INSTALLATION (ALTERNATE)

STANDARD No. 702





SECTION "A-A"



NOT TO SCALE

PREPARED UNDER THE SUPERVISION OF:

xx/xx/xx

DIRECTOR OF PUBLIC WORKS — DATE
JIMMY CHUNG, P.E.

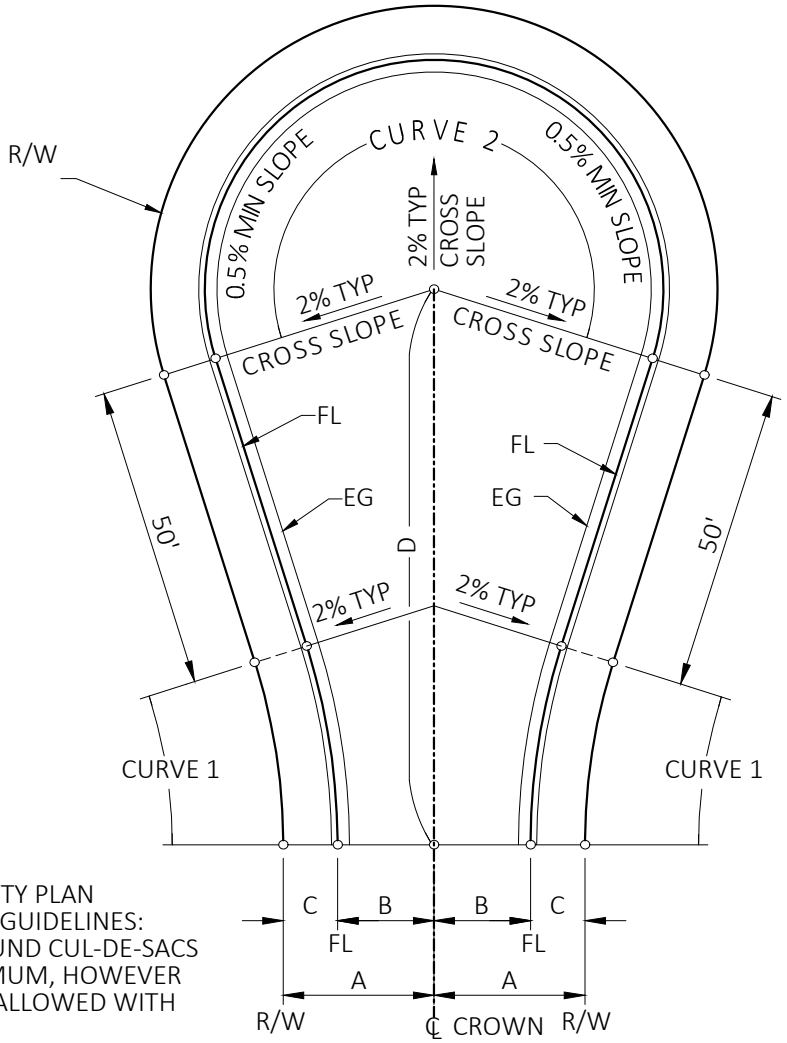
REVISION DESCRIPTION	MARK	DATE	APPROVED

REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

CITY OF EASTVALE

VALVE BOX, FRAME AND COVER

STANDARD No. 703



NOTE:
REQUIREMENT PER CITY PLAN CHECK POLICIES AND GUIDELINES: MINIMUM FALL AROUND CUL-DE-SACS SHALL BE 1.0% MINIMUM, HOWEVER A 0.5% MINIMUM IS ALLOWED WITH PRIOR APPROVAL.

					CURVE 1					CURVE 2				
					△	FL		R/W		△	FL		R/W	
R/W	A	B	C	D		R	L	R	L		R	L	R	L
50'	25'	16'	9'	92.11'	17° 36' 01"	109'	33.48'	100'	30.72'	215° 12' 02"	38'	142.73'	47'	176.53'
56'	28'	18'	10'	89.55'	16° 18' 41"	110'	31.31'	100'	28.47'	212° 37' 22"	38'	141.02'	48'	178.12'
60'	30'	20'	10'	86.63'	15° 00' 38"	110'	28.82'	100'	26.20'	210° 01' 17"	38'	139.29'	48'	175.95'
66'	33'	22'	11'	83.74'	13° 38' 40"	111'	26.44'	100'	23.82'	207° 17' 21"	38'	137.48'	49'	177.28'
74'	37'	22'	15'	84.50'	13° 34' 05"	115'	27.23'	100'	23.68'	207° 08' 10"	38'	137.38'	53'	191.61'
78'	39'	28'	11'	95.39'	17° 12' 31"	111'	33.33'	100'	30.03'	214° 25' 02"	50'	187.11'	61'	228.28'

SCHEDULE "H"					CURVE 1- EDGE OF AGGREGATE BASE					CURVE 2- EDGE OF AGGREGATE BASE				
—	—	12'		90.00	21° 02' 30"	82.69'	30.37'	—	—	222° 04' 59"	38'	147.29'	—	—

NOT TO SCALE

PREPARED UNDER THE SUPERVISION OF:

xx/xx/xx

DIRECTOR OF PUBLIC WORKS JIMMY CHUNG, P.E. — DATE

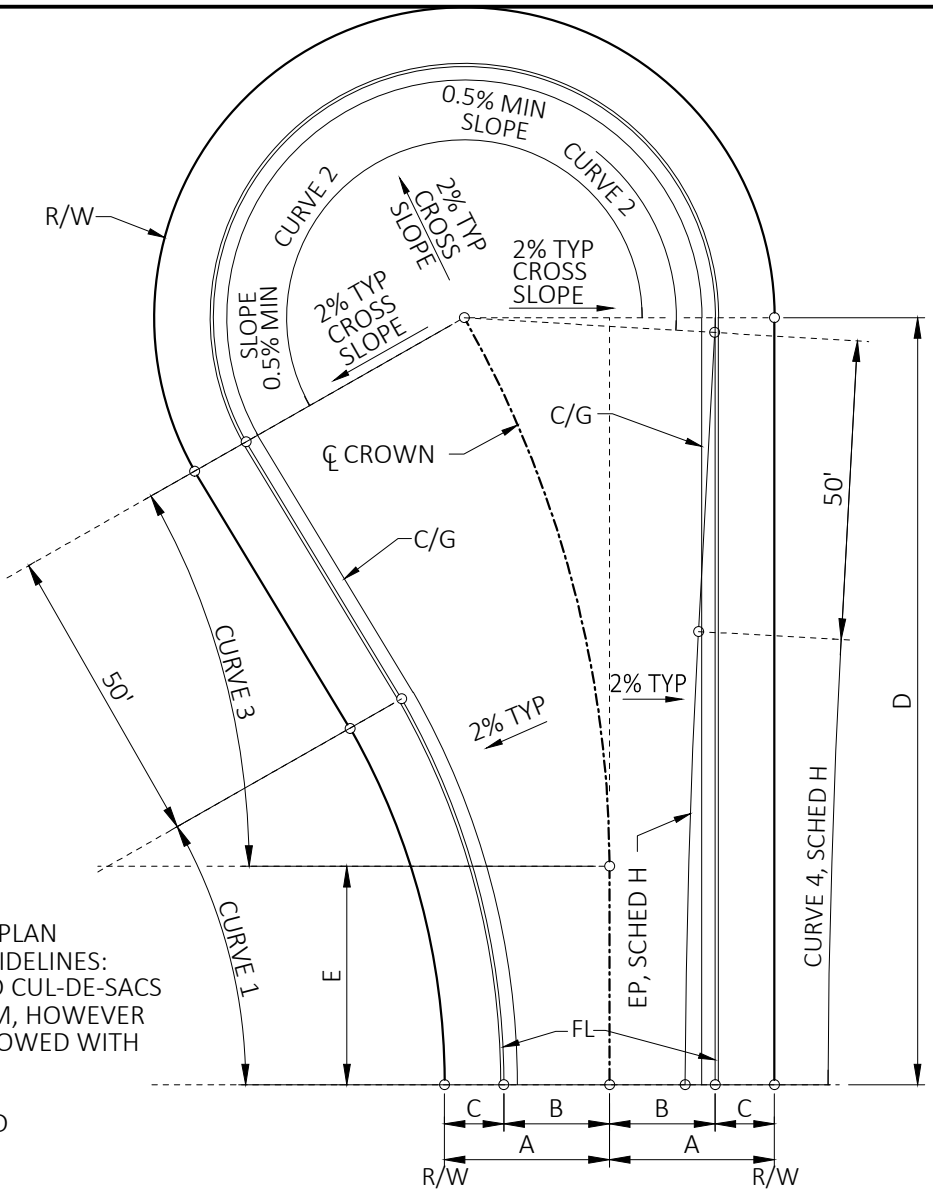
REVISION DESCRIPTION	MARK	DATE	APPROVED

REGISTERED PROFESSIONAL ENGINEER — CIVIL — STATE OF CALIFORNIA

CITY OF EASTVALE

CUL-DE-SAC

STANDARD No. 800 (1 OF 2)



NOTE:
REQUIREMENT PER CITY PLAN CHECK POLICIES AND GUIDELINES: MINIMUM FALL AROUND CUL-DE-SACS SHALL BE 1.0% MINIMUM, HOWEVER A 0.5% MINIMUM IS ALLOWED WITH PRIOR APPROVAL.

OFFSET MAY BE LOCATED EITHER LEFT OR RIGHT.

						CURVE 1					CURVE 2					CURVE 3		
						△	FL		R/W		△	FL		R/W		△	CROWN	
R/W	A	B	C	D	E		R	L	R	L		R	L	R	L		R	L
50'	25'	16'	9'	116.19'	32.00'	29° 39' 31"	109'	56.42'	100'	51.76'	209° 39' 31"	38'	139.05'	47'	171.98'	29° 39' 31"	170.14'	88.07'
56'	28'	18'	10'	112.87'	31.44'	27° 35' 48"	110'	52.98'	100'	48.17'	207° 35' 48"	38'	137.68'	48'	173.92'	27° 35' 47"	175.79'	84.67'
60'	30'	20'	10'	108.90'	29.45'	25° 31' 48"	110'	49.01'	100'	44.56'	205°31' 48"	38'	136.31'	48'	172.18'	25° 31' 48"	184.35'	82.14'
66'	33'	22'	11'	104.94'	27.47'	23° 20' 19"	111'	45.21'	100'	40.73'	203° 20' 19"	38'	134.86'	49'	173.90'	23° 20' 19"	195.54'	79.65'
74'	37'	22'	15'	106.15'	28.08'	23° 09' 45"	115'	46.49'	100'	40.43'	203° 09' 45"	38'	134.74'	53'	187.93'	23° 09' 45"	198.48'	80.24'
78'	39'	28'	11'	121.38'	35.69'	28° 47' 56"	111'	55.79'	100'	50.26'	208° 47' 56"	50'	182.21'	61'	222.30'	28° 47' 56"	177.87'	89.41'

SCHEDULE "H"						CURVE 1 - EDGE OF AB					CURVE 2 - EDGE OF AB					CURVE 4 - EDGE OF AB		
-	-	12'	-	113.58'	31.79'	31° 24' 45"	98.05'	55.47'	-	-	215° 36' 50"	38'	143.00'	-	-	4° 12' 05"	831.70'	60.99'

NOT TO SCALE

PREPARED UNDER THE SUPERVISION OF:

xx/xx/xx

DIRECTOR OF PUBLIC WORKS — DATE
JIMMY CHUNG, P.E.

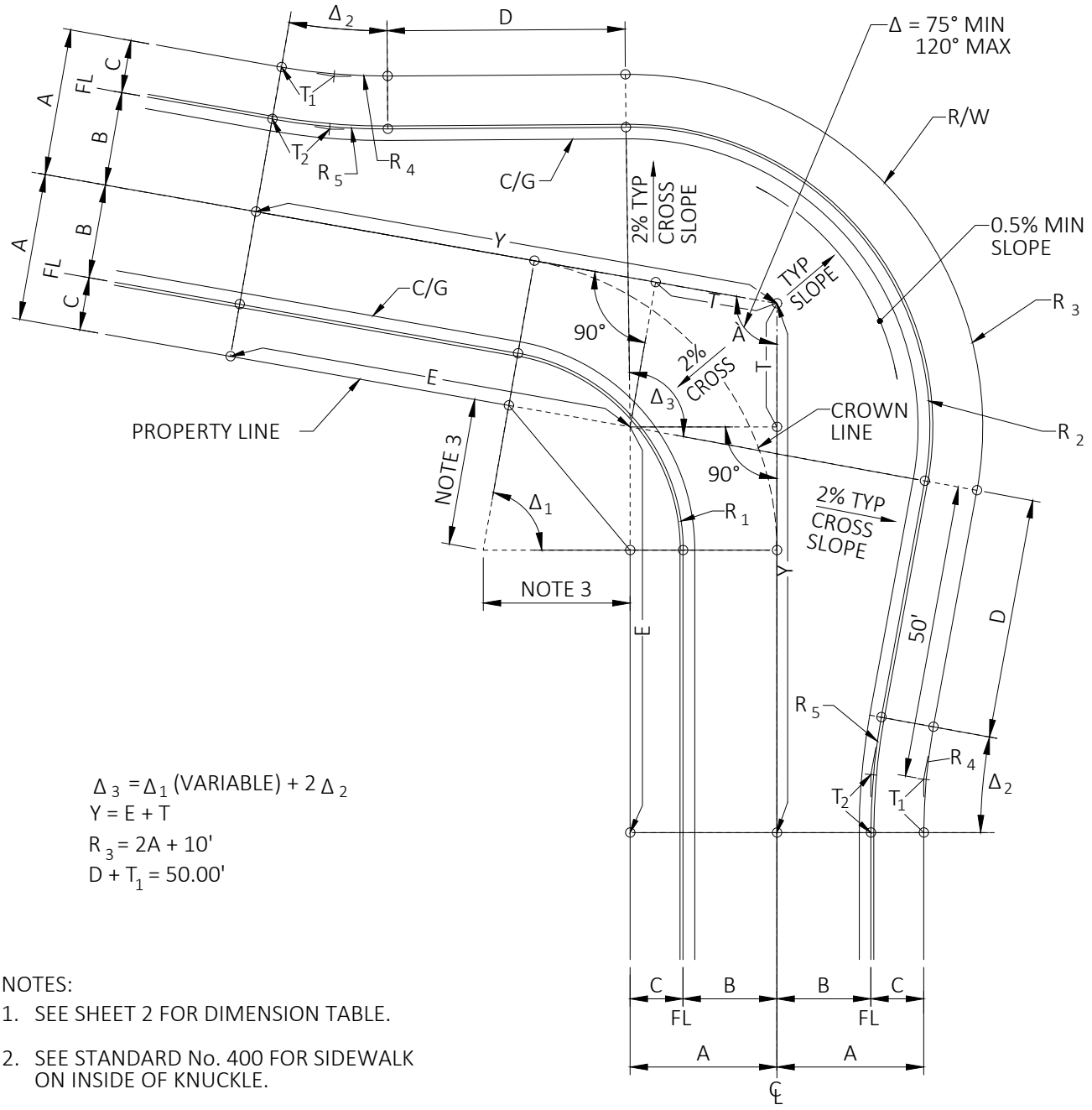
REVISION DESCRIPTION	MARK	DATE	APPROVED

REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

CITY OF EASTVALE

OFFSET CUL-DE-SAC

STANDARD No. 800 (2 OF 2)



$\Delta_3 = \Delta_1$ (VARIABLE) + 2 Δ_2

Y = E + T

R_3 = 2A + 10'

D + T_1 = 50.00'

NOTES:

1. SEE SHEET 2 FOR DIMENSION TABLE.
2. SEE STANDARD No. 400 FOR SIDEWALK ON INSIDE OF KNUCKLE.
3. 25' REGARDLESS OF R/W WIDTH.

NOT TO SCALE

PREPARED UNDER THE SUPERVISION OF:

xx/xx/xx

DIRECTOR OF PUBLIC WORKS — DATE

JIMMY CHUNG, P.E.

REVISION DESCRIPTION	MARK	DATE	APPROVED

REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

CITY OF EASTVALE

KNUCKLE

STANDARD No. 801 (1 OF 2)

KNUCKLE DIMENSION TABLE

R/W	ROADWAY IMPROVEMENT WIDTH	A	B	C	D	E	R_1	R_2	R_3	Δ_2	R_4	T_1	R_5	T_2
50'	32'	25'	16'	9'	40.91'	69.09'	35'	51'	60'	10°23'19"	100'	9.09'	109'	9.91'
56'	36'	28'	18'	10'	40.99'	70.00'	35'	56'	66'	10°17'48"	100'	9.01'	110'	9.91'
60'	40'	30'	20'	10'	41.04'	70.60'	35'	60'	70'	10°14'12"	100'	8.96'	110'	9.85'
66'	44'	33'	22'	11'	41.12'	71.49'	36'	65'	76'	10°08'58"	100'	8.88'	111'	9.86'
74'	44'	37'	22'	15'	41.22'	72.66'	40'	69'	84'	10°02'13"	100'	8.88'	115'	10.10'
78'	56'	39'	28'	11'	41.27'	73.23'	36'	77'	88'	9°58'58"	100'	8.73'	111'	9.69'

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JIMMY CHUNG, P.E.

DATE

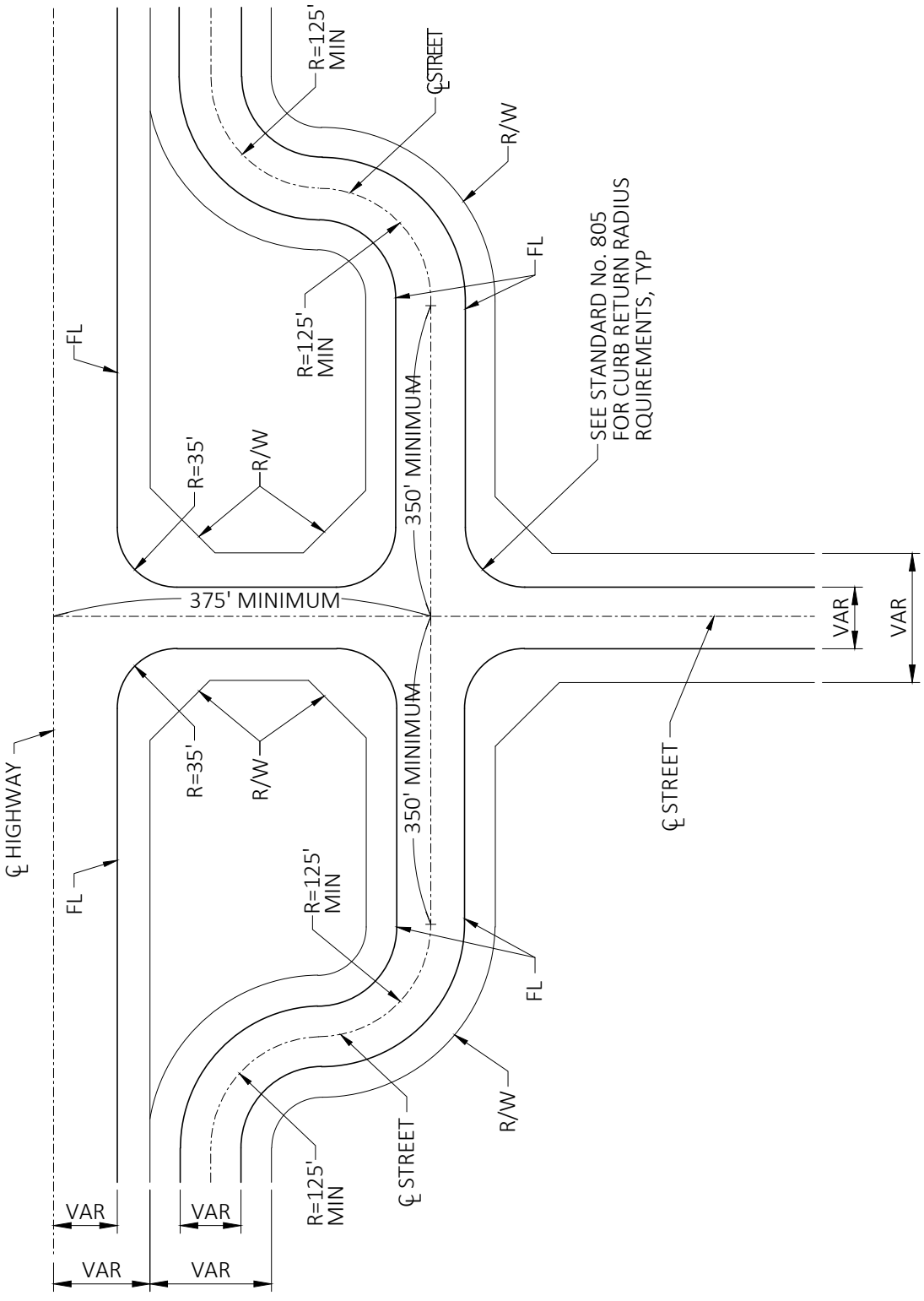
REVISION DESCRIPTION	MARK	DATE	APPROVED

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CIVIL
STATE OF CALIFORNIA

CITY OF EASTVALE

KNUCKLE

STANDARD No. 801 (2 OF 2)



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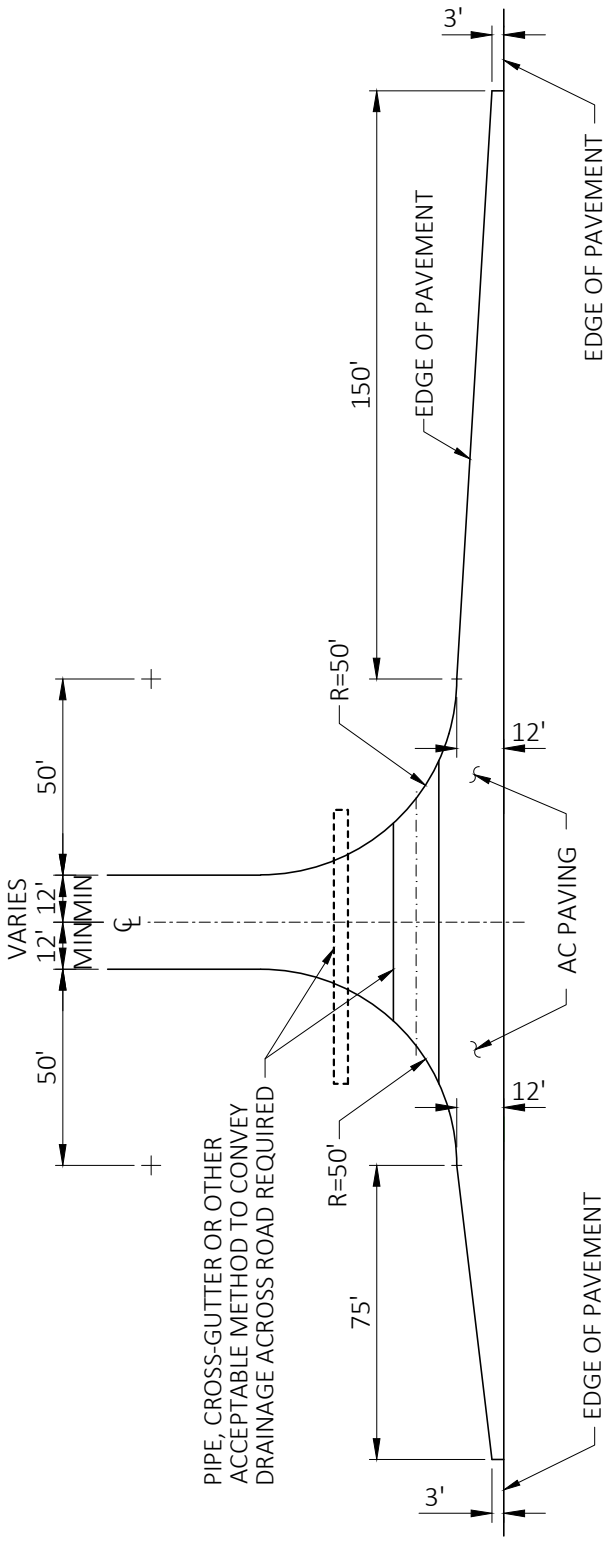
REVISION DESCRIPTION	MARK	DATE	APPROVED

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STATE OF CALIFORNIA

CITY OF EASTVALE

FRONTAGE ROAD INTERSECTION

STANDARD No. 802



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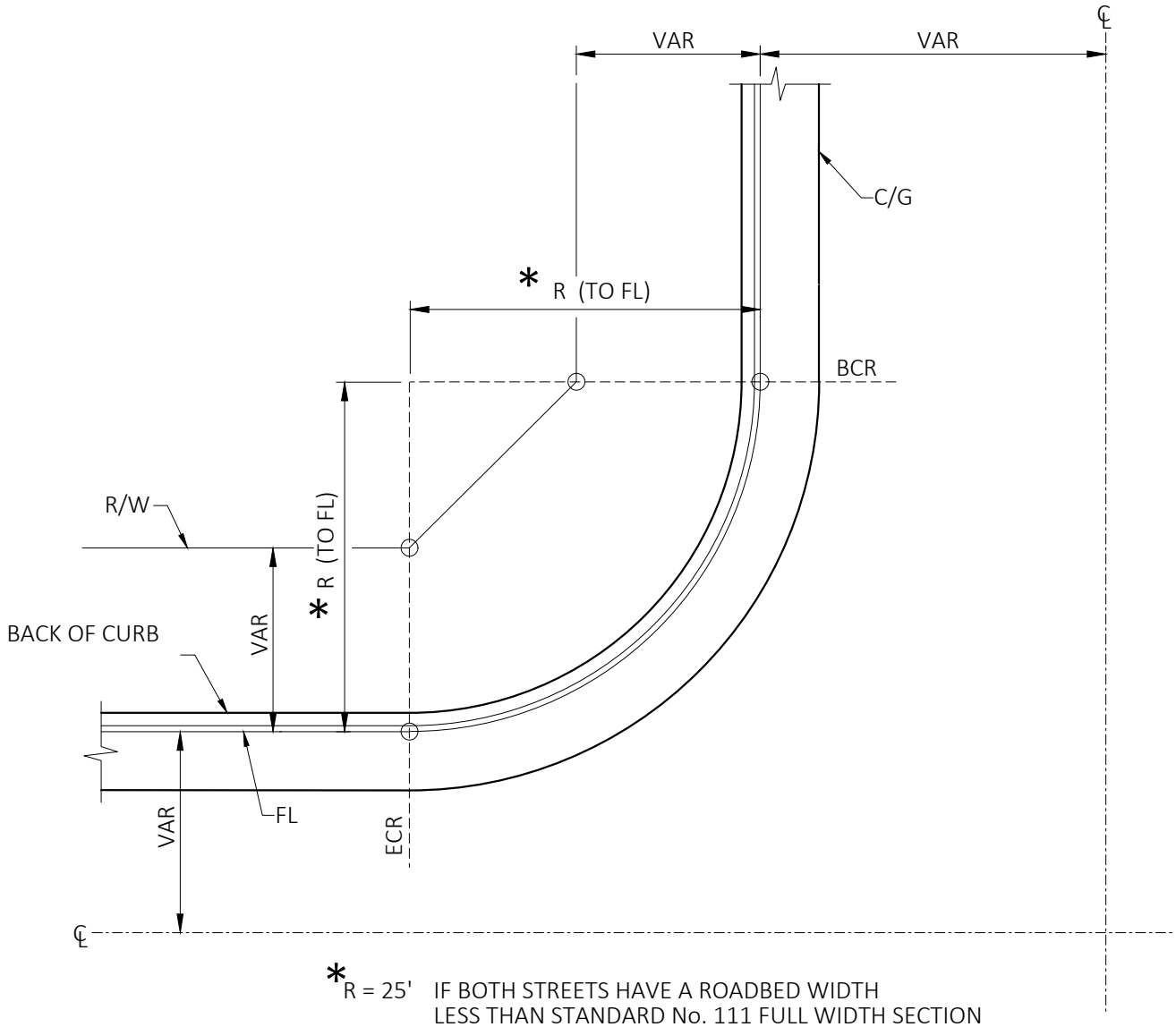
REVISION DESCRIPTION	MARK	DATE	APPROVED

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CIVIL
STATE OF CALIFORNIA

CITY OF EASTVALE

PRIVATE ROAD CONNECTION (RURAL AREA)

STANDARD No. 803



*R = 25' IF BOTH STREETS HAVE A ROADBED WIDTH LESS THAN STANDARD No. 111 FULL WIDTH SECTION (INDUSTRIAL COLLECTOR, 78' R/W)

*R = 35' IF EITHER STREET HAS A ROADBED WIDTH GREATER THAN OR EQUAL TO STANDARD No. 111 FULL WIDTH SECTION (INDUSTRIAL COLLECTOR 78' R/W)

NOTES:

1. SEE SHEET 2 FOR EXTENDED CORNER CUT BACK REQUIREMENTS FOR SCHEDULE A SUBDIVISIONS WITH ENTRY STATEMENTS PER THE APPROVED CITY OF EASTVALE DESIGN STANDARDS AND GUIDELINES.

2. THE CORNER CUT BACK MAY NEED TO BE SET FURTHER FROM THE CURB RETURN IN ORDER TO MEET DISTANCE REQUIREMENTS FOR CURB RAMPS AND LANDINGS. SEE STD No. 403 - CASE A.

NOT TO SCALE

PREPARED UNDER THE SUPERVISION OF:

xx/xx/xx

DIRECTOR OF PUBLIC WORKS JIMMY CHUNG, P.E. DATE

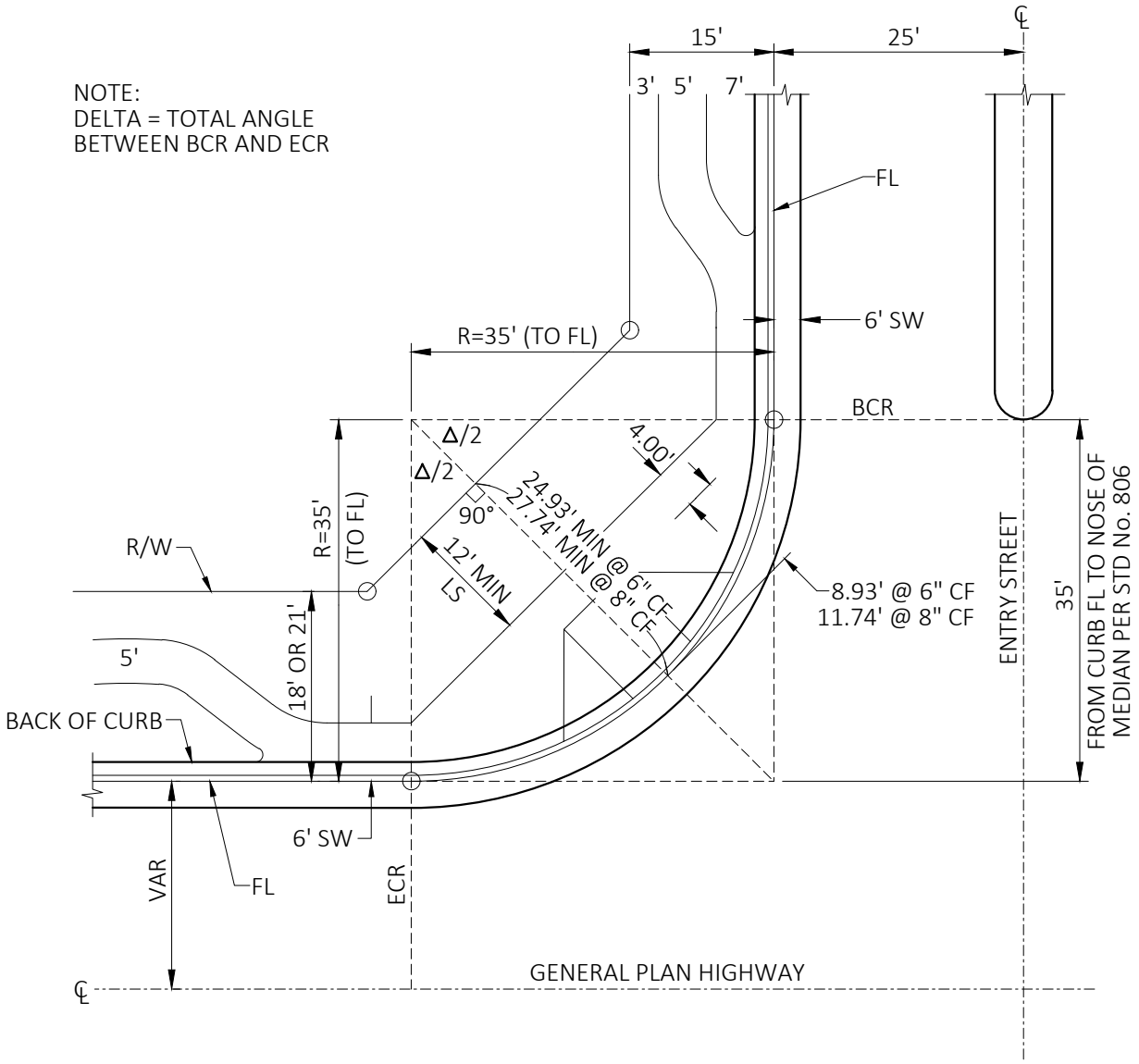
REVISION DESCRIPTION	MARK	DATE	APPROVED

REGISTERED PROFESSIONAL ENGINEER CIVIL STATE OF CALIFORNIA

CITY OF EASTVALE

PROPERTY LINE CORNER CUT-BACK CURB RETURN RADIUS

STANDARD No. 805 (1 OF 2)



NOTE:

1. USE THIS EXTENDED CORNER CUT BACK FOR SCHEDULE A SUBDIVISIONS AT ALL INTERSECTIONS OF GENERAL PLAN HIGHWAYS CLASSIFIED AS SECONDARY HIGHWAY OR HIGHER WITH ALL DESIGNATED TRACT ENTRANCES. THE CORNER CUTBACK RIGHT OF WAY LINE WILL BE BE A MINIMUM OF 24.93 FEET WITH 6 INCH CURB FACE OR 27.74 FEET WITH 8 INCH CURB FACE FROM THE CURB FLOWLINE AS REQUIRED PER EXHIBIT C OF THE APPROVED CITY OF EASTVALE DESIGN STANDARDS AND GUIDELINES.

2. MEDIAN FOR PRIVATE ENTRY STREET SHALL BE APPROVED BY THE PUBLIC WORKS DEPARTMENT.

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DIRECTOR OF PUBLIC WORKS
JIMMY CHUNG, P.E.

DATE

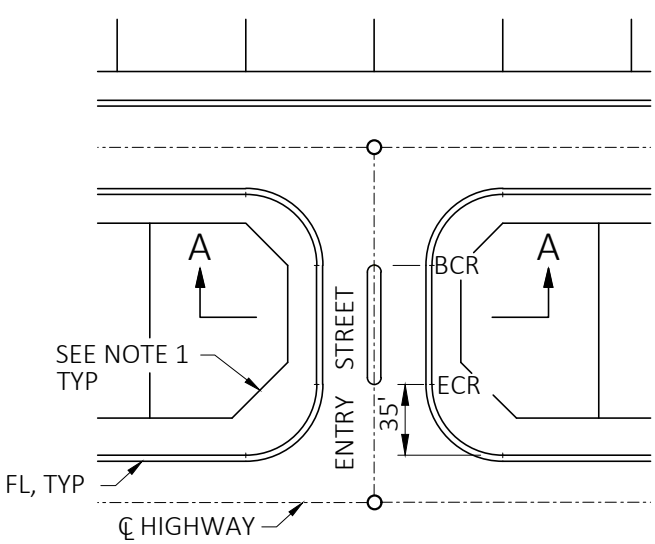
REVISION DESCRIPTION	MARK	DATE	APPROVED

REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

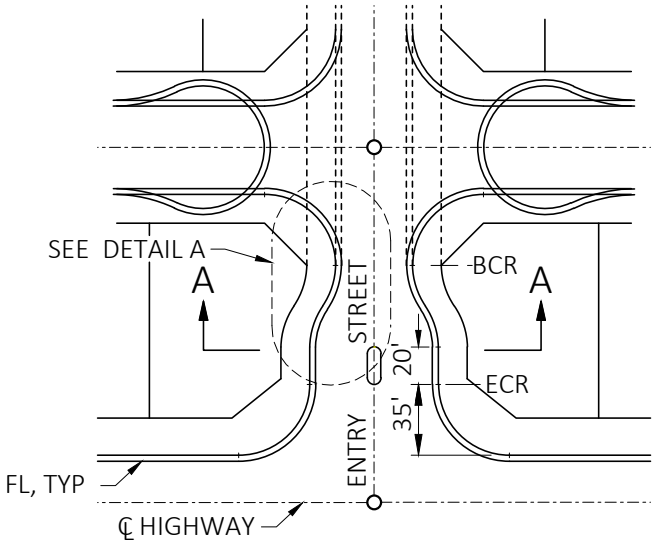
CITY OF EASTVALE

PROPERTY LINE CORNER CUT-BACK CURB RETURN RADIUS

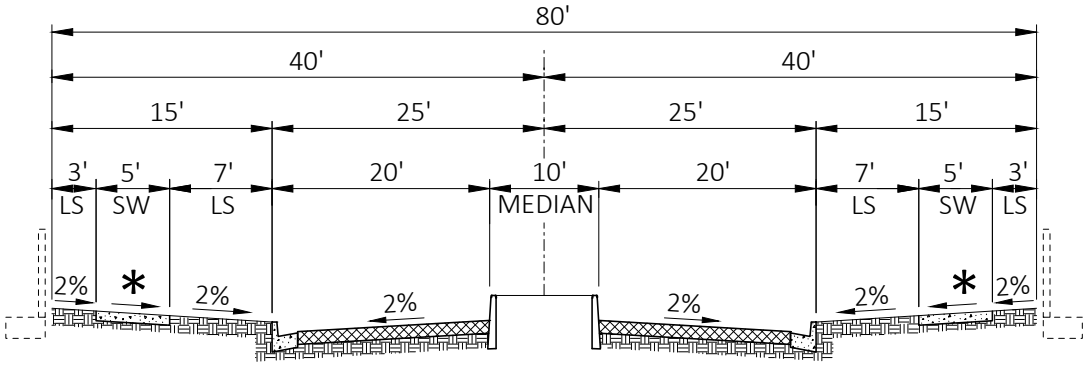
STANDARD No. 805 (2 OF 2)



GENERAL PLAN HIGHWAY

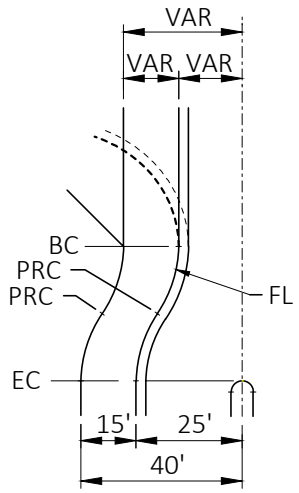


GENERAL PLAN HIGHWAY



SECTION "A-A"

* CROSS SLOPE OF SIDEWALK
SHALL BE 1.5% (2.00% MAX AS-BUILT)



DETAIL "A"

NOTE:
1. EXTENDED CORNER CUT BACK PER STANDARD No. 805 (2 OF 2).

NOT TO SCALE

PREPARED UNDER THE SUPERVISION OF:

xx/xx/xx

DIRECTOR OF PUBLIC WORKS
JIMMY CHUNG, P.E.

DATE

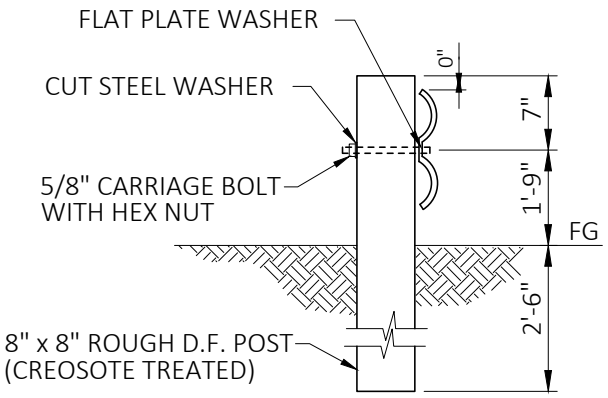
REVISION DESCRIPTION	MARK	DATE	APPROVED

REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

CITY OF EASTVALE

ENTRY STREET
50' IMP / 80' R/W

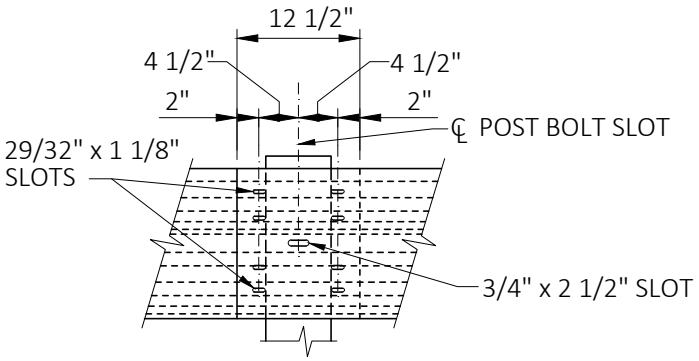
STANDARD No. 806



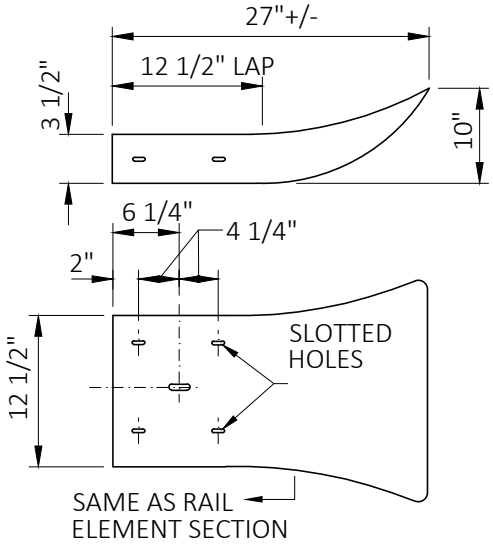
TYPICAL POST SPACING 12'-6" OC

NOTES:

1. GUARD RAIL ELEMENT MAY BE EITHER STEEL OR ALUMINUM.
2. STEEL RAIL SHALL BE HOT-DIP GALVANIZED PER ASTM DESIGNATION A-123.
3. STEEL RAIL THICKNESS SHALL BE MIN 12 GAUGE.
4. ALUMINUM RAIL THICKNESS SHALL BE MIN 0.105 IN.
5. MEET CURRENT CALTRANS STANDARDS OR AS DESIGNATED BY ENGINEER.

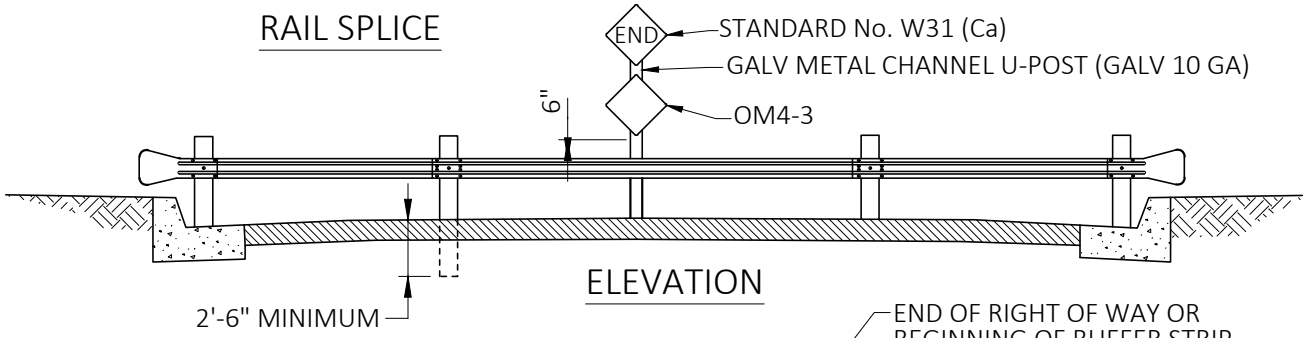


5/8" x 1 1/4" BUTTON HEAD OVAL SHOULDER BOLTS WITH 1 1/4" RECESSED HEX NUTS - TOTAL: 8 PER SPLICE AND 4 PER TERMINAL SECTION.

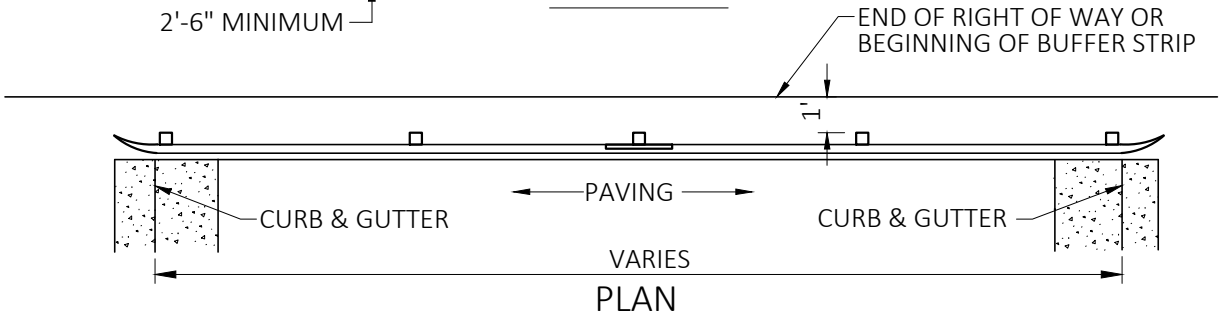


TERMINAL SECTION

RAIL SPLICE



ELEVATION



PLAN

NOT TO SCALE

PREPARED UNDER THE SUPERVISION OF:

xx/xx/xx

DIRECTOR OF PUBLIC WORKS
JIMMY CHUNG, P.E.

DATE

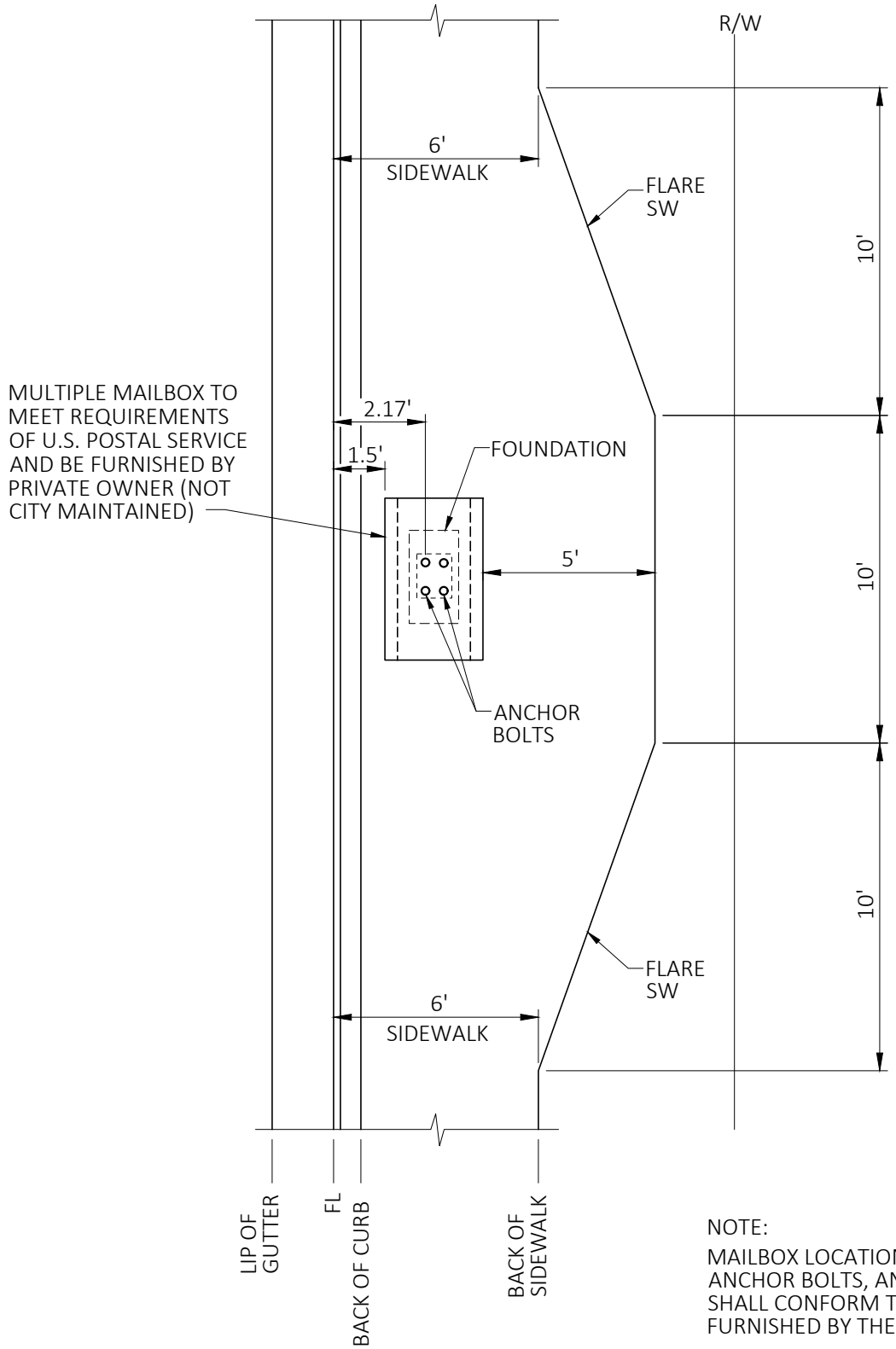
REVISION DESCRIPTION	MARK	DATE	APPROVED

REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

CITY OF EASTVALE

BARRICADE

STANDARD No. 810



NOTE:

MAILBOX LOCATION, FOUNDATION ANCHOR BOLTS, AND BOLT HOLES SHALL CONFORM TO SPECIFICATIONS FURNISHED BY THE POSTMASTER.

NOT TO SCALE

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xx/xx/xx

DIRECTOR OF PUBLIC WORKS
JIMMY CHUNG, P.E.

DATE

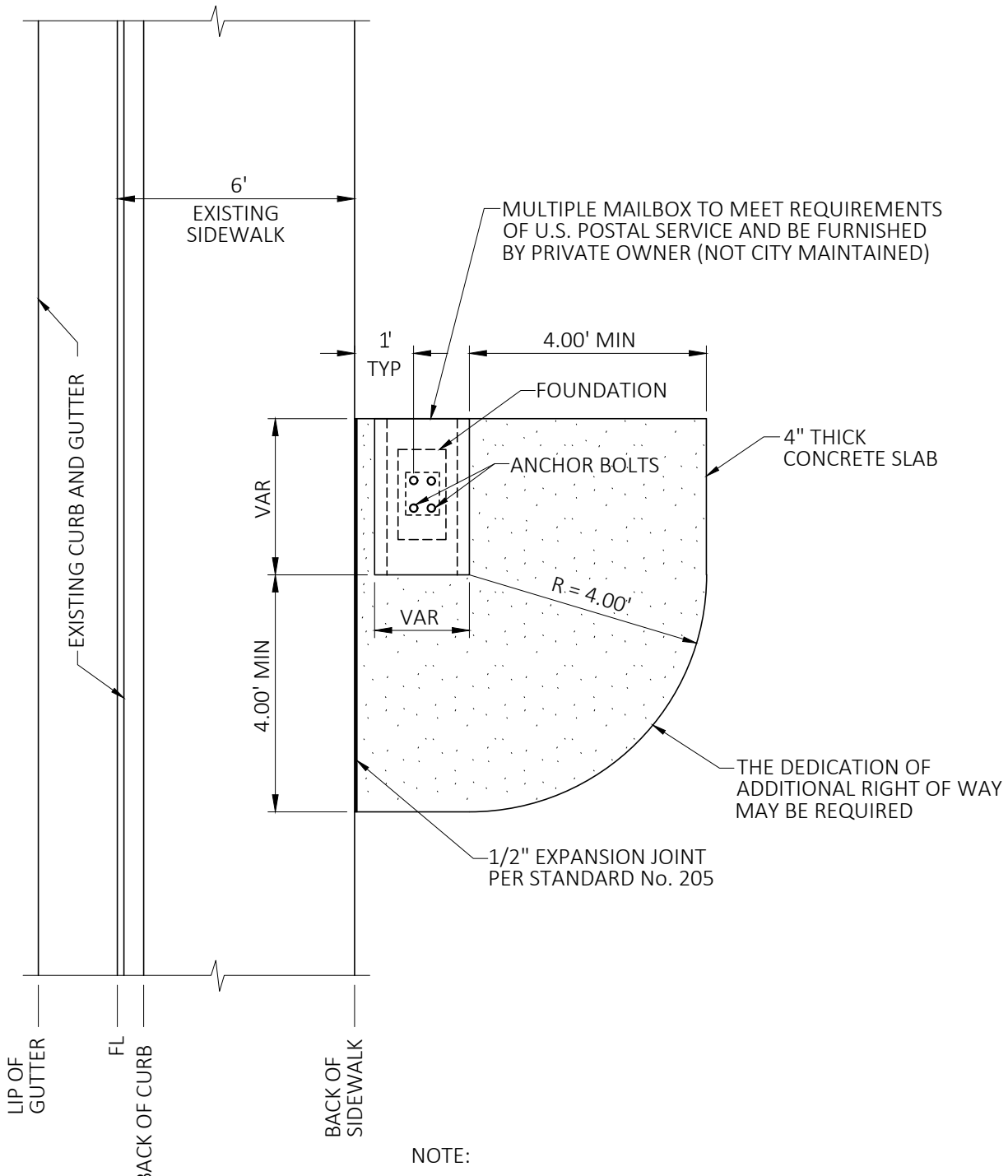
REVISION DESCRIPTION	MARK	DATE	APPROVED

REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

CITY OF EASTVALE

MULTIPLE MAILBOX INSTALLATION FOR NEW SIDEWALK

STANDARD No. 812



NOTE:

1. MAILBOX LOCATION, FOUNDATION ANCHOR BOLTS, AND BOLT HOLES SHALL CONFORM TO SPECIFICATIONS FURNISHED BY THE POSTMASTER. MAILBOX FOUNDATION AND SLAB TO BE A MONOLITHIC POUR.

NOT TO SCALE

PREPARED UNDER THE SUPERVISION OF:

xx/xx/xx

DIRECTOR OF PUBLIC WORKS
JIMMY CHUNG, P.E.

DATE

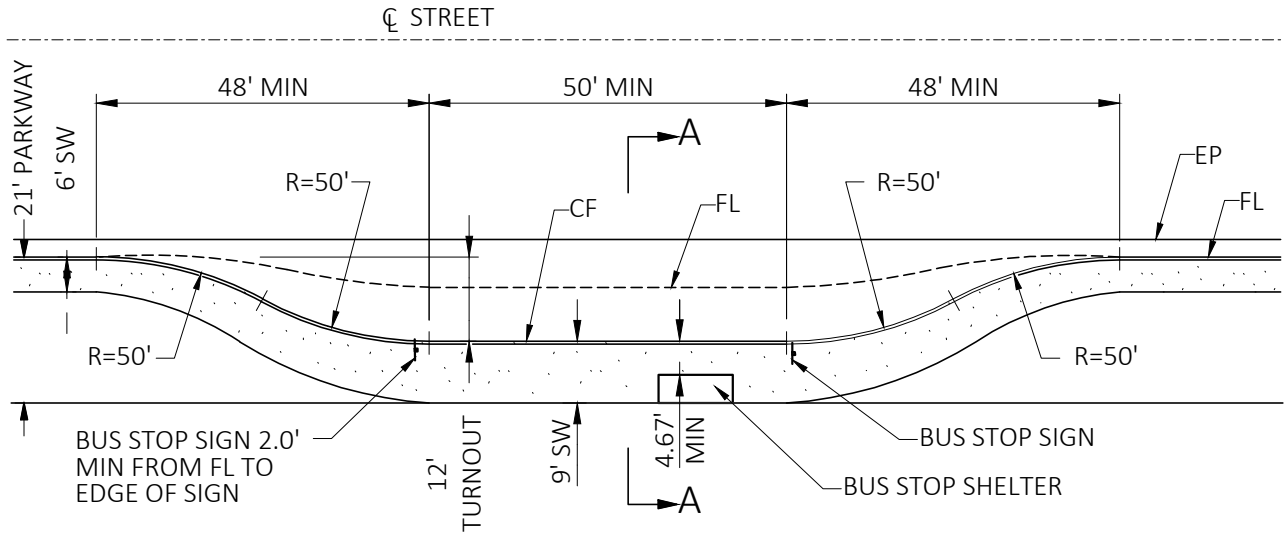
REVISION DESCRIPTION	MARK	DATE	APPROVED

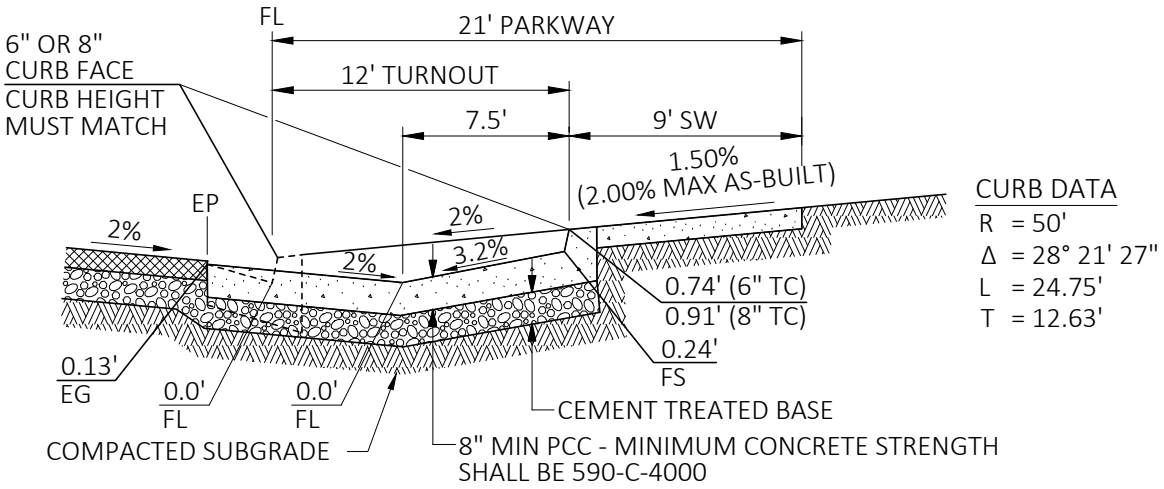
REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

CITY OF EASTVALE

MULTIPLE MAILBOX INSTALLATION FOR EXISTING SIDEWALK

STANDARD No. 813



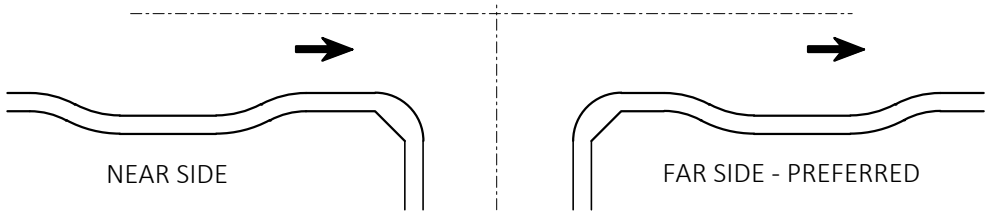


CURB DATA
R = 50'
Δ = 28° 21' 27"
L = 24.75'
T = 12.63'

SECTION "A-A"

NOTES:

1. THICKNESS OF PCC AND BASE DEPENDS UPON ADT VOLUME AND SOIL TYPE. STRUCTURAL SECTION CALCULATIONS ARE REQUIRED.
2. LOCATION OF BUS TURNOUT SHOULD BE AS APPROVED BY THE PUBLIC WORKS DEPARTMENT, AND IN CONSULTATION WITH THE APPROPRIATE TRANSIT AGENCY.
3. FAR SIDE BUS TURNOUT IS THE PREFERRED LOCATION:



4. WHEN ABUTTING SOIL HAS A HIGH SULFATE CONTENT, USE A MODIFIED CONCRETE MIX AND PLACE 6" MIN AGGREGATE BASE AND 6 MIL PLASTIC SHEETING UNDER AND AROUND ALL SIDES OF CONCRETE IMPROVEMENTS. FOR EXPANSIVE SOIL, PLACE 6" MIN AGGREGATE BASE UNDER CONCRETE IMPROVEMENTS AS DIRECTED BY THE ENGINEER. SEE SPECIFICATIONS AND STANDARD No. 401 AND 404 FOR REFERENCE.

NOT TO SCALE

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xx/xx/xx

DIRECTOR OF PUBLIC WORKS — DATE
JIMMY CHUNG, P.E.

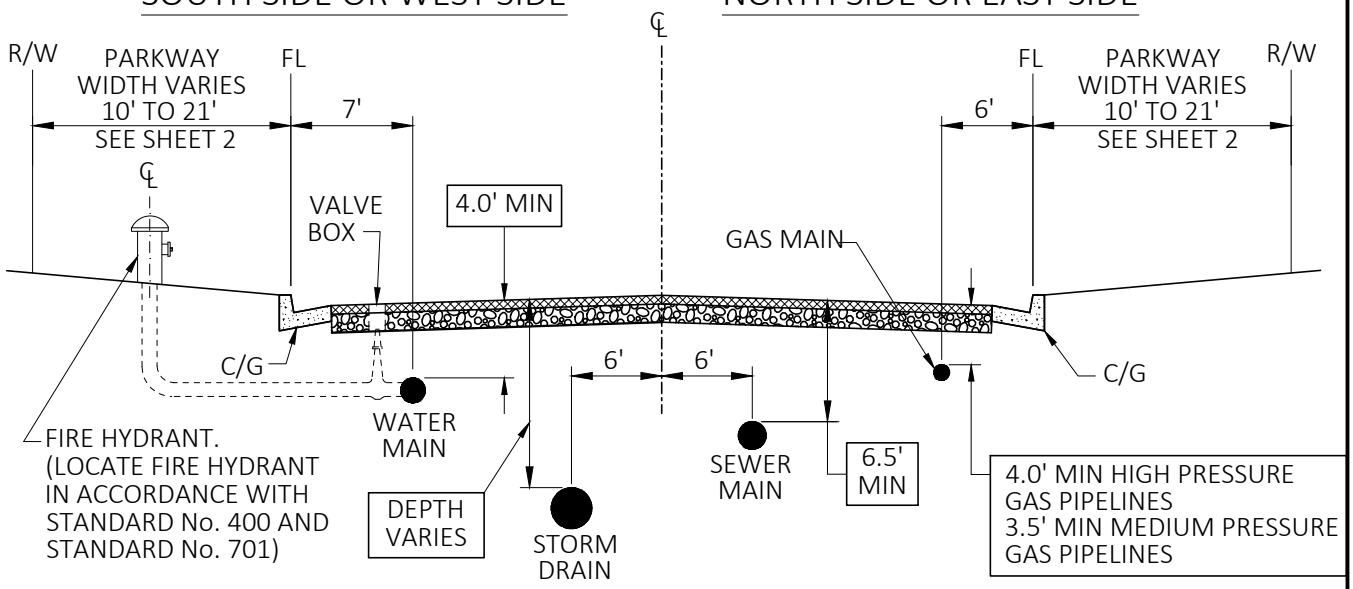
REVISION DESCRIPTION	MARK	DATE	APPROVED

REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

CITY OF EASTVALE

BUS TURNOUT

STANDARD No. 814



TYPICAL SECTION

NOTES:

1. LOCATION AND DEPTH OF EXISTING AND PROPOSED UTILITIES MUST BE PROVIDED BY THE SUBDIVIDER, AND SHOWN ON ANY PLANS SUBMITTED TO THE PUBLIC WORKS DEPARTMENT FOR APPROVAL.
2. CHANGES MAY BE PERMITTED BY THE DIRECTOR OF PUBLIC WORKS IN CASES OF CONFLICTING FACILITIES.
3. CONFLICTS BETWEEN UTILITY COMPANY FACILITIES, EXISTING AND PROPOSED, MUST BE MUTUALLY RESOLVED BY THE UTILITY COMPANIES.
4. ABOVE-GROUND FACILITIES SHALL BE LOCATED BEHIND SIDEWALK WHEN SIDEWALK IS ADJACENT TO CURB.
5. FOR TREE INSTALLATION ON LOCAL STREETS, TREES SHALL BE LOCATED 2 FEET CLEAR OUTSIDE OF R/W WHEN SIDEWALK IS ADJACENT TO CURB.
6. ALL UTILITIES UNDER PAVEMENT OR CURB & GUTTER SHALL BE A MINIMUM OF 3.5' BELOW THE FINISHED GRADE OF THE STREET.

NOT TO SCALE

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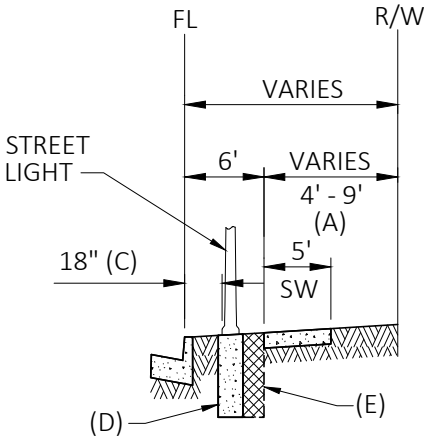
REVISION DESCRIPTION	MARK	DATE	APPROVED

REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

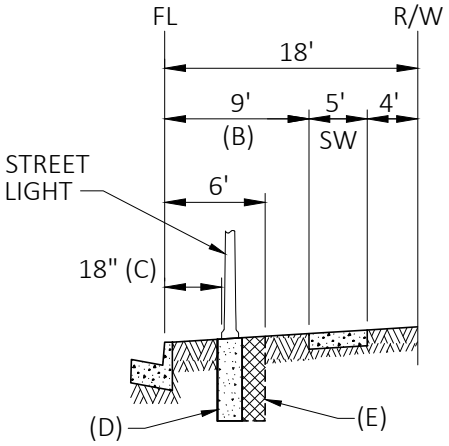
CITY OF EASTVALE

UNDERGROUND UTILITY LOCATIONS

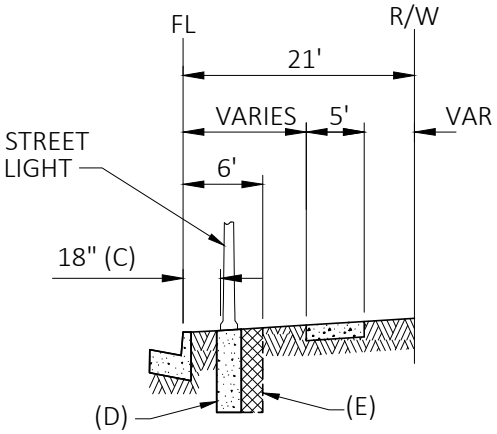
STANDARD No. 817 (1 OF 2)



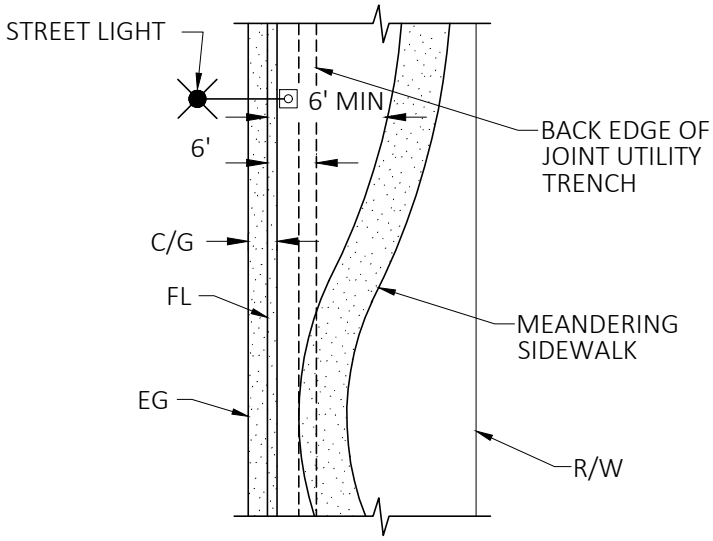
10' - 15' PARKWAY



18' PARKWAY



SECTION



PLAN

21' PARKWAY

NOTES:

(A) SIDEWALK LOCATION VARIES.

(B) 9 FEET FROM FLOWLINE TO FRONT OF SIDEWALK.

(C) 1.5 FEET FROM FLOWLINE TO BASE OF STREET LIGHT. SEE STANDARD No. 1000.

(D) STREET LIGHT FOUNDATION: SEE STANDARD No. 1000 FOR LIGHTING DETAILS.

(E) 6' FROM FLOW LINE TO BACK OF JOINT UTILITY TRENCH. ADJUST TRENCH TO AVOID CONFLICTS.

(F) ALL UNDERGROUND UTILITIES BETWEEN CURB AND R/W SHALL BE MINIMUM OF 2.5' BELOW TOP OF CURB GRADE.

NOT TO SCALE

PREPARED UNDER THE SUPERVISION OF:

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DIRECTOR OF PUBLIC WORKS — DATE
JIMMY CHUNG, P.E.

REVISION DESCRIPTION	MARK	DATE	APPROVED

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CIVIL
STATE OF CALIFORNIA

CITY OF EASTVALE

UNDERGROUND UTILITY LOCATIONS

STANDARD No. 817 (2 OF 2)

NOT TO SCALE

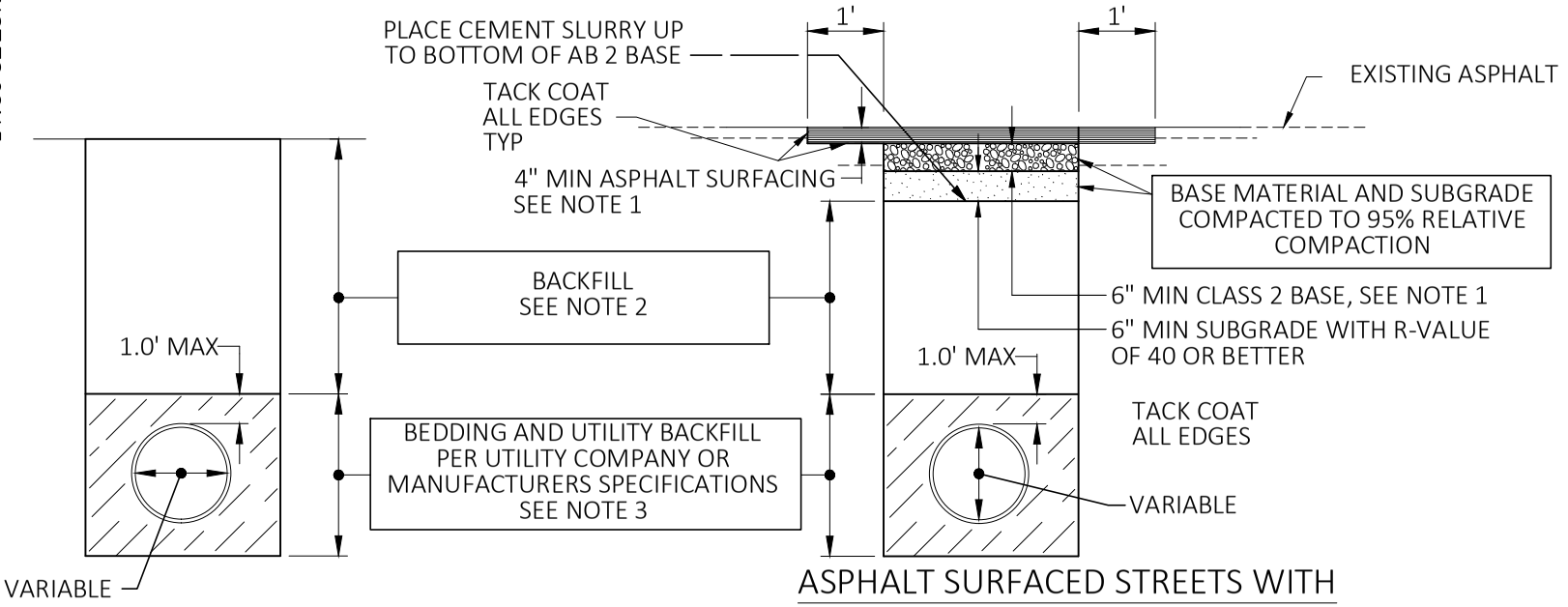
PREPARED UNDER THE SUPERVISION OF:

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xx/xx/xx
DATE

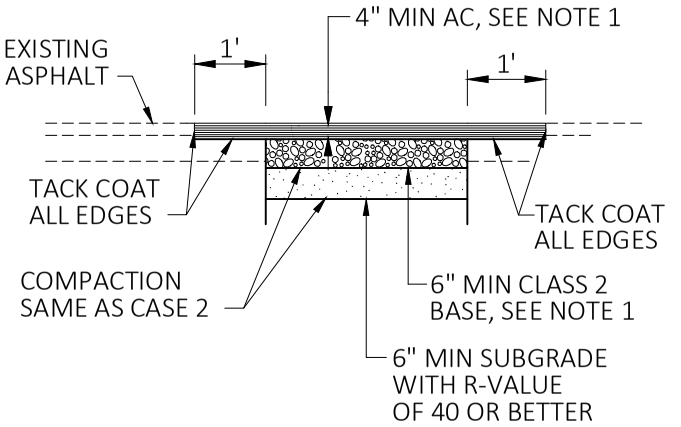
REVISION DESCRIPTION	MARK	DATE	APPROVED

REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA
CIVIL



NON-ASPHALT SURFACED AREAS
CASE 1

ASPHALT SURFACED STREETS WITH OVERLAY PARALLEL INSTALLATION
CASE 2



ASPHALT SURFACED STREET WITHOUT OVERLAY PERPENDICULAR INSTALLATION
CASE 3

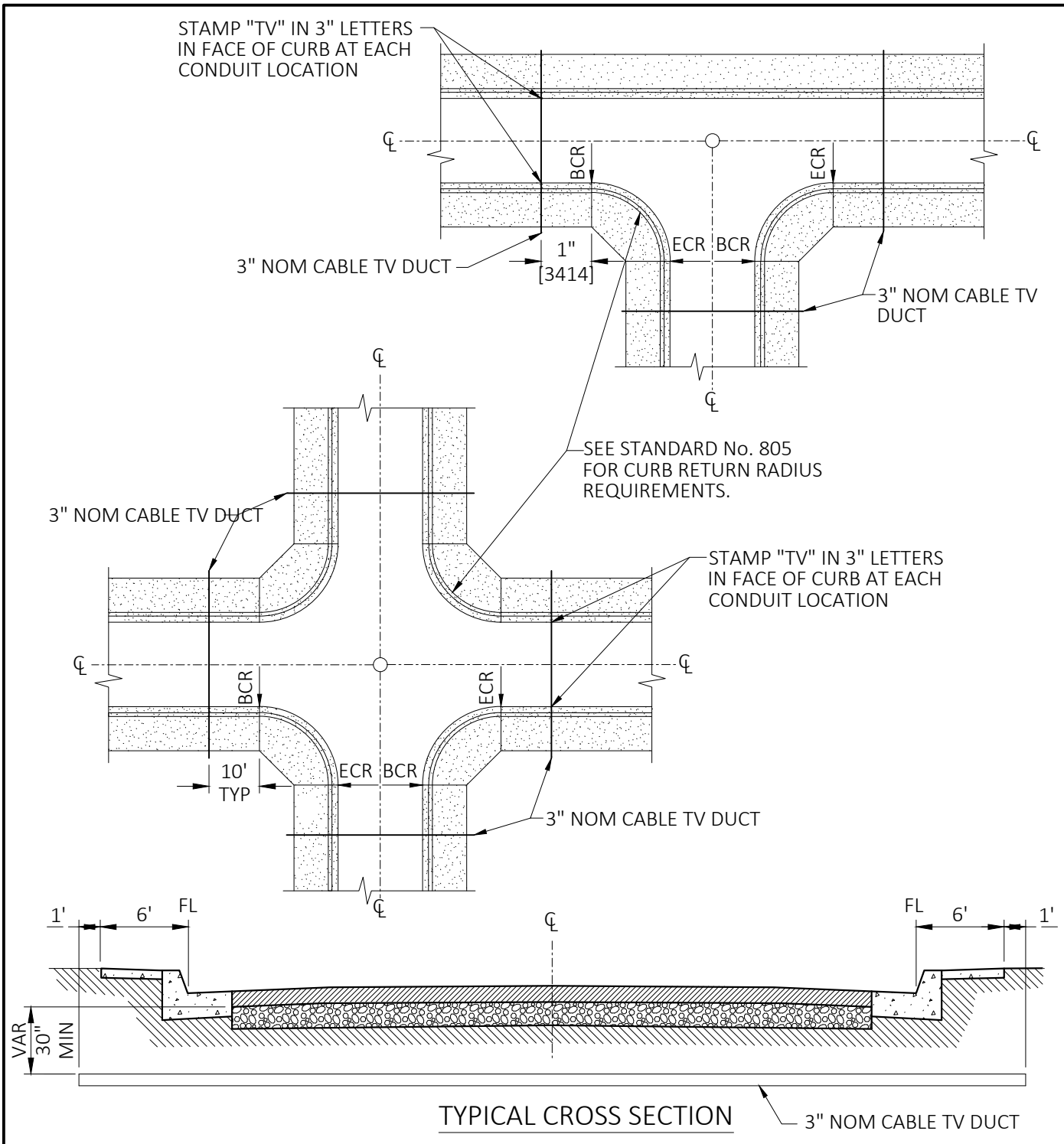
NOTES:

1. REPLACE STRUCTURAL SECTION AS FOLLOWS:
   SURFACING: EXISTING THICKNESS; OR 4" MIN AC.
   BASE: AB IN SAME THICKNESS AS EXISTING BASE.
   MATERIAL, 6" MIN AS DIRECTED BY THE INSPECTOR.
   IF A GEOSYNTHETIC MATERIAL (GEOGRID) IS ENCOUNTERED, TRENCH THROUGH GEOGRID AND PERFORM ONE OF THE FOLLOWING:
   1) REPLACE GEOGRID AT SAME ELEVATION WITH BUTT JOINT;
   2) DOUBLE THE THICKNESS OF EXISTING BASE; OR
   3) REPLACE EXISTING BASE WITH CEMENT SLURRY.
2. NO PONDING OR JETTING ALLOWED. FOR SHALLOW TRENCHES (<4' FROM FINISHED SURFACE TO TOP OF PIPE ZONE) BACK FILL MAY BE FILLED WITH MATERIAL FROM EXCAVATION IN LAYERS NOT EXCEEDING 8" LOOSE LIFTS. MINIMUM RELATIVE COMPACTION SHALL BE 90% WITHIN THE TRENCH ZONE AND 95% 12" BELOW THE PAVEMENT SUBGRADE. THE EXPANSION INDEX SHALL BE LESS THAN 30. OR, SHALLOW TRENCHES MAY BE FILLED WITH 1 SACK CEMENT SLURRY. FULL TIME GEOTECHNICAL OBSERVATION AND TESTING ARE REQUIRED FOR ANY TRENCHES NOT USING SLURRY BACKFILL. FOR DEEP TRENCHES (>4' FROM FINISHED SURFACE TO TOP OF PIPE ZONE) A 1/2 SACK CEMENT SLURRY SHALL BE USED.
3. WHEN SOFT, SPONGY OR UNSUITABLE MATERIAL IN ENCOUNTERED, SUCH MATERIAL SHALL BE REMOVED TO THE LIMITS DIRECTED BY THE DIRECTOR OF PUBLIC WORKS AND THE RESULTING EXCAVATION BACKFILLED WITH PIPE BEDDING MATERIAL.
4. WHEN REQUIRED IN THE ENCROACHMENT PERMIT OR AS DIRECTED BY THE INSPECTOR, THE NEW HMA SHOWN IN CASE 2 AND CASE 3 SHALL BE PLACED FLUSH WITH THE EXISTING ASPHALT. ADDITIONAL 1-FOOT GRINDING OF THE EXISTING ASPHALT BEYOND THE EXCAVATION LIMIT OF THE TRENCH SHALL BE REQUIRED AND AS DETERMINED BY THE CITY.

CITY OF EASTVALE

UTILITY TRENCH BACKFILL

STANDARD No. 818



TYPICAL CROSS SECTION

NOTE:

1. 3" NOM CABLE TV DUCTS SHALL BE SCHEDULE 80 PVC, RIGID GALVANIZED STEEL CONDUITS, OR APPROVED EQUAL.

NOT TO SCALE

PREPARED UNDER THE SUPERVISION OF:

xx/xx/xx

DIRECTOR OF PUBLIC WORKS — DATE
JIMMY CHUNG, P.E.

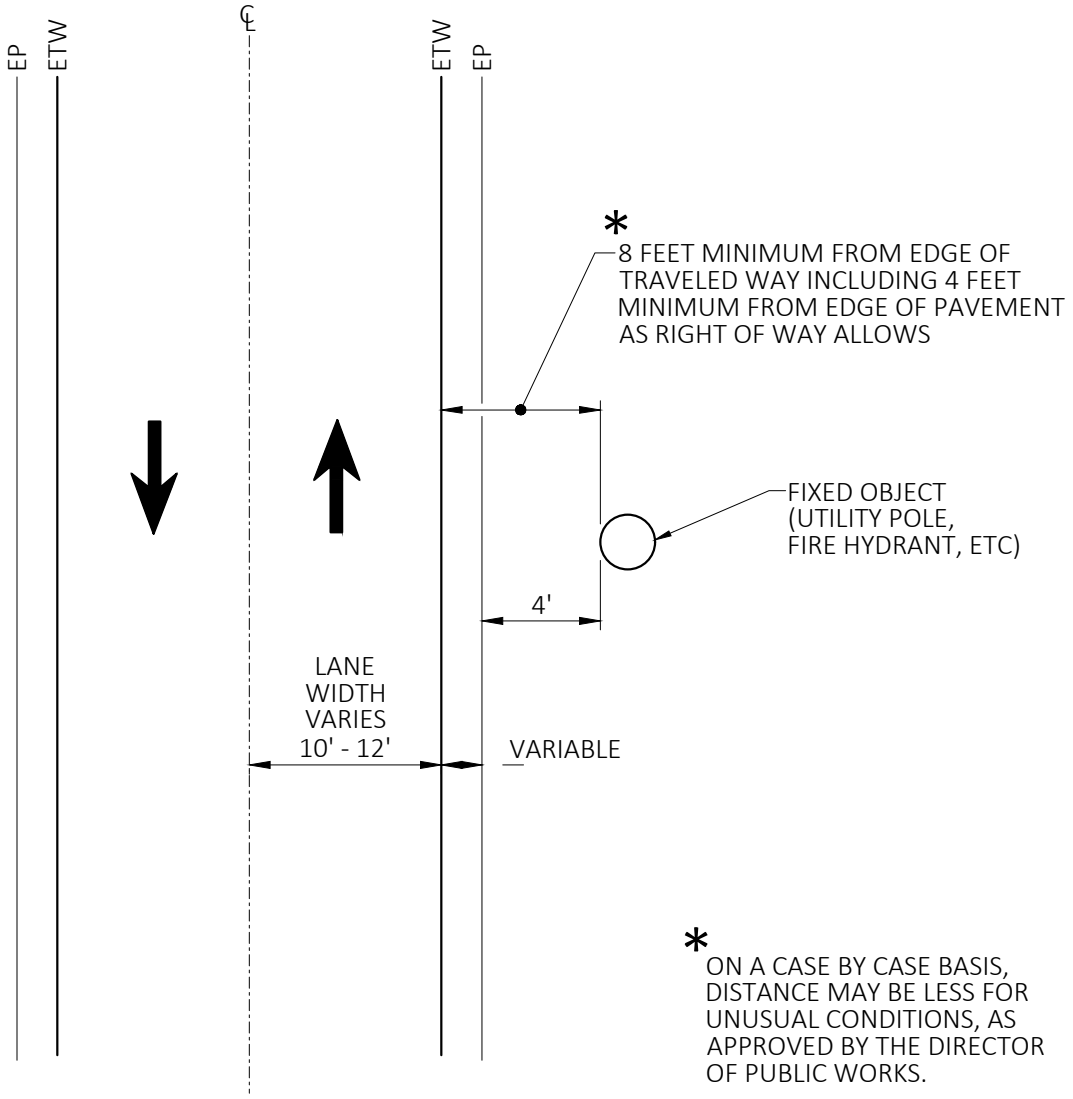
REVISION DESCRIPTION	MARK	DATE	APPROVED

REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

CITY OF EASTVALE

LOCATION OF CABLE TV DUCTS AT STREET INTERSECTIONS

STANDARD No. 819



NOTES:

1. TO AVOID FUTURE RELOCATIONS, ALL INSTALLATIONS SHOULD BE MADE IN THE ULTIMATE LOCATIONS BEHIND FUTURE CURB, IN ACCORDANCE WITH STANDARDS No. 400 AND 817 IF POSSIBLE.

2. FOR APPLICATIONS ADJACENT TO CURB AND GUTTER USE STANDARDS No. 400 AND 817.

NOT TO SCALE

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xx/xx/xx

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CIVIL
STATE OF CALIFORNIA

CITY OF EASTVALE

FIXED OBJECT PLACEMENT FOR ROADWAYS WITHOUT CURBS

STANDARD No. 820

LIMITED USE AREA
SIGHT LINE
CENTERLINE OF ROADWAY

DESIGN SPEED (MPH)	SIGHT DISTANCE (FT)	
	PUBLIC STREETS [1]	PRIVATE STREETS [2]
20	220	125
25	275	150
30	330	200
35	385	250
40	440	300
45	495	360
50	550	430
55	605	500
60	660	580
65	715	660

1. POINT "D" IS THE DECISION POINT, MEASURED 3' TO THE RIGHT OF MINOR ROAD CENTERLINE, 15' BACK FROM THE EDGE OF THE TRAVELED WAY OR 8' BACK FROM THE STOP BAR WHICHEVER IS GREATER.
2. POINTS "L" & "R" ARE LOCATED AT THE END OF THE REQUIRED SIGHT DISTANCES MEASURED FROM POINT "D", WHERE DRIVER WITH EYE LEVEL AT 3.5' ABOVE ROAD SURFACE CAN SEE A 3.5' HEIGHT OBJECT AT POINT "L" AND "R".
3. LINE OF SIGHT IS THE STRAIGHT LINE CONNECTING POINT "D" TO POINT "L", AND POINT "D" TO POINT "R".
4. SIGHT DISTANCE SHALL BE MEASURED ALONG THE CENTERLINE OF THE NEAREST APPROACHING TRAFFIC LANE.
5. LIMITED USE AREA, THE AREA BOUNDED BY SIGHT LINES AND CENTERLINES OF THE NEAREST APPROACHING TRAFFIC LANES, SHALL BE SHOWN AT INTERSECTIONS ON TENTATIVE MAPS, SITE PLANS, GRADING PLANS, STREET PLANS, AND LANDSCAPE PLANS. THIS AREA SHALL BE CLEAR OF ALL OBSTRUCTIONS MORE THAN 18 INCHES ABOVE ROAD SURFACE INCLUDING VEGETATION. SELECTED PLANT MATERIAL SHALL HAVE MATURE HEIGHT LESS THAN 12" WITHOUT TRIMMING. HARDSCAPE IS PREFERRED WITHIN THE LIMITED USE AREA. REFER TO THE CITY LANDSCAPE STANDARDS.
6. WHEN AN INTERSECTION IS LOCATED ON A VERTICAL CURVE, A PROFILE OF THE SIGHT LINE SHALL BE PROVIDED.

1. BASED ON 7.5 S GAP TIME FOR CROSSING 2-LANE HIGHWAY; ADD 0.5 S FOR EACH ADDITIONAL LANE TO BE CROSSED; AND ADD 0.2 S FOR EACH PERCENT GRADE WHEN MINOR ROAD'S APPROACH EXCEEDS 3% UPGRADE. SIGHT DISTANCE = 1.47 x DESIGN SPEED (MPH) x GAP TIME (S).
2. PER CALTRANS HIGHWAY DESIGN MANUAL INDEX 405.1(2)(C), THE MIN. CORNER SIGHT DISTANCE SHALL BE EQUAL TO STOPPING SIGHT DISTANCE AS SHOWN ON TABLE 201.1 .

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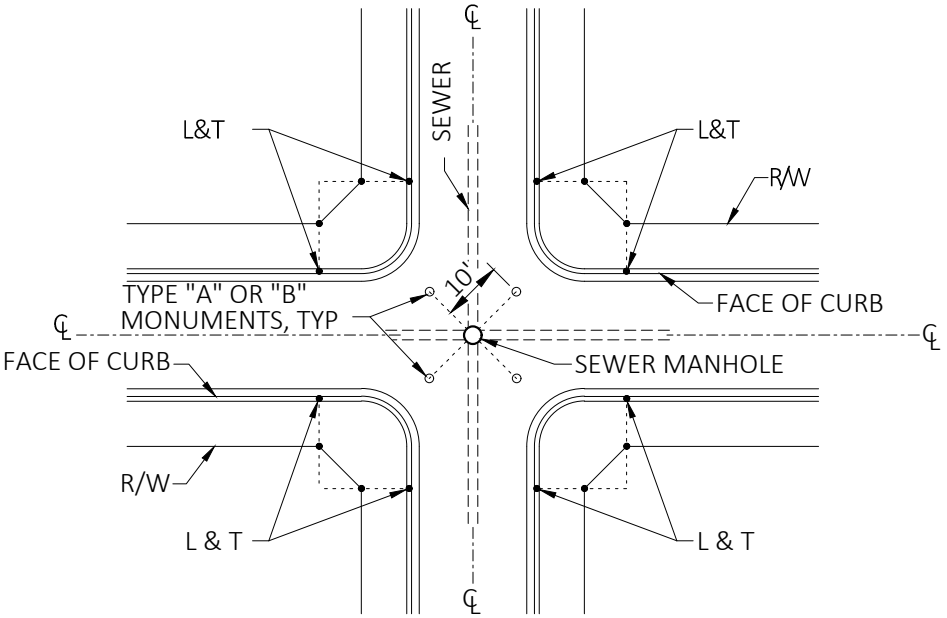
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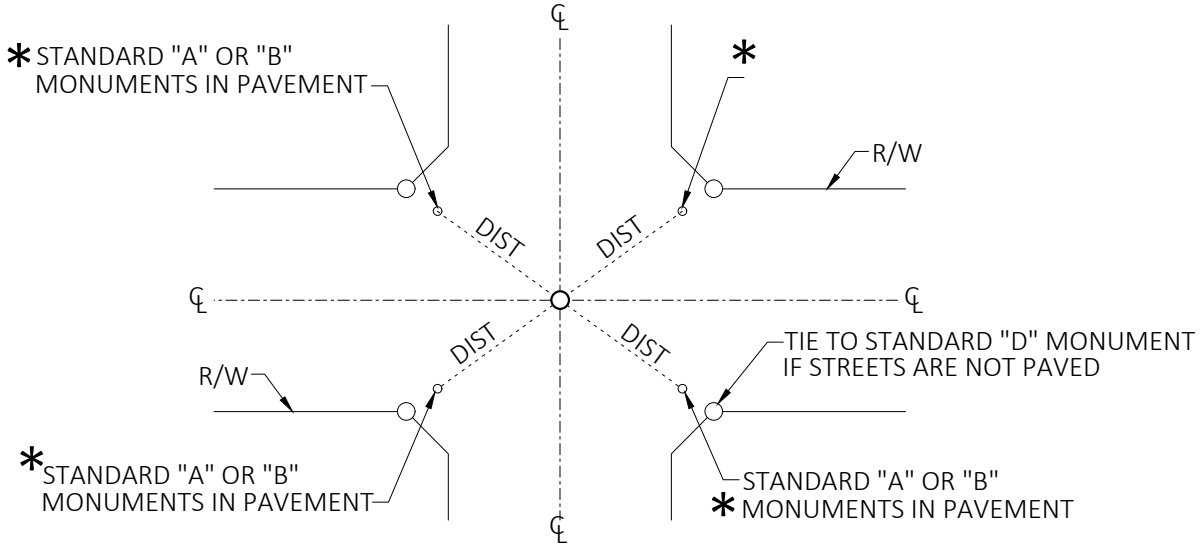
CITY OF EASTVALE

INTERSECTION SIGHT DISTANCE

STANDARD No. 821



MONUMENTING STREET CENTERLINES WHEN SEWERS ARE LOCATED ON CENTERLINE USING 10' CROSS TIES AND/OR SWING TIES



MONUMENTING STREET CENTERLINES WHERE CURBS ARE NOT REQUIRED

*SET TIE IN PAVEMENT IF R/W IS UNAVAILABLE.

NOTES:

1. L & T AS SHOWN HEREON INDICATES LEAD AND TACK OR STEEL PIN MONUMENT SET IN CURB.
2. LEAD AND TACK OR STEEL PIN MONUMENT WITNESS TO PROPERTY CORNER MAY BE SET, NOT REQUIRED.
3. SEE MONUMENT SPECIFICATIONS SECTION 21 OF THE CITY STANDARD SPECIFICATIONS FOR TYPE "A", "D", & "E" MONUMENT DESCRIPTION AND STANDARD No. 903 FOR TYPE "B" MONUMENT DRAWING. SEE CITY STANDARD SPECIFICATIONS FOR MONUMENT SCHEDULE.

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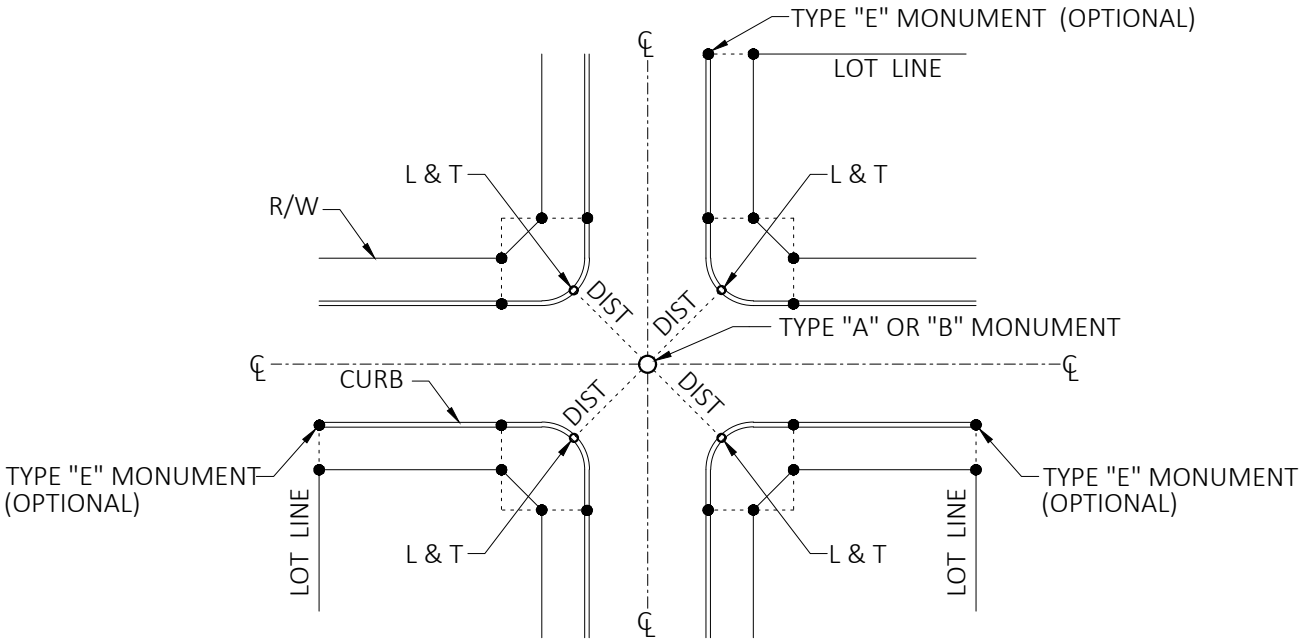
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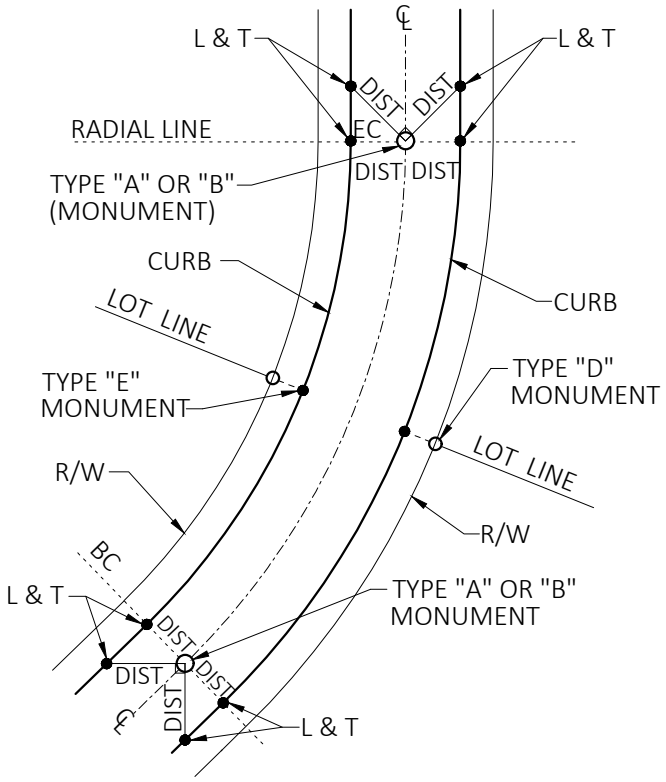
CITY OF EASTVALE

TIE-OUT STANDARDS

STANDARD No. 900



MONUMENTING STREET INTERSECTIONS WHERE CURBS AND GUTTERS ARE INSTALLED



NOTES:

1. L & T SHOWN HEREON INDICATES A LEAD AND TACK OR STEEL PIN MONUMENT SET IN CONCRETE CURB.
2. A METAL IDENTIFICATION DISK SET WITH A LEAD AND TAG OR STEEL PIN MONUMENT WITNESS TO PROPERTY CORNER MAY BE SET ("E" MONUMENT), IN LIEU OF SETTING FRONT LOT CORNERS ("D" MONUMENT).
3. THE PI OF THE CURVE CENTERLINE OF A STREET MAY BE MONUMENTED IN LIEU OF EC & BC, IF THE PI FALLS WITHIN THE TRAVELED WAY. IT SHALL BE REFERENCED WITH L & T's IN CURB.
4. SEE MONUMENT SPECIFICATIONS SECTION 21 OF THE CITY STANDARD SPECIFICATIONS FOR TYPE "A", "D", & "E" MONUMENT DESCRIPTION AND STANDARD No. 903 FOR TYPE "B" MONUMENT DRAWING. SEE SECTION 21.07 OF THE CITY STANDARD SPECIFICATIONS FOR MONUMENT SCHEDULE.
5. TYING OUT BC'S AND EC'S WITH 90 DEGREE TIES INTO THE TANGENT.

MONUMENTING BEGINNING AND ENDING OF CURVE

NOT TO SCALE

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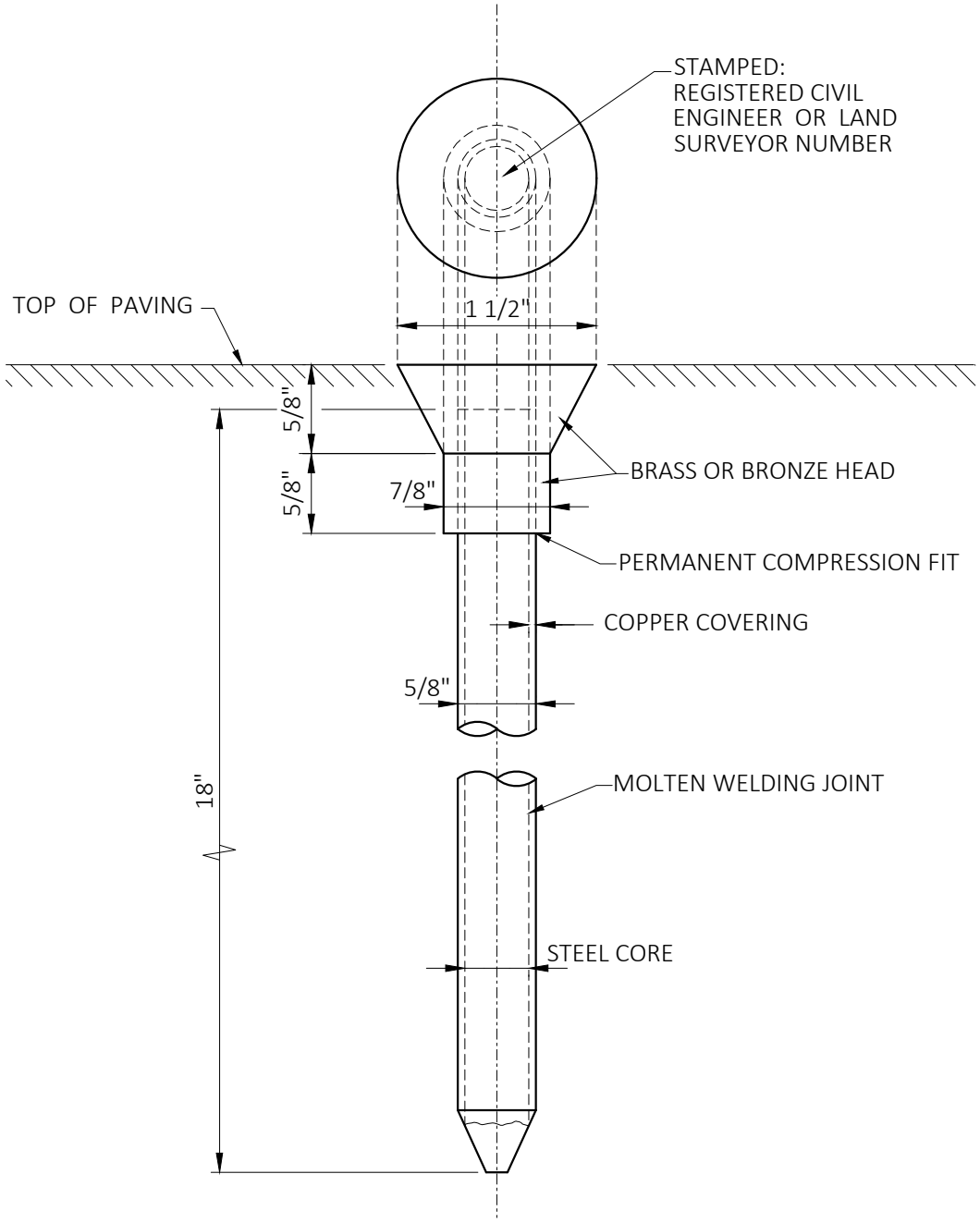
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STATE OF CALIFORNIA

CITY OF EASTVALE

STREET CENTERLINE MONUMENT

STANDARD No. 901



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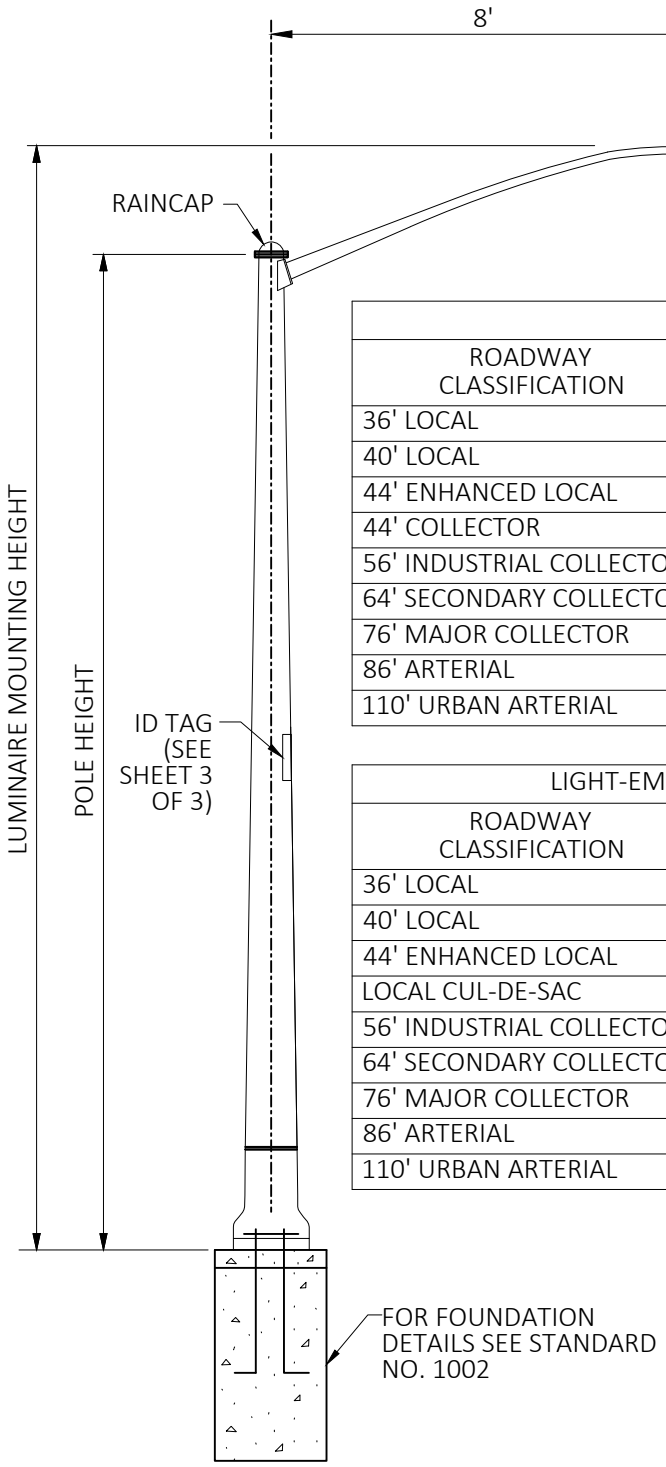
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STATE OF CALIFORNIA

CITY OF EASTVALE

TYPE "B" MONUMENT

STANDARD No. 903



LIGHT POLE TABLE			
ROADWAY CLASSIFICATION	POLE HEIGHT	LUMINAIRE MOUNTING HEIGHT	POLE SPACING
36' LOCAL	23' +/-	26' +/-	200' STAGGERED
40' LOCAL			
44' ENHANCED LOCAL			
44' COLLECTOR			
56' INDUSTRIAL COLLECTOR	28' +/-	31' +/-	
64' SECONDARY COLLECTOR	28' +/-	31' +/-	
76' MAJOR COLLECTOR			
86' ARTERIAL			
110' URBAN ARTERIAL			

LIGHT-EMITTING DIODE (LED) LUMINAIRE TABLE			
ROADWAY CLASSIFICATION	CCT	LED LAMP (WATTS)	G.E. LUMINAIRE * (MODEL NUMBER)
36' LOCAL	2700K	22	ERL 1-0-03-B5-27-A-GRAY-L
40' LOCAL			
44' ENHANCED LOCAL			
LOCAL CUL-DE-SAC			ERL 1-0-03-D5-27-A-GRAY-L
56' INDUSTRIAL COLLECTOR		76	ERL 1-0-10-C5-27-A-GRAY-L
64' SECONDARY COLLECTOR			
76' MAJOR COLLECTOR			
86' ARTERIAL			
110' URBAN ARTERIAL			

GENERAL NOTES:

1. STREET LIGHT POLE SHALL BE TAPERED AMERON OCTAGONAL CONCRETE POLE OR EQUAL APPROVED BY THE CITY ENGINEER. ALTERNATE POLE TYPE/MATERIAL SHALL BE APPROVED BY THE CITY ENGINEER.

* OR EQUAL APPROVED IN WRITING BY CITY ENGINEER

NOT TO SCALE

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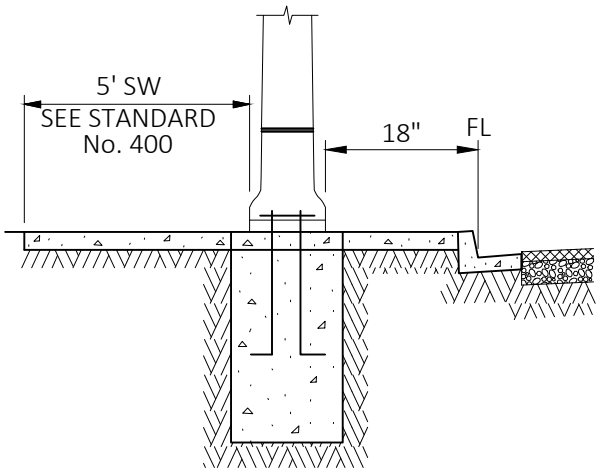
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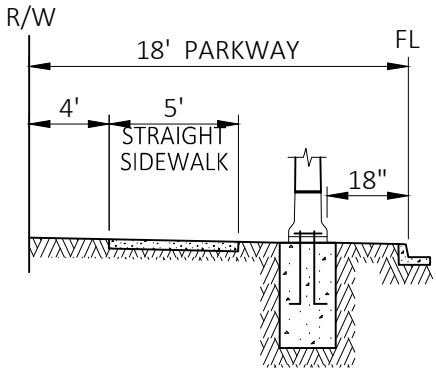
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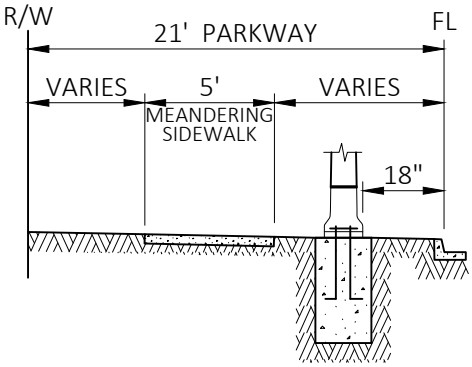
CITY OF EASTVALE

STREET LIGHTING

STANDARD No. 1000 (1 OF 3)







SIDEWALK SECTIONS

NOTE:

1. WHEN ABUTTING SOIL HAS A HIGH SULFATE CONTENT, USE A MODIFIED CONCRETE MIX AND PLACE 6" MIN AGGREGATE BASE AND 6 MIL PLASTIC SHEETING UNDER AND AROUND ALL SIDES OF CONCRETE IMPROVEMENTS. FOR EXPANSIVE SOIL, PLACE 6" MIN AGGREGATE BASE UNDER CONCRETE IMPROVEMENTS AS DIRECTED BY THE ENGINEER. SEE SPECIFICATIONS SECTIONS 16.03 & 16.04 AND STANDARD No. 401 FOR REFERENCE.

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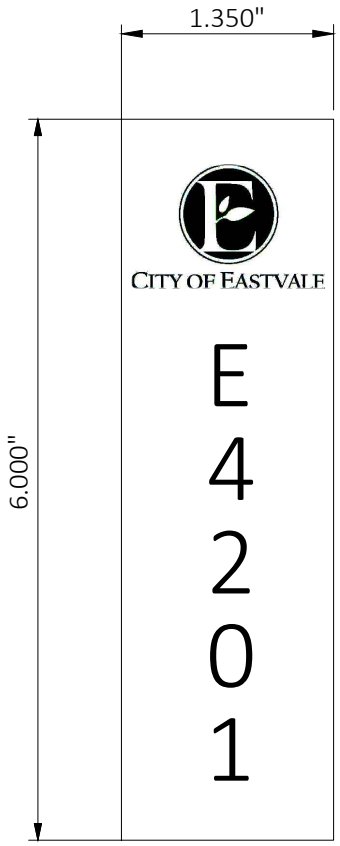
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CIVIL
STATE OF CALIFORNIA

CITY OF EASTVALE

STREET LIGHTING

STANDARD No. 1000 (2 OF 3)



COLORS:

BLACK | NATURAL

SIZE	1.350" X 6.000"
CORNER RADIUS	SQUARE
THICKNESS / MATERIAL	0.032" ANODIZED ALUMINUM
FINISH / COATING	MATTE

POLE ID TAG

NOT TO SCALE

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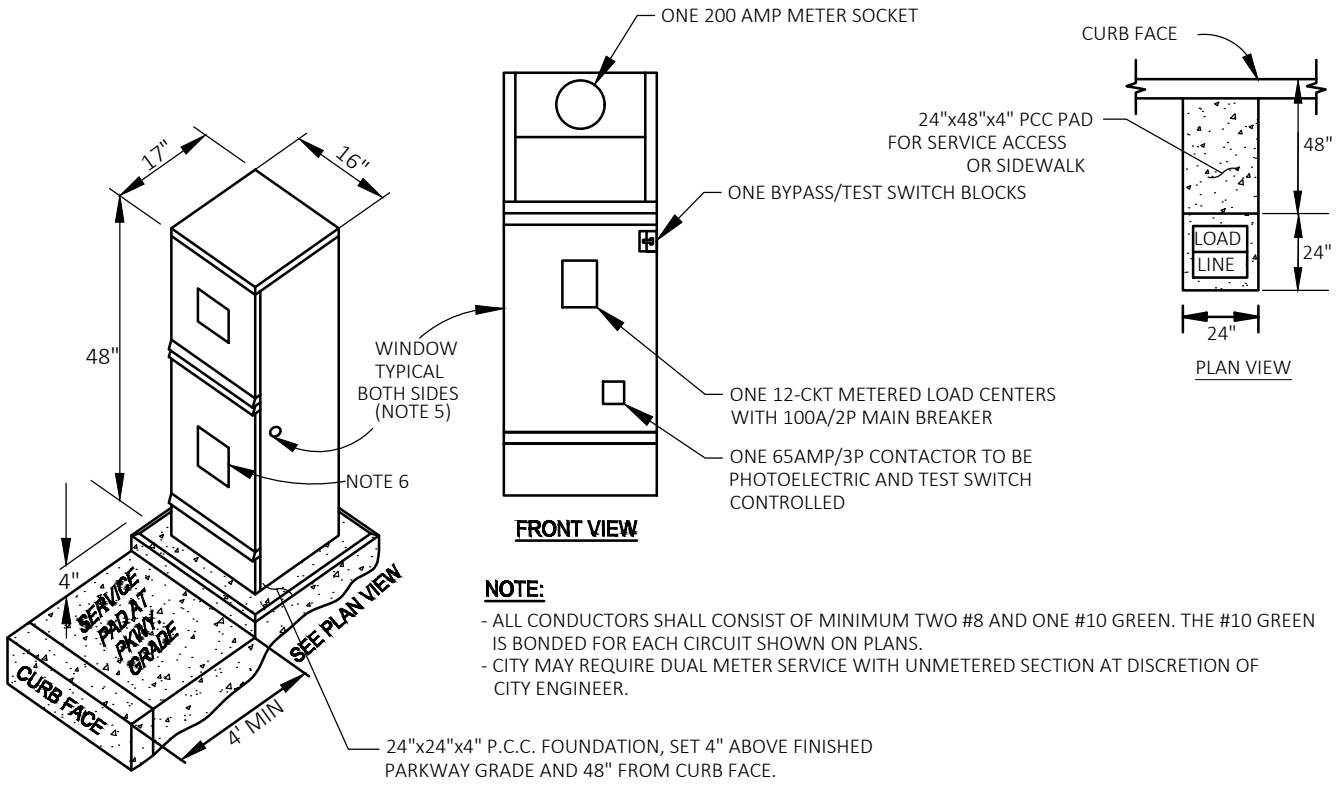
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STATE OF CALIFORNIA

CITY OF EASTVALE

STREET LIGHTING

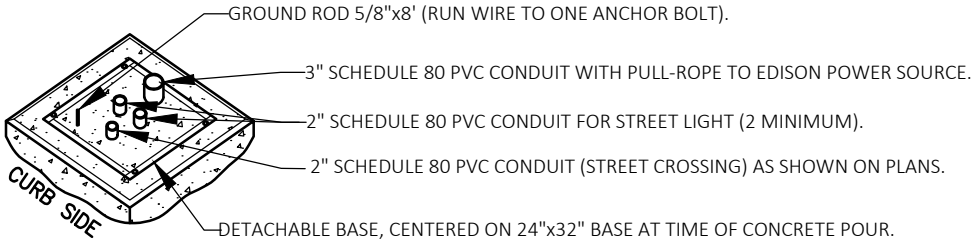
STANDARD No. 1000 (3 OF 3)

MYERS CABINET NO. USP16-M2200-112CTB FOR SINGLE METER ANODIZED ALUMINUM OR STAINLESS STEEL.



NOTE:

- ALL CONDUCTORS SHALL CONSIST OF MINIMUM TWO #8 AND ONE #10 GREEN. THE #10 GREEN IS BONDED FOR EACH CIRCUIT SHOWN ON PLANS.
- CITY MAY REQUIRE DUAL METER SERVICE WITH UNMETERED SECTION AT DISCRETION OF CITY ENGINEER.



NOTES:

1. THE SERVICE CABINET IS DIVIDED INTO 2 SECTIONS - THE BACK HALF IS THE UTILITY PULL SECTION AND THE FRONT HALF (CURB SIDE) IS THE CUSTOMER SECTION. WHEN PLACING SWEEP IN BASE, THE 3" CONDUIT SHALL BE LOCATED IN THE BACK (UTILITY) SECTION AND THE 2" CONDUIT ALONG WITH THE GROUND ROD SHALL BE LOCATED IN THE FRONT (CUSTOMER) SECTION AS SHOWN.
2. IF TWO SEPARATE CIRCUITS ARE PULLED THROUGH THE SAME CONDUIT, THE WIRES SHALL BE COLOR-CODED RED OR BLACK FOR EASY IDENTIFICATION AT THE PULL BOX. USE PHENOLIC PLASTIC LABELS AND TIES TO LABEL EACH CIRCUIT'S POSITION.
3. ALL CONCRETE SHALL BE TYPE 560-C-3250.
4. THE CABINET DOOR AND ELECTRIC METER WINDOW SHALL FACE THE CURB.
5. COVERPLATE MAY BE REQUIRED FOR ONE OF THE SPECIFIED WINDOWS.
6. ALL SERVICE CABINETS SHALL CONTAIN AN ADDRESS LABEL CONSTRUCTED FROM 12" WIDE X 8" HIGH WHITE REFLECTIVE SELF-ADHESIVE MATERIAL. THE ADDRESS NUMBERS AND STREET NAME SHALL BE 1 1/2" BLACK SELF-ADHESIVE LABELS.

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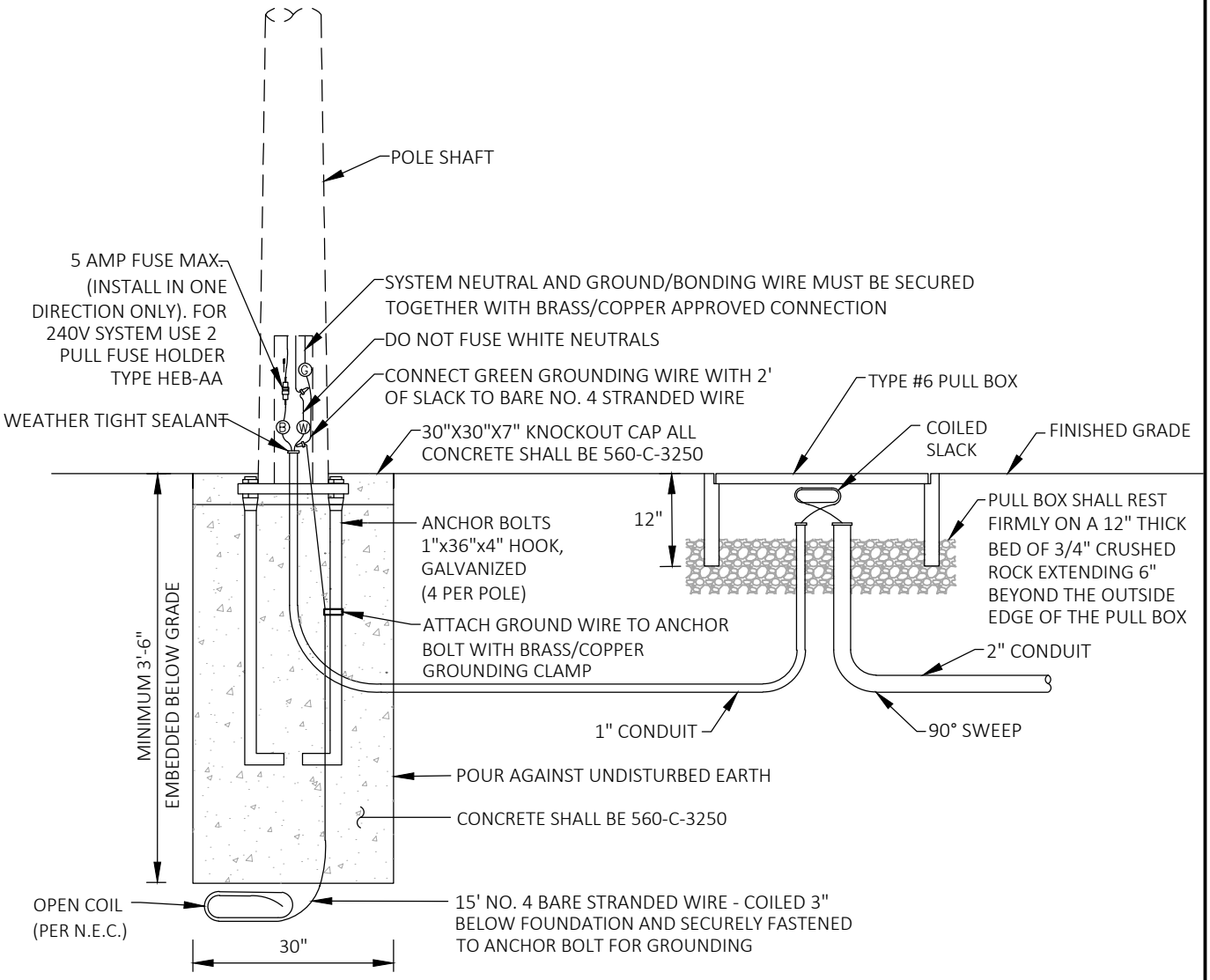
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CIVIL
STATE OF CALIFORNIA

CITY OF EASTVALE

STREET LIGHTS SERVICE CABINET

STANDARD No. 1001



NOTES:

1) CONDUIT SHALL ENTER PULL BOX WITH A 90° SWEEP.
2) STREET LIGHT PULL BOX SHALL BE 5' MAX AWAY FROM STREET LIGHT POLE.
3) ALL CONDUIT SHALL BE SCHEDULE 80 PVC.
4) ALL HARDWARE TO BE STAINLESS STEEL.
5) ALL STEEL COMPONENTS GALVANIZED BEFORE FINISH PAINTED.
6) RECOMMENDED FOUNDATION DESIGN PER POLE MANUFACTURER SPECIFICATIONS.
7) STREET LIGHT WIRE INSULATION MARKINGS SHALL BE PER LATEST GREENBOOK SPECIFICATIONS.
8) ALL CONNECTIONS SHALL BE TAPED WITH ELECTRICAL TAPE AND MADE WATER-TIGHT.

NOT TO SCALE

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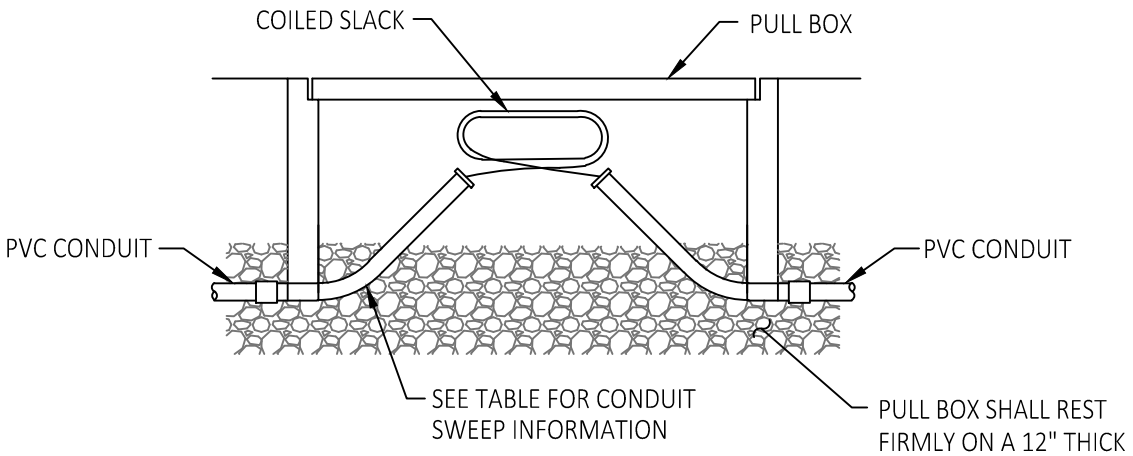
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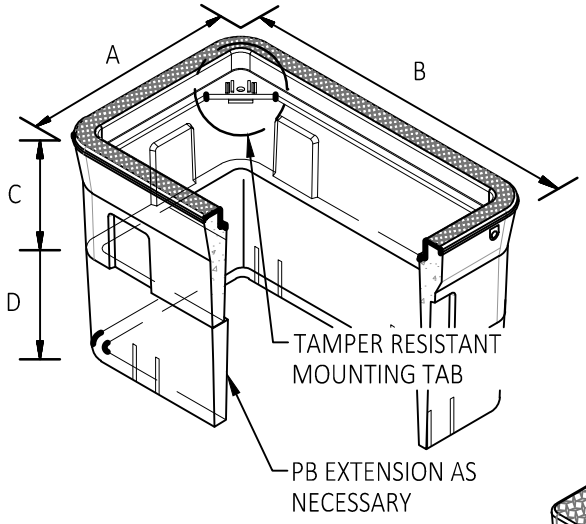
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STREET LIGHT FOUNDATION WITH PULL BOX

STANDARD No. 1002

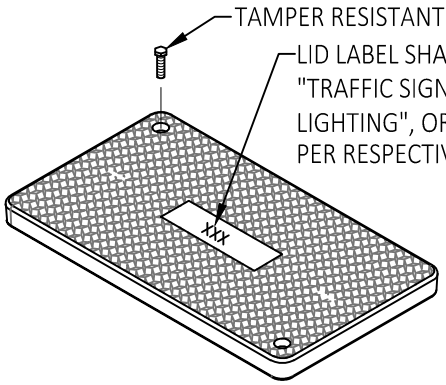


TYPICAL CONDUIT SWEEPS	
CONDUIT USE	MAX. CONDUIT SWEEP
FIBER OPTIC	45° PVC
STREET LIGHT	90° PVC
TRAFFIC SIGNAL	90° PVC



LID INFORMATION

- ETCHED POLYPROPYLENE FACE OR APPROVED EQUAL
- FACE ANCHORED IN CONCRETE
- ULTRA-VIOLET INHIBITOR



MIN. PB DIMENSIONS	
–	#6 PB
A	22"
B	34"
C	12"
D	12"

*FOR PREFERRED MANUFACTURER AND ADDITIONAL PULL BOX INFORMATION SEE CITY SPECIFICATIONS.

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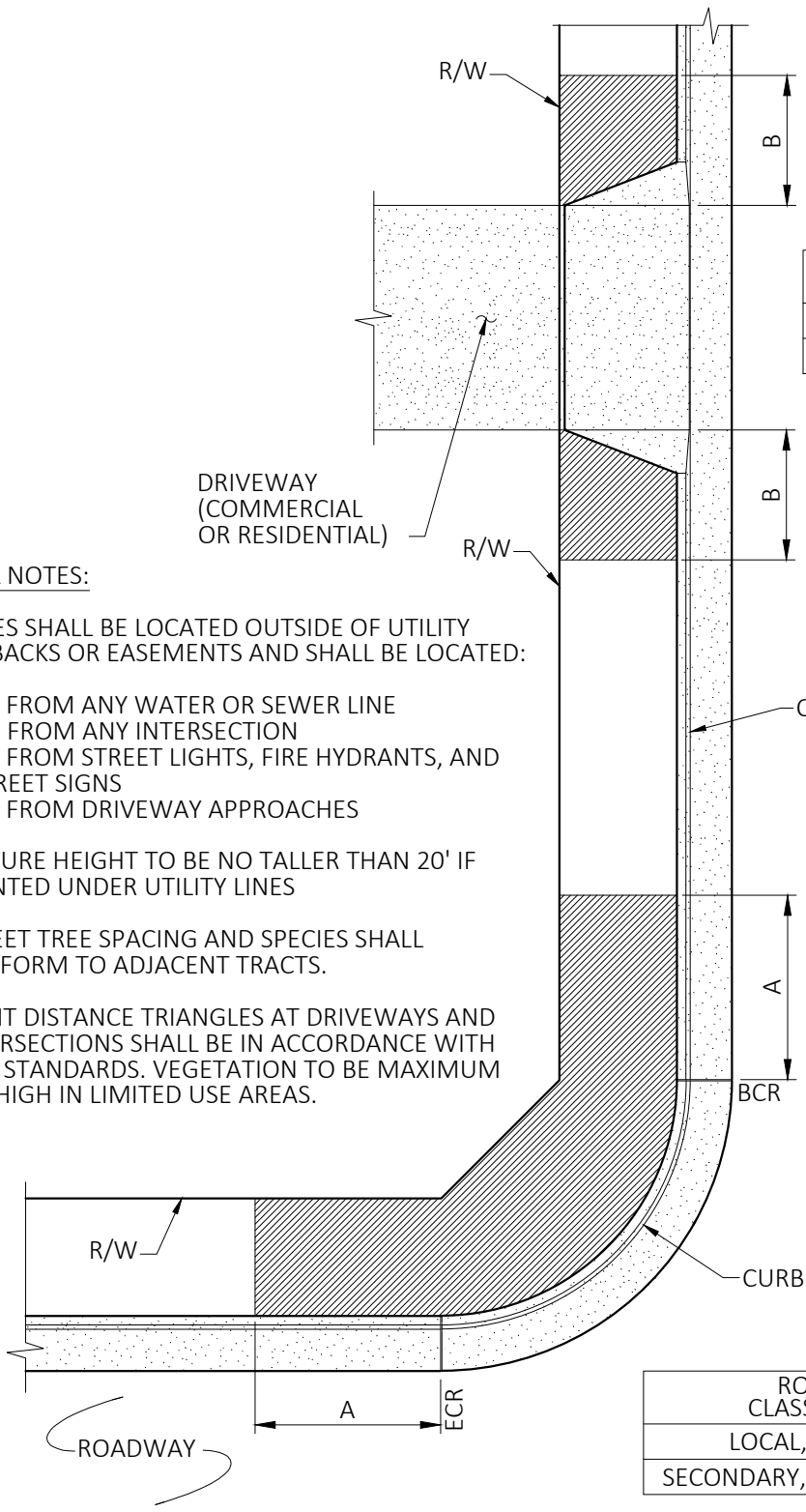
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STATE OF CALIFORNIA

CITY OF EASTVALE

PULL BOX DETAIL

STANDARD No. 1003



TYPE OF DRIVEWAY	DISTANCE B
RESIDENTIAL	10'
COMMERCIAL	15'

GENERAL NOTES:

1. TREES SHALL BE LOCATED OUTSIDE OF UTILITY SETBACKS OR EASEMENTS AND SHALL BE LOCATED:

   10' FROM ANY WATER OR SEWER LINE
   30' FROM ANY INTERSECTION
   10' FROM STREET LIGHTS, FIRE HYDRANTS, AND STREET SIGNS
   10' FROM DRIVEWAY APPROACHES

   MATURE HEIGHT TO BE NO TALLER THAN 20' IF PLANTED UNDER UTILITY LINES

2. STREET TREE SPACING AND SPECIES SHALL CONFORM TO ADJACENT TRACTS.

3. SIGHT DISTANCE TRIANGLES AT DRIVEWAYS AND INTERSECTIONS SHALL BE IN ACCORDANCE WITH CITY STANDARDS. VEGETATION TO BE MAXIMUM 30" HIGH IN LIMITED USE AREAS.

LEGEND:

TREE EXCLUSION ZONE

ROADWAY CLASSIFICATION	DISTANCE A
LOCAL, COLLECTOR	10'
SECONDARY, MAJOR, ARTERIAL	20'

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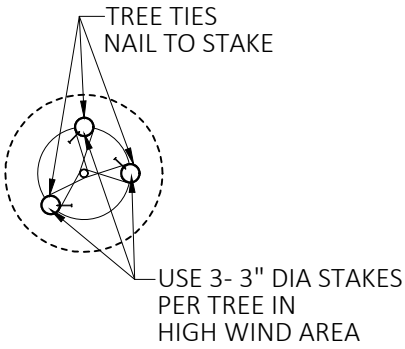
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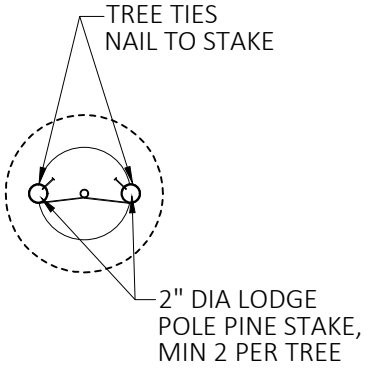
CITY OF EASTVALE

TREE SETBACKS AT CORNER CUT-BACKS AND DRIVEWAYS

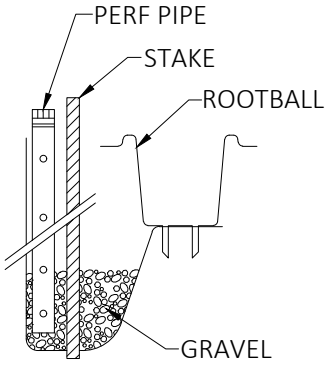
STANDARD No. 1101



HIGH WIND
SECTION "A-A"

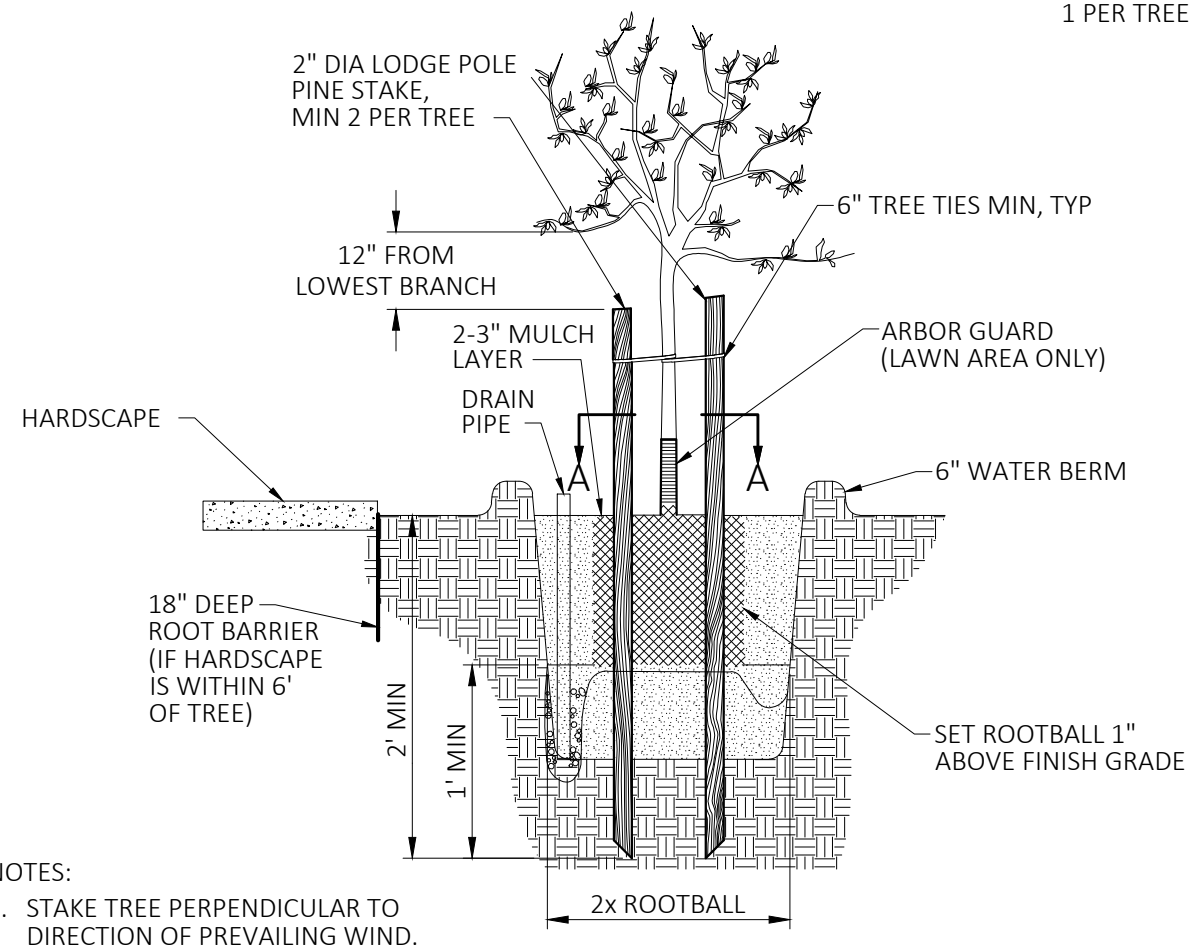


SECTION "A-A"



DRAIN PIPE DETAIL

4" SCH 40 PERF PIPE
1 PER TREE



NOTES:

1. STAKE TREE PERPENDICULAR TO DIRECTION OF PREVAILING WIND.
2. MULTI-STEM TREES SHALL HAVE 3 STAKES
3. 48" BOX OR GREATER TO USE GUY WIRES.
4. DETAIL FOR USE IN AREAS WITHOUT SEPARATE APPROVED LANDSCAPE PLANS.
5. SUPPORT STAKES TO BE REMOVED AND/OR MODIFIED AT CITY INSPECTOR'S DIRECTION.

NOT TO SCALE

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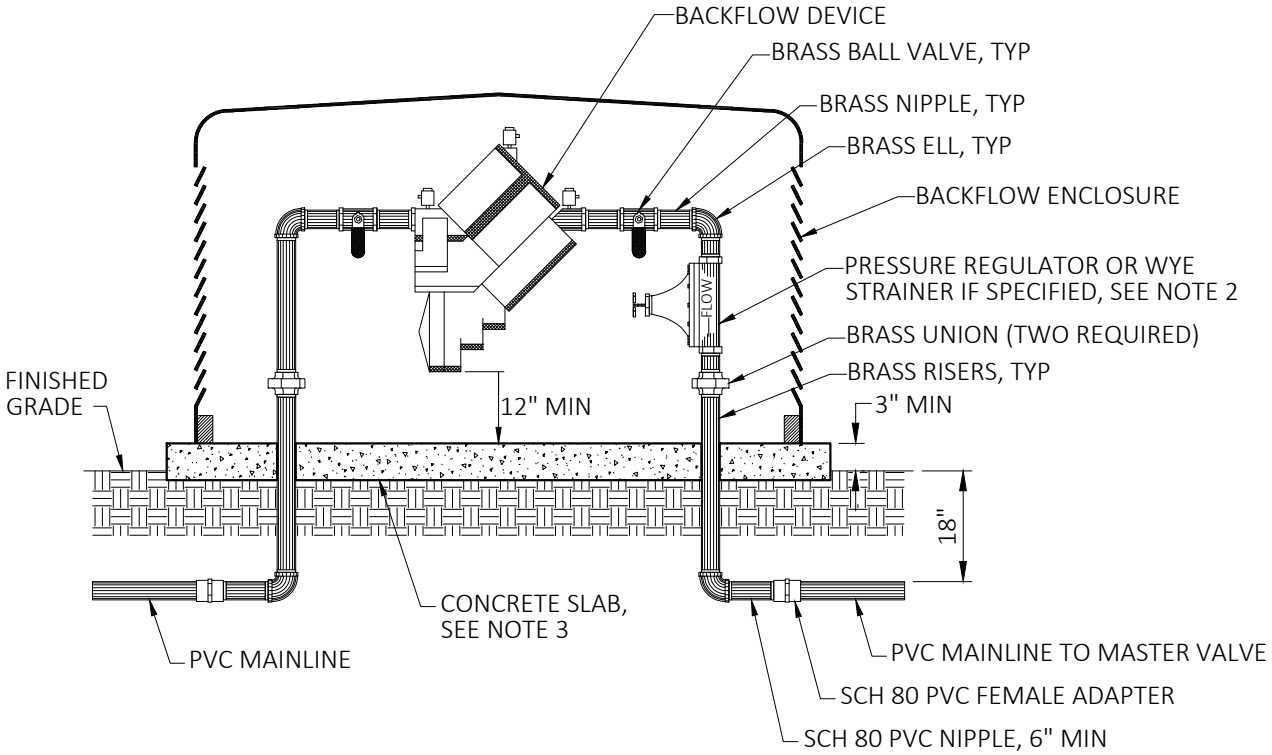
REVISION DESCRIPTION	MARK	DATE	APPROVED

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STATE OF CALIFORNIA

CITY OF EASTVALE

TREE STAKING DETAIL

STANDARD No. 1102



NOTES:

1. INSTALL PER LOCAL WATER DISTRICT STANDARD DETAIL.
2. INSTALL WYE STRAINER AND/OR PRESSURE REGULATOR IF SPECIFIED AND ALLOWED.
3. CONCRETE PAD LENGTH AND WIDTH SHALL BE 6" GREATER THAN SIZE OF BACKFLOW CAGE. CONCRETE SHALL BE 560-C-3250.
4. VIT QUICKPAD IS ALLOWED. BACKFLOW CAGE SHALL BE STAINLESS STEEL OR ALUMINUM BY VIT.
5. FOR USE IN AREAS WITHOUT SEPARATE APPROVED LANDSCAPE PLANS.

NOT TO SCALE

PREPARED UNDER THE SUPERVISION OF:

xx/xx/xx

DIRECTOR OF PUBLIC WORKS
JIMMY CHUNG, P.E.

DATE

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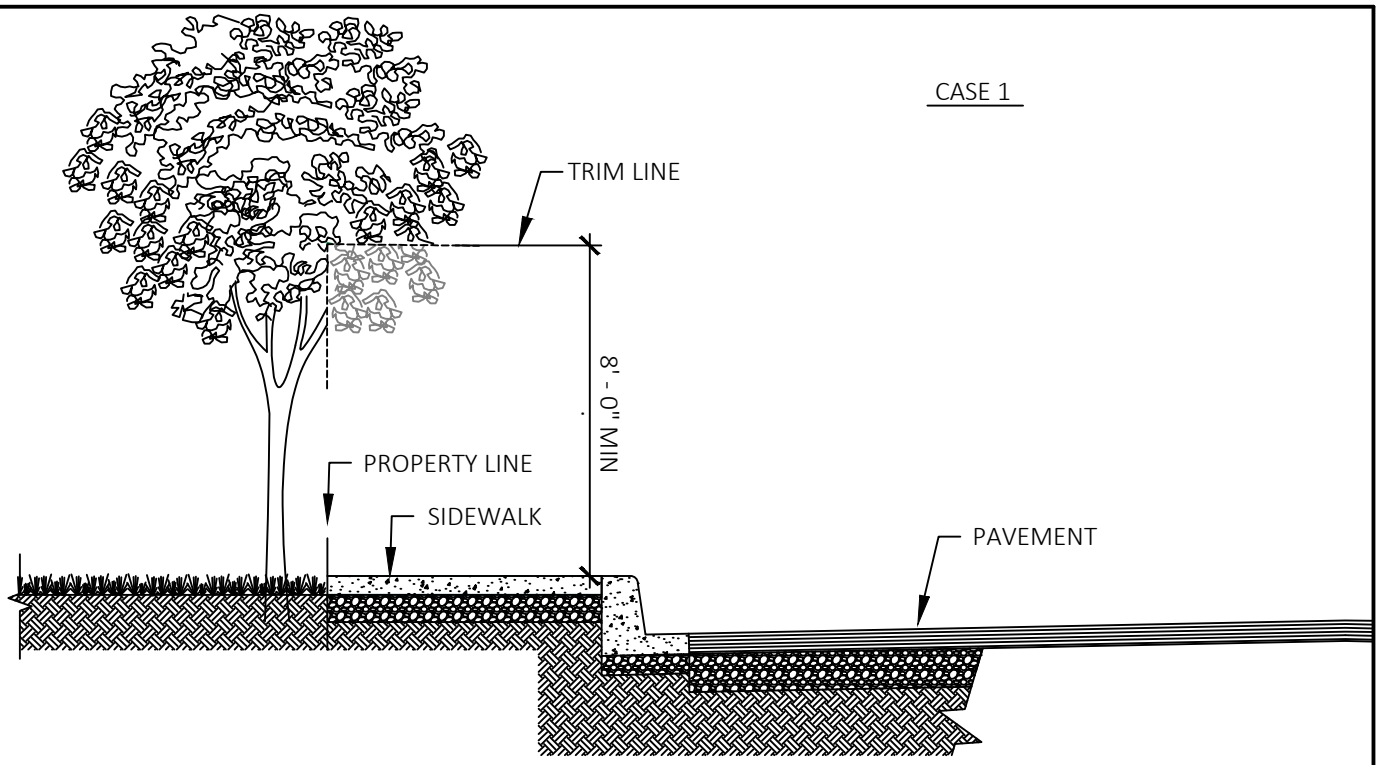
REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

CITY OF EASTVALE

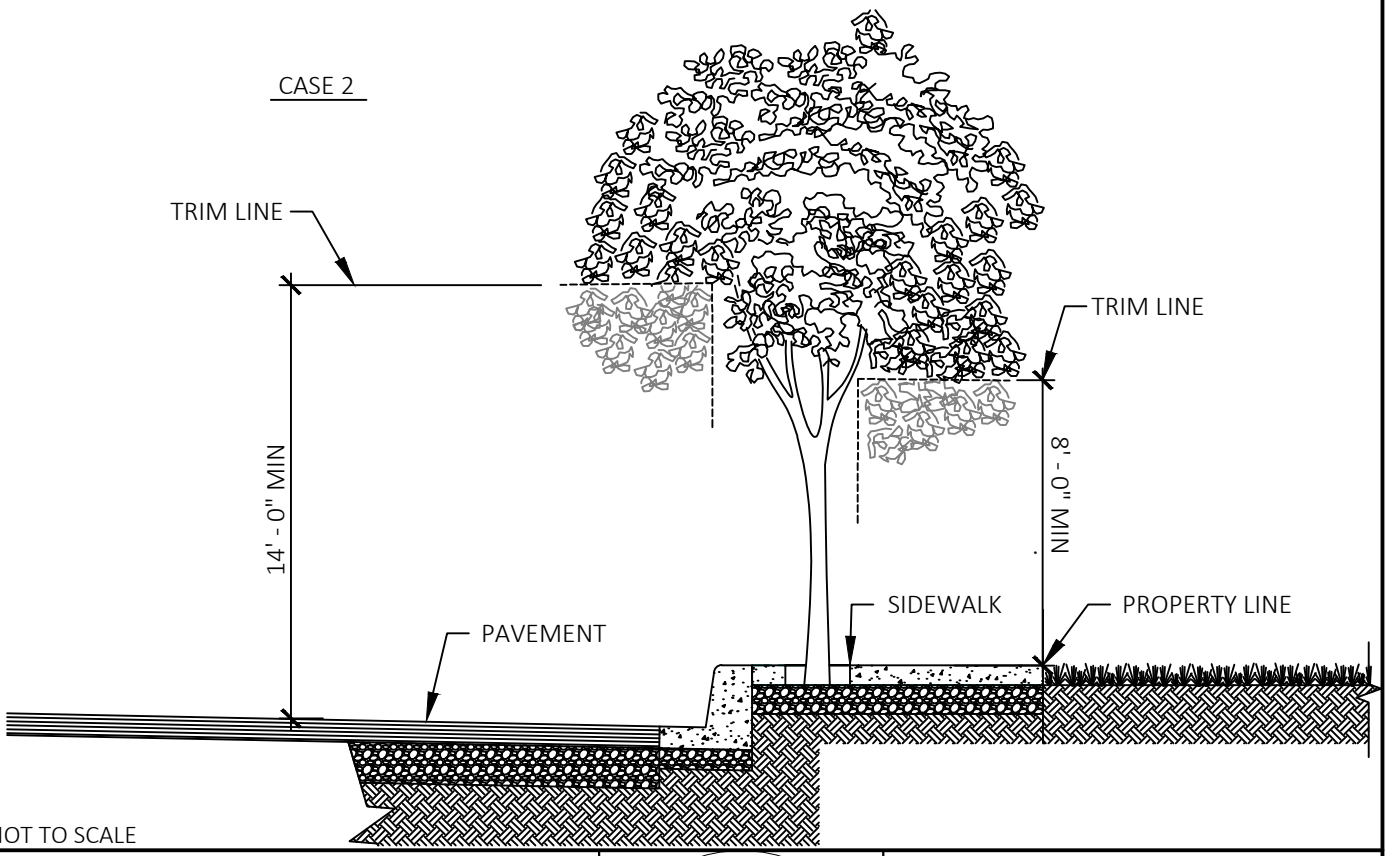
BACKFLOW PREVENTION DEVICE INSTALLATION

STANDARD No. 1103

CASE 1



CASE 2



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JIMMY CHUNG, P.E.

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REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

CITY OF EASTVALE

TREE TRIMMING RESIDENTIAL AREAS

STANDARD No. 1104 (1 OF 2)

NOTES:

1. ALL LANDSCAPED AREAS IN A PUBLIC STREET, SIDEWALK OR RIGHT-OF-WAY THAT IS ABUTTING A RESIDENTIAL PROPERTY SHALL BE MAINTAINED BY THE ADJOINING PROPERTY OWNER, UNLESS IT IS MAINTAINED THROUGH ANOTHER MECHANISM SUCH AS COMMUNITY FACILITIES DISTRICT OR LANDSCAPE MAINTENANCE DISTRICT.

2. ALL TREE PRUNING SHALL BE DONE IN ACCORDANCE WITH ANSI A300 STANDARDS AND PER INTERNATIONAL SOCIETY OF ARBORICULTURE RECOMMENDATIONS.

3. THE INITIAL STEP OF PRUNING SHALL BE THE REMOVAL OF ALL DEAD WOOD AND WEAK, DISEASED, INSECT INFESTED AND DAMAGED LIMBS. EVERY OWNER OF ANY TREE OVERHANGING ANY STREET OR RIGHT-OF-WAY WITHIN THE CITY SHALL PRUNE THE BRANCHES SO THAT SUCH BRANCHES SHALL NOT OBSTRUCT THE LIGHT FROM ANY STREET LAMP OR OBSTRUCT THE VIEW OF ANY STREET INTERSECTION AND SO THAT THERE SHALL BE A CLEAR SPACE OF EIGHT FEET (8') TO TEN FEET (10') ABOVE THE SURFACE OF THE STREET OR SIDEWALK, AT THE DISCRETION OF THE AGENCY RESPONSIBLE FOR THE TREE. ALL BRANCHES OVERHANGING THE CURB LINE ON ROADWAYS SHALL HAVE A FOURTEEN (14) FOOT MINIMUM CLEARANCE.

4. ALL TREES SHALL BE THINNED OF SMALLER LIMBS TO DISTRIBUTE THE FOLIAGE EVENLY. ALL TREES SHALL BE TRIMMED AND SHAPED TO PROVIDE A SYMMETRICAL APPEARANCE TYPICAL OF THE SPECIES. ALL SUCKERS AND SPROUTS SHALL BE CUT FLUSH WITH THE TRUNK OR LIMB. ALL CROSSED OR RUBBING LIMBS SHALL BE REMOVED UNLESS REMOVAL WILL RESULT IN LARGE GAPS IN THE GENERAL OUTLINE. LIMBS SHOULD EXTEND ALTERNATELY FROM THE TRUNK ON 12" TO 24" SPACING.

5. THE CITY SHALL HAVE THE RIGHT TO PRUNE ANY TREE LOCATED ON PRIVATE PROPERTY, BUT WHICH ENCROACHES ON THE PUBLIC RIGHT OF WAY.

NOT TO SCALE

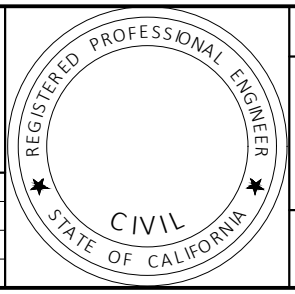
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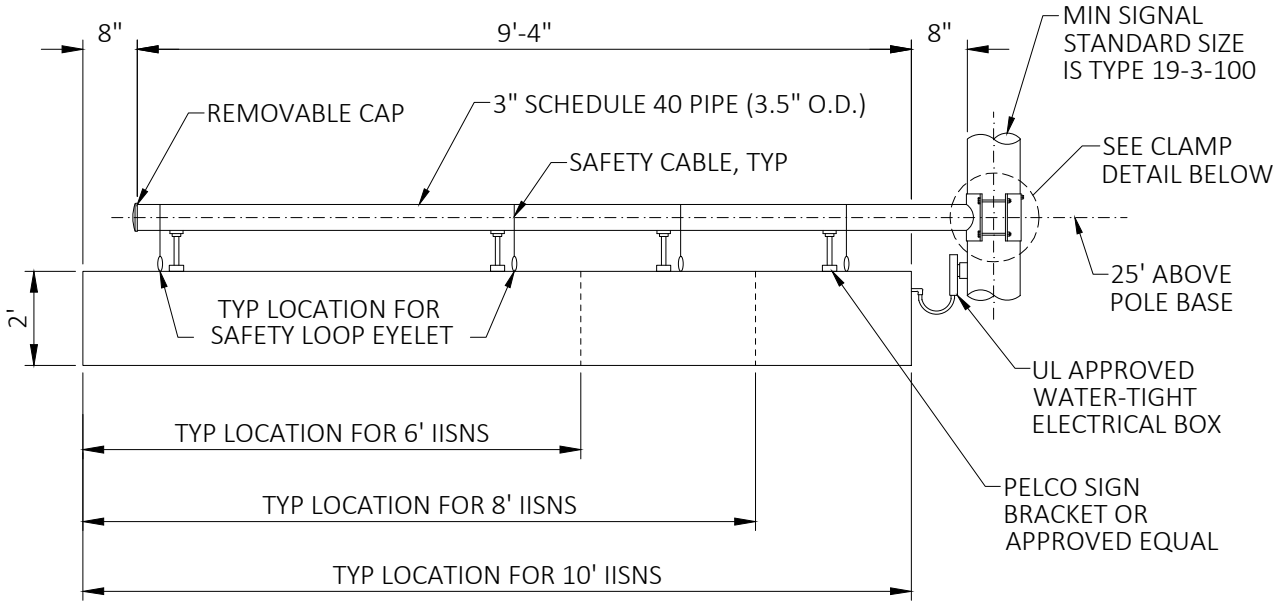
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CITY OF EASTVALE

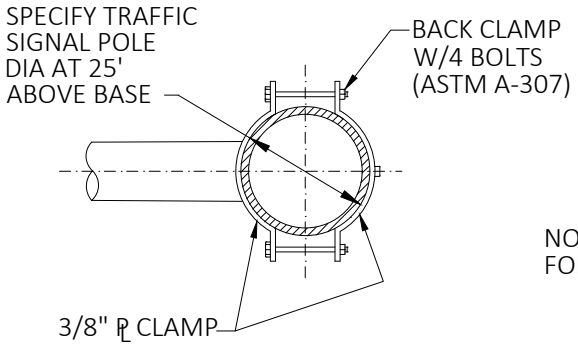
TREE TRIMMING RESIDENTIAL AREAS

STANDARD No. 1104 (2 OF 2)

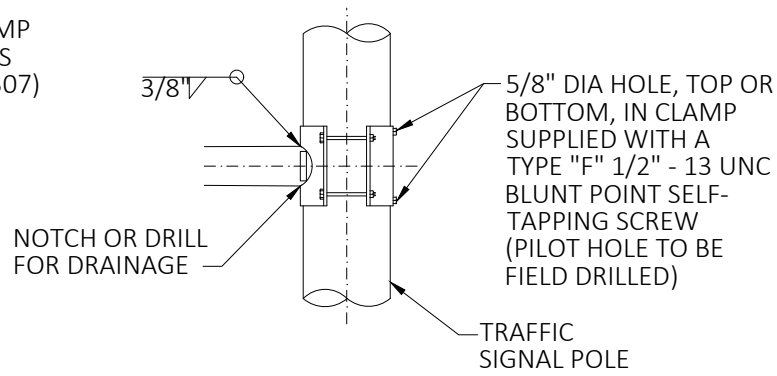


10' IISNS STRAIGHT MAST ARM MOUNTING DETAIL

NOTE:SIGN LOCATION MAY VARY DEPENDING ON HEIGHT OF SIGNAL MAST ARM.



TOP VIEW



ELEVATION

CLAMP DETAIL

NOT TO SCALE

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DIRECTOR OF PUBLIC WORKS — DATE

JIMMY CHUNG, P.E.

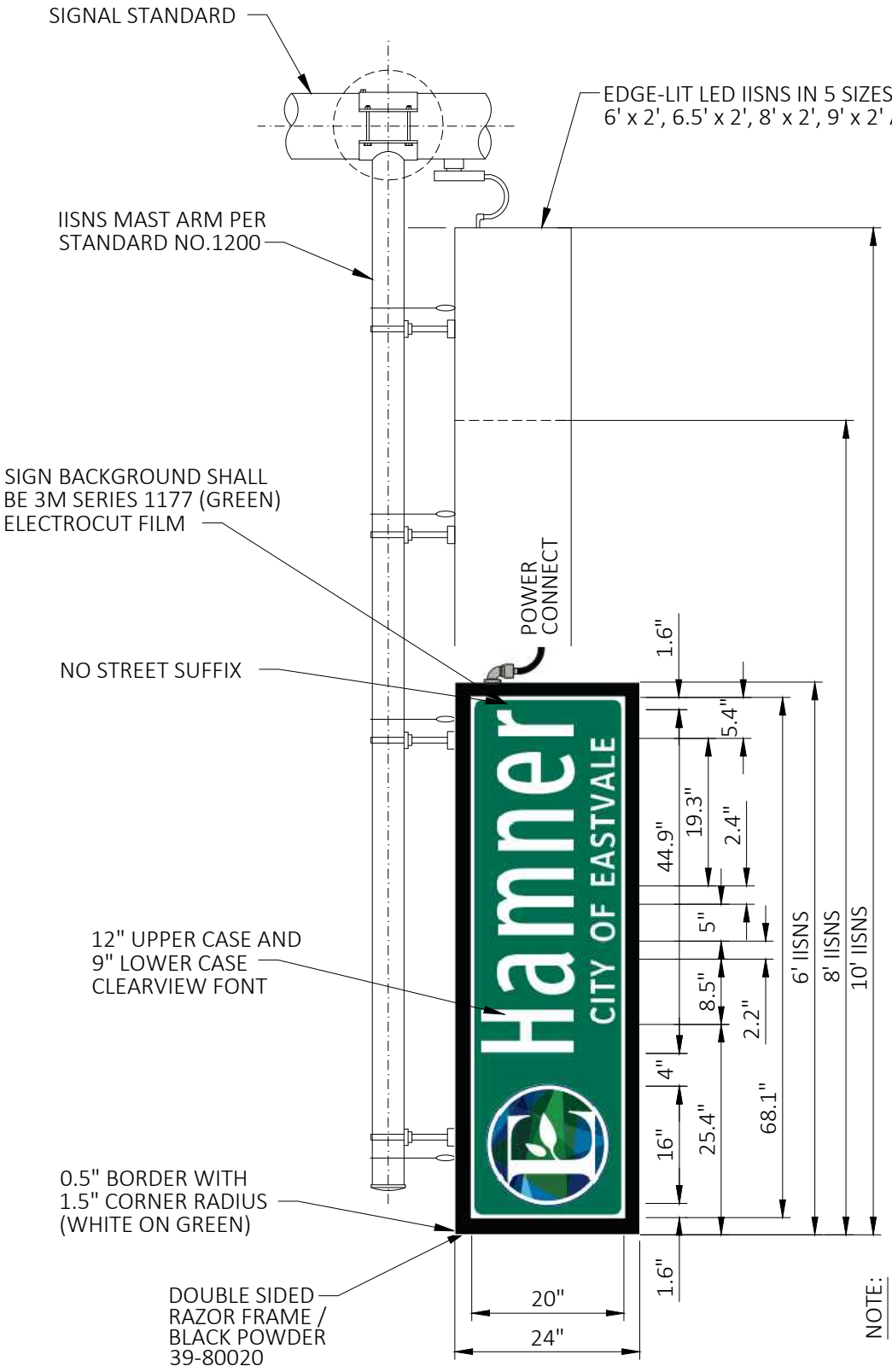
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REGISTERED PROFESSIONAL ENGINEER — CIVIL — STATE OF CALIFORNIA

CITY OF EASTVALE

IISNS MAST ARM DETAIL

STANDARD No. 1200



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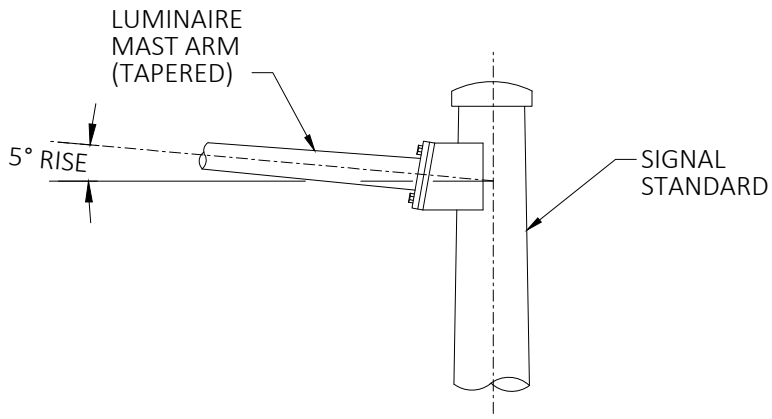
REVISION DESCRIPTION	MARK	DATE	APPROVED

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CIVIL
STATE OF CALIFORNIA

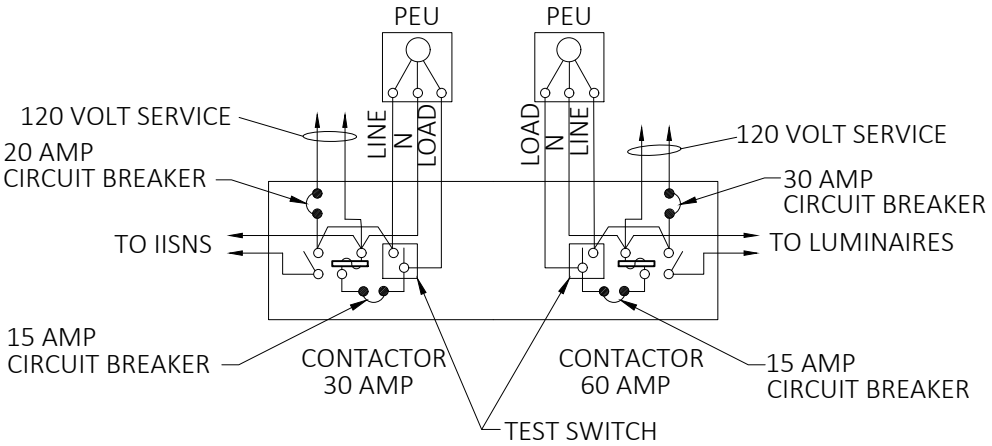
CITY OF EASTVALE

IISNS DETAIL

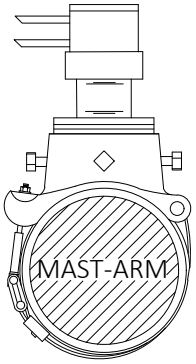
STANDARD No. 1201



STRAIGHT LUMINAIRE MAST ARM DETAIL



DUAL PEC WIRING DIAGRAM



MOUNTING CLAMP FOR EVP OPTICAL DETECTOR

NOT TO SCALE

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JIMMY CHUNG, P.E.

DATE

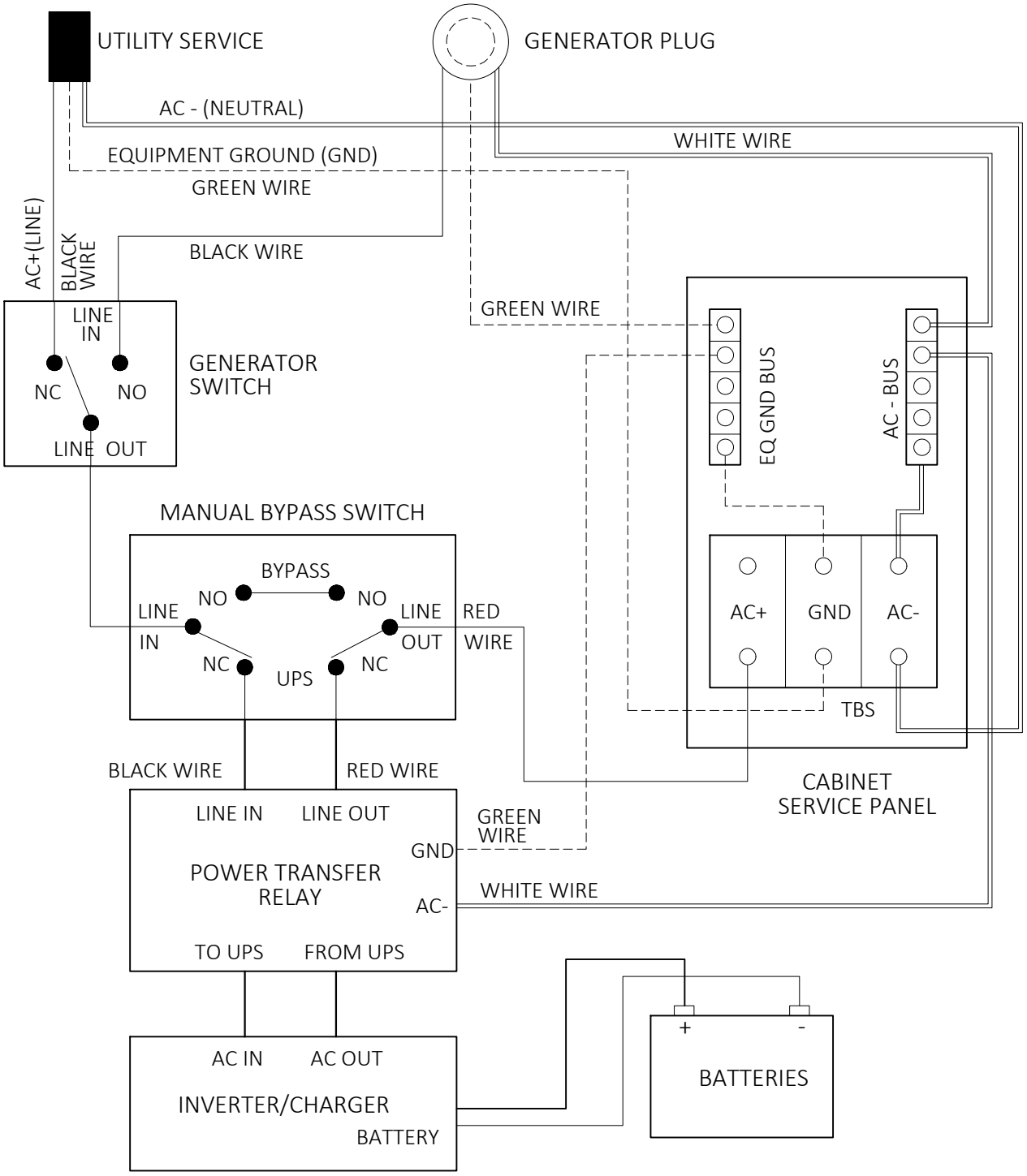
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REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

CITY OF EASTVALE

TRAFFIC SIGNAL DETAIL

STANDARD No. 1202 (1 OF 3)



BATTERY BACKUP SYSTEM SCHEMATIC DIAGRAM

NOT TO SCALE

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JIMMY CHUNG, P.E.

DATE

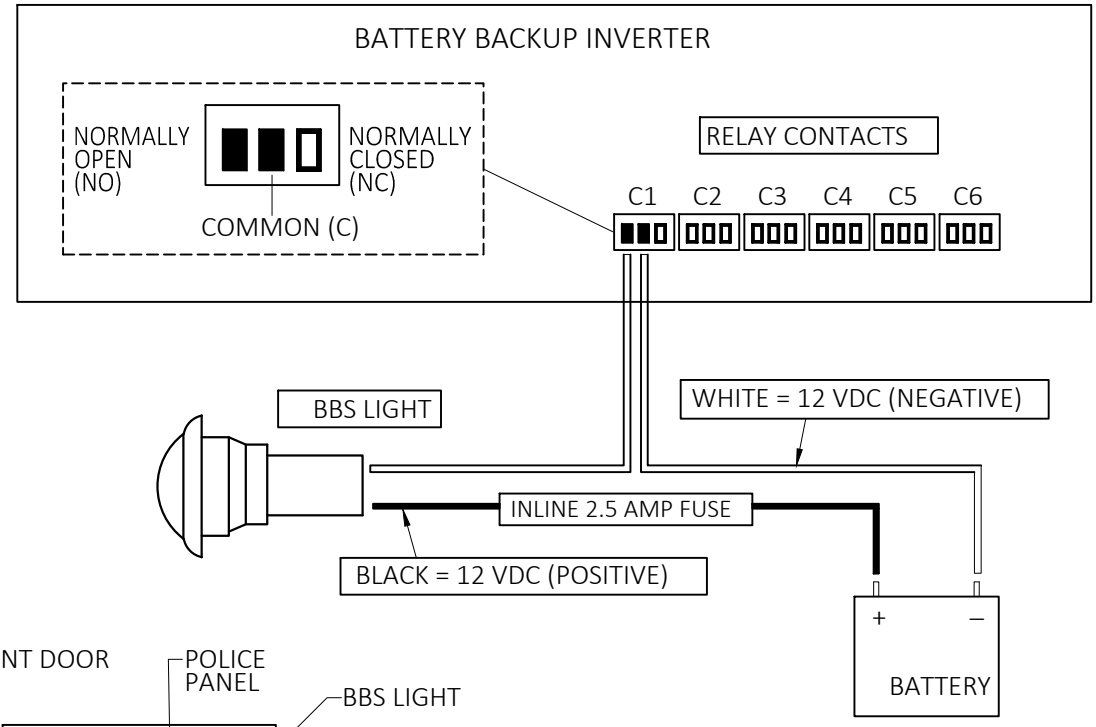
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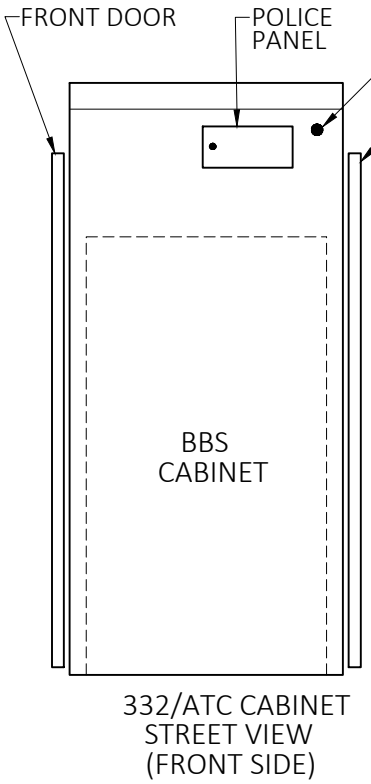
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STATE OF CALIFORNIA

CITY OF EASTVALE

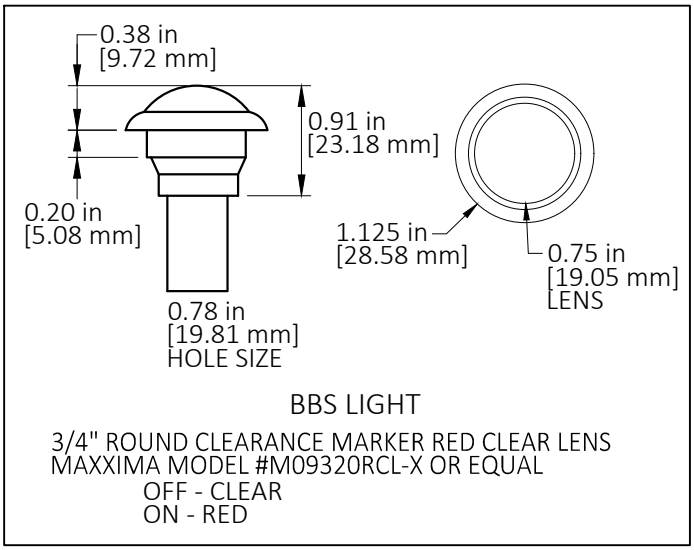
TRAFFIC SIGNAL DETAIL

STANDARD No. 1202 (2 OF 3)





332/ATC CABINET
STREET VIEW
(FRONT SIDE)



BBS LIGHT

3/4" ROUND CLEARANCE MARKER RED CLEAR LENS
MAXXIMA MODEL #M09320RCL-X OR EQUAL
OFF - CLEAR
ON - RED

BATTERY BACKUP SYSTEM (BBS) LIGHT

NOT TO SCALE

PREPARED UNDER THE SUPERVISION OF:

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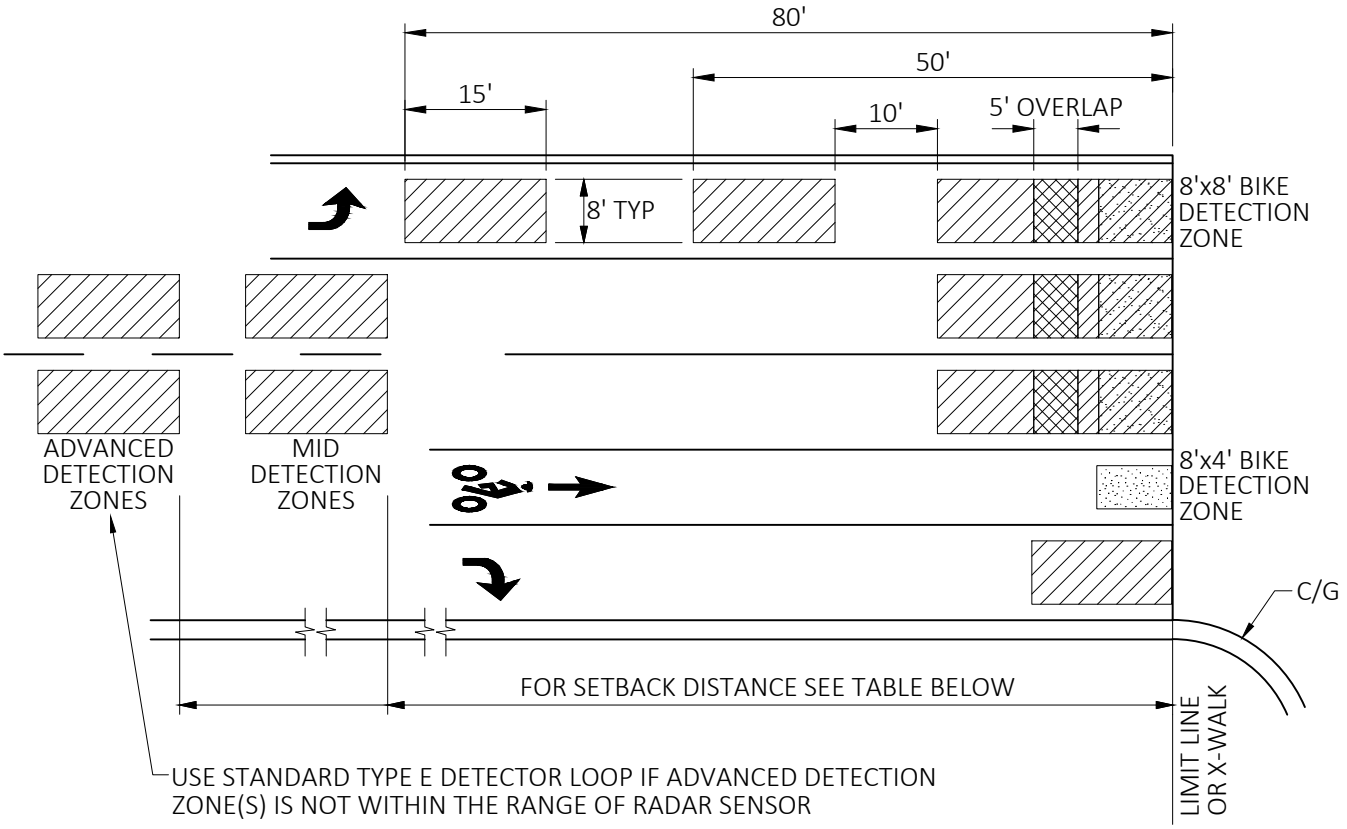
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STATE OF CALIFORNIA

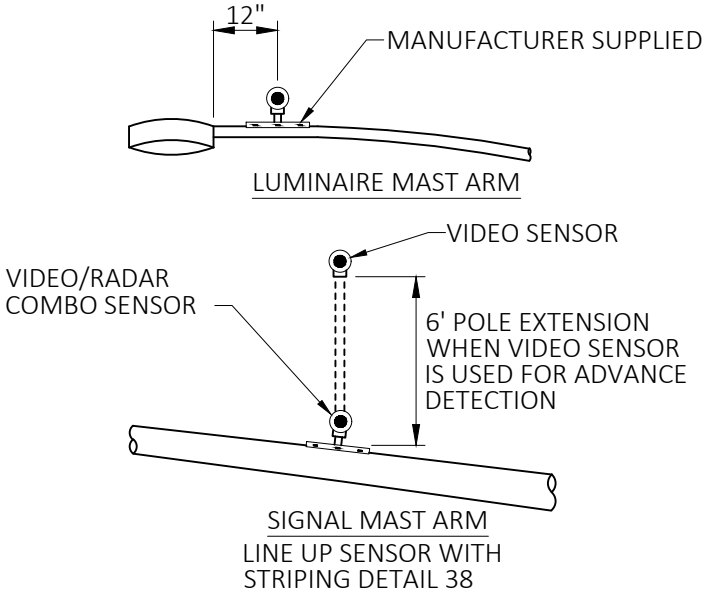
CITY OF EASTVALE

TRAFFIC SIGNAL DETAIL

STANDARD No. 1202 (3 OF 3)



VIDEO/RADAR DETECTION ZONE DETAIL



SENSOR MOUNTING DETAIL

ADVANCE AND MID-DETECTION ZONES SETBACK DISTANCEFROM LIMIT LINE

SPEED	SETBACK ADVANCED	SETBACK MID (FT)
25 MPH	105'	-
30 MPH	140'	-
35 MPH	185'	100'
40 MPH	230'	120'
45 MPH	285'	150'
50 MPH	345'	180'
55 MPH	405'	210'
60 MPH	475'	245'
65 MPH	550'	280'

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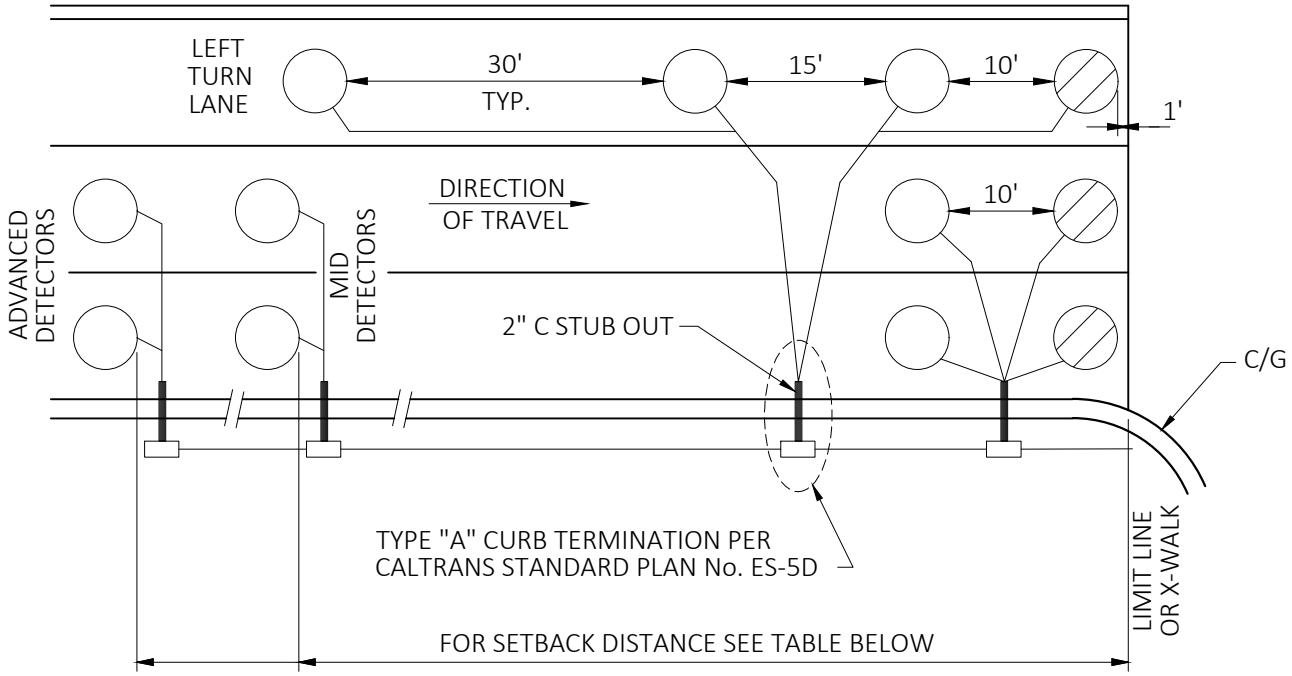
REVISION DESCRIPTION	MARK	DATE	APPROVED

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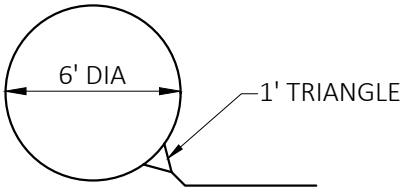
CITY OF EASTVALE

VIDEO/RADAR DETECTION DETAIL

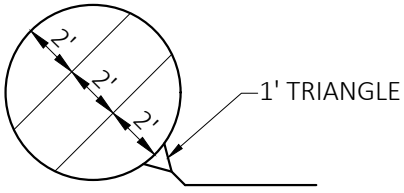
STANDARD No. 1205



LOOP DETECTOR PLACEMENT DETAIL



TYPE E



TYPE E (MODIFIED)

LOOP DETECTOR SAWCUT DETAIL

ADVANCE AND MID-DETECTION
ZONES SETBACK DISTANCEFROM LIMIT LINE

SPEED	SETBACK ADVANCED	MID (FT)
25 MPH	105'	-
30 MPH	140'	-
35 MPH	185'	100'
40 MPH	230'	120'
45 MPH	285'	150'
50 MPH	345'	180'
55 MPH	405'	210'
60 MPH	475'	245'
65 MPH	550'	280'

NOT TO SCALE

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JIMMY CHUNG, P.E.

DATE

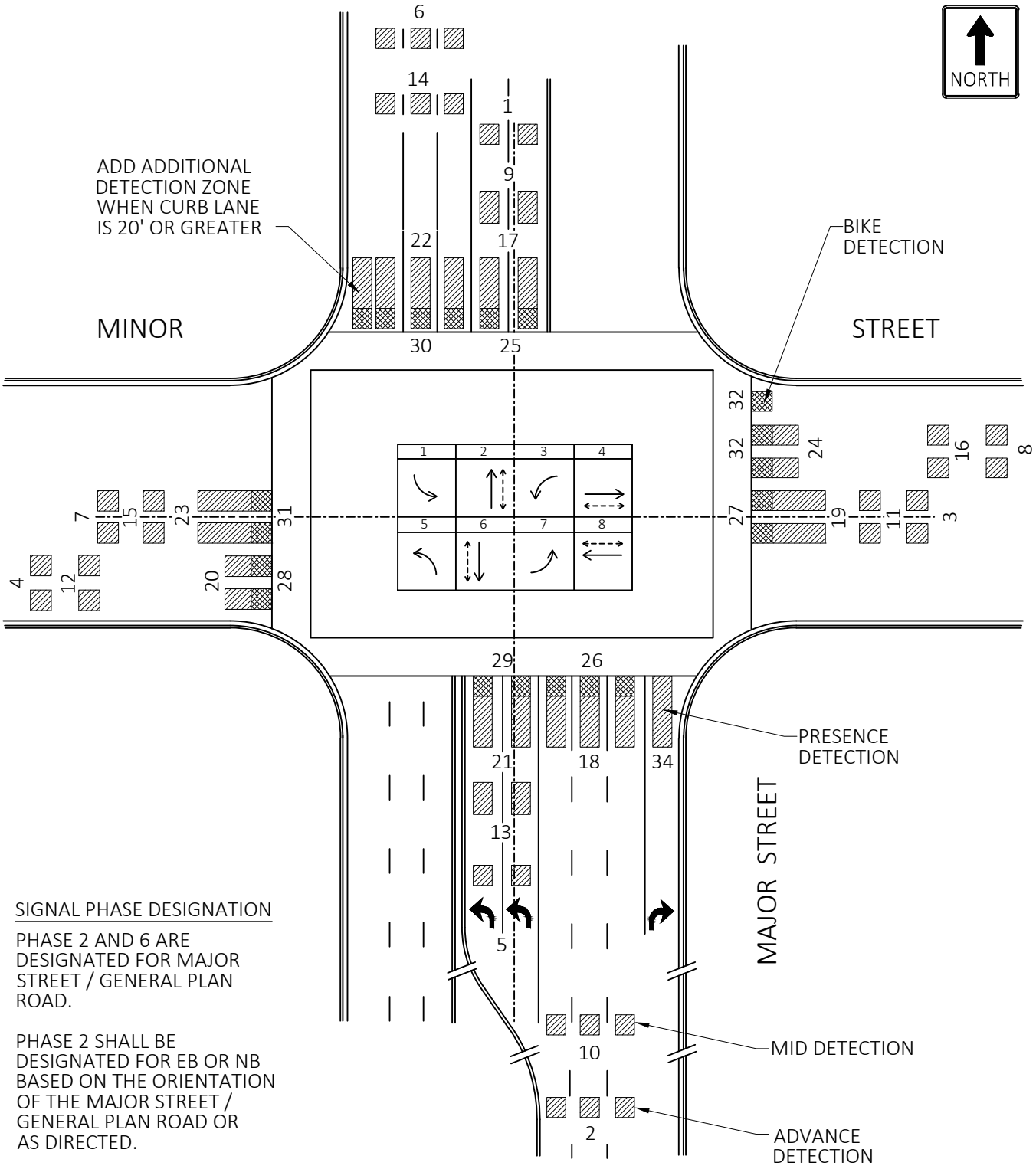
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REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

CITY OF EASTVALE

LOOP DETECTOR DETAIL

STANDARD No. 1206



SIGNAL PHASE DESIGNATION

PHASE 2 AND 6 ARE DESIGNATED FOR MAJOR STREET / GENERAL PLAN ROAD.

PHASE 2 SHALL BE DESIGNATED FOR EB OR NB BASED ON THE ORIENTATION OF THE MAJOR STREET / GENERAL PLAN ROAD OR AS DIRECTED.

NOT TO SCALE

PREPARED UNDER THE SUPERVISION OF:

xx/xx/xx

DIRECTOR OF PUBLIC WORKS
JIMMY CHUNG, P.E.

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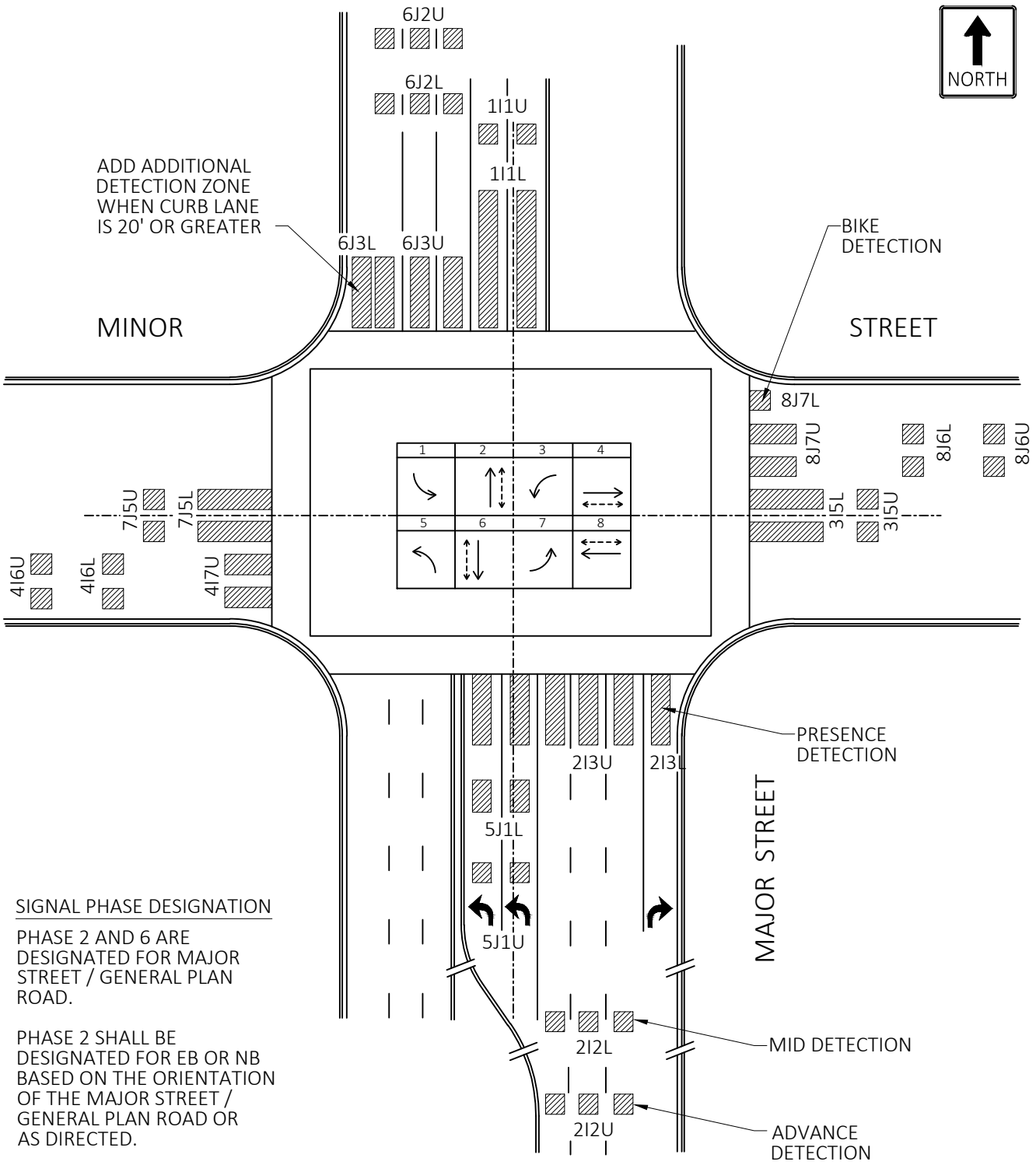
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REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

CITY OF EASTVALE

ATS DETECTION INPUT ASSIGNMENTS

STANDARD No. 1207 (1 OF 2)



SIGNAL PHASE DESIGNATION

PHASE 2 AND 6 ARE DESIGNATED FOR MAJOR STREET / GENERAL PLAN ROAD.

PHASE 2 SHALL BE DESIGNATED FOR EB OR NB BASED ON THE ORIENTATION OF THE MAJOR STREET / GENERAL PLAN ROAD OR AS DIRECTED.

NOT TO SCALE

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DIRECTOR OF PUBLIC WORKS — DATE
JIMMY CHUNG, P.E.

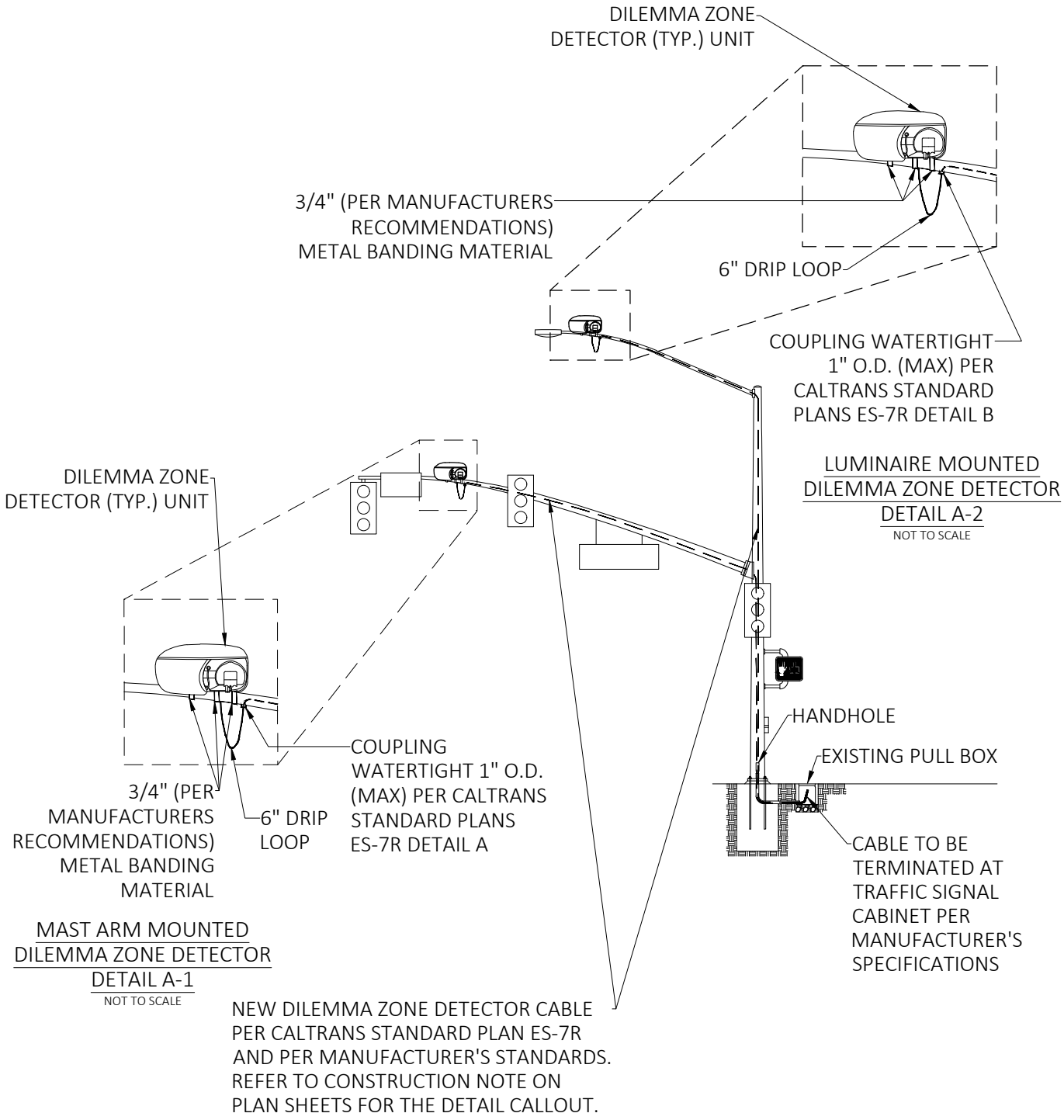
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REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

CITY OF EASTVALE

170 & 2070 DETECTION INPUT ASSIGNMENTS

STANDARD No. 1207 (2 OF 2)



DILEMMA ZONE TYPICAL MOUNTING

NOT TO SCALE

NOT TO SCALE

SEE SHEET 2 OF 2 FOR DILEMMA ZONE BOUNDARIES AND EXTENSION LIMITS

PREPARED UNDER THE SUPERVISION OF:

xx/xx/xx

DIRECTOR OF PUBLIC WORKS JIMMY CHUNG, P.E. — DATE

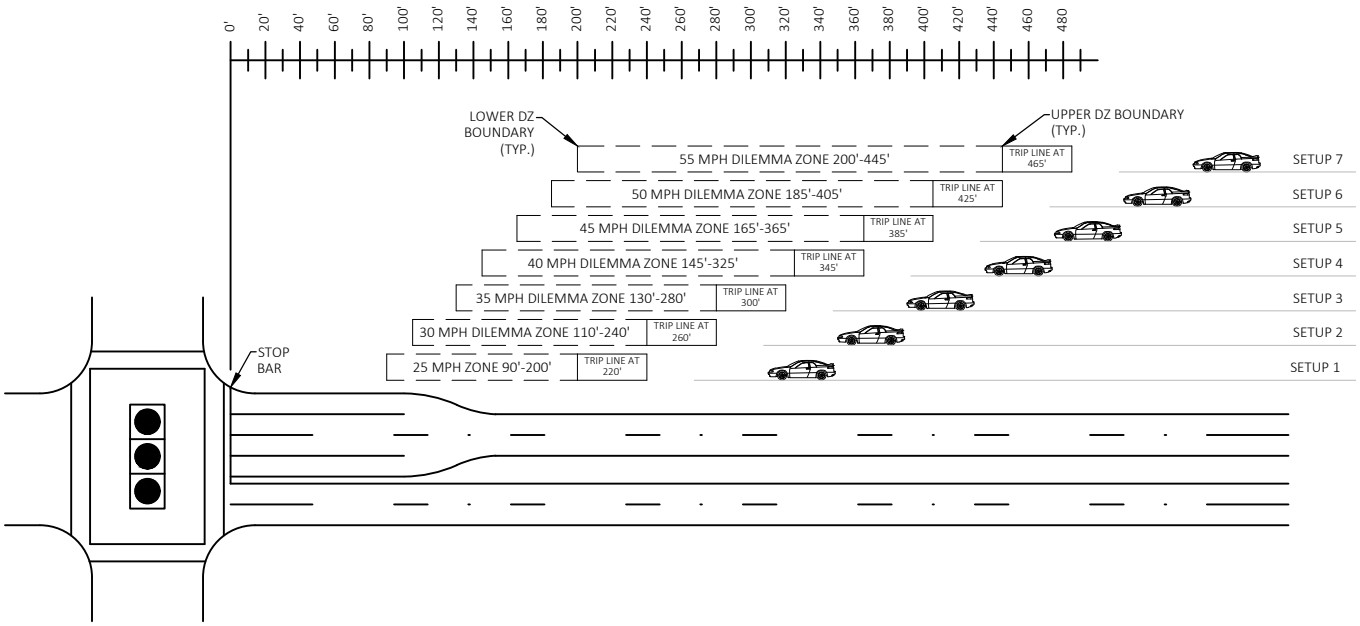
REVISION DESCRIPTION	MARK	DATE	APPROVED

REGISTERED PROFESSIONAL ENGINEER — CIVIL — STATE OF CALIFORNIA

CITY OF EASTVALE

ADVANCED DILEMMA ZONE DETECTION DETAIL

STANDARD No. 1208 (1 OF 2)



DILEMMA ZONE BOUNDARIES AND EXTENSION LIMITS				
POSTED SPEED LIMIT (MPH)	LOWER BOUNDARY (FT)	UPPER BOUNDARY (FT)	TRIP LINE (±20') (FT)	GREEN EXTENSION (S)
55	200	445	465	2.6
50	185	405	425	2.5
45	165	365	385	2.5
40	145	325	345	2.4
35	130	280	300	2.3
30	110	240	260	2.2
25	90	200	220	2.1

NOT TO SCALE

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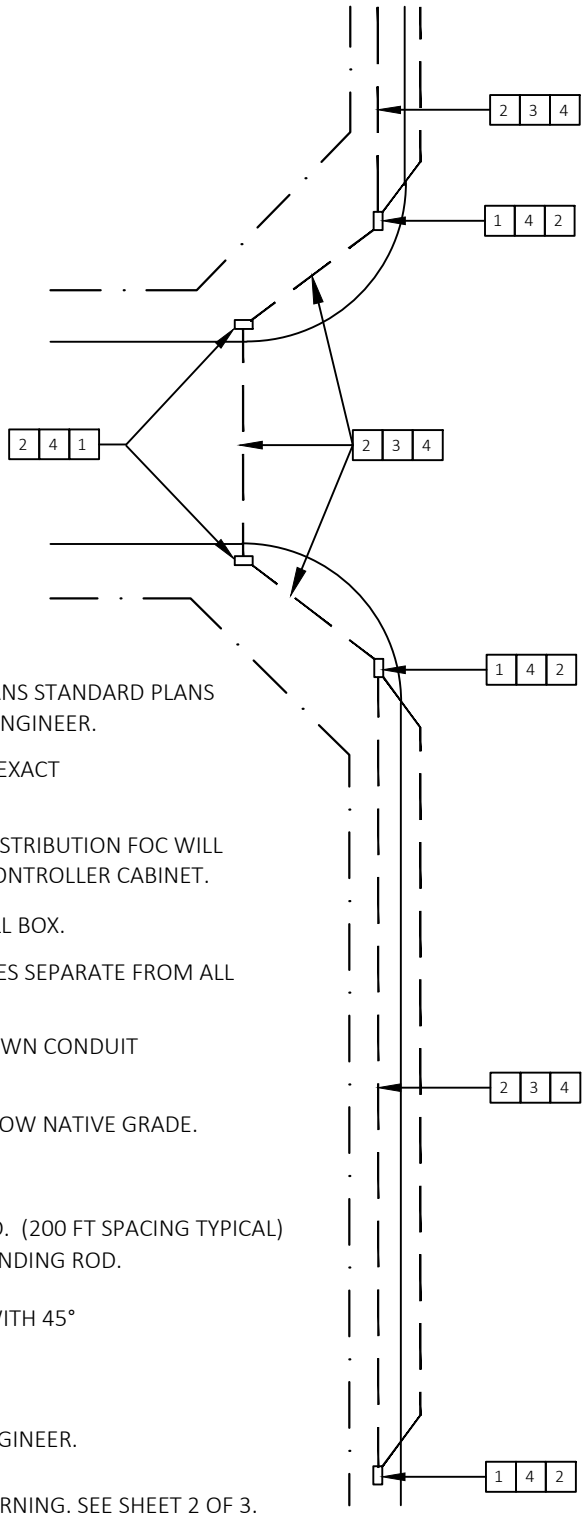
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CIVIL
STATE OF CALIFORNIA

CITY OF EASTVALE

ADVANCED DILEMMA ZONE DETECTION DETAIL

STANDARD No. 1208 (2 OF 2)



NOTES

1. ALL WORK AND MATERIALS SHALL CONFORM TO CURRENT CALTRANS STANDARD PLANS AND SPECIFICATIONS UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER.
2. THE CITY ENGINEER OR HIS REPRESENTATIVE SHALL APPROVE THE EXACT LOCATION OF ALL CONDUIT AND PULL BOXES.
3. NO SPLICING OF BACKBONE FOC WILL BE ALLOWED. SPLICES TO DISTRIBUTION FOC WILL ONLY BE ALLOWED IN SPLICE CLOSURES AT THE TRAFFIC SIGNAL CONTROLLER CABINET.
4. INSTALL 25 FT OF SLACK OF EACH FIBER OPTIC CABLE IN EVERY PULL BOX.
5. FIBER OPTIC CABLE SHALL HAVE ITS OWN CONDUIT AND PULL BOXES SEPARATE FROM ALL OTHER CONDUCTORS.
6. WITH NEW CABINET INSTALLATION, FIBER OPTIC SHALL HAVE ITS OWN CONDUIT ENTERING CABINET THROUGH THE FOUNDATION.
7. CONDUITS SHALL BE INSTALLED TO A MINIMUM DEPTH OF 42" BELOW NATIVE GRADE.

1. FURNISH AND INSTALL 24" X 36" VAULT (SEE SHEET 3 OF 3) AND LID. (200 FT SPACING TYPICAL) PULL BOX NEEDS TO BE GROUTED WITH A DRAIN HOLE AND GROUNDING ROD.
2. FURNISH AND INSTALL NEW 4 INCH SCHEDULE 80 PVC CONDUIT, WITH 45° SWEEPS INTO PULL BOXES AS APPROVED BY THE CITY ENGINEER OR DESIGNATED REPRESENTATIVE. SEE SHEET 2 OF 3.
3. FURNISH AND INSTALL FIBER OPTIC CABLE AS DIRECTED BY CITY ENGINEER.
4. FURNISH AND INSTALL TRACE WIRE AND ORANGE DETECTABLE WARNING. SEE SHEET 2 OF 3.

NOT TO SCALE

PREPARED UNDER THE SUPERVISION OF:

xx/xx/xx

DIRECTOR OF PUBLIC WORKS — DATE
JIMMY CHUNG, P.E.

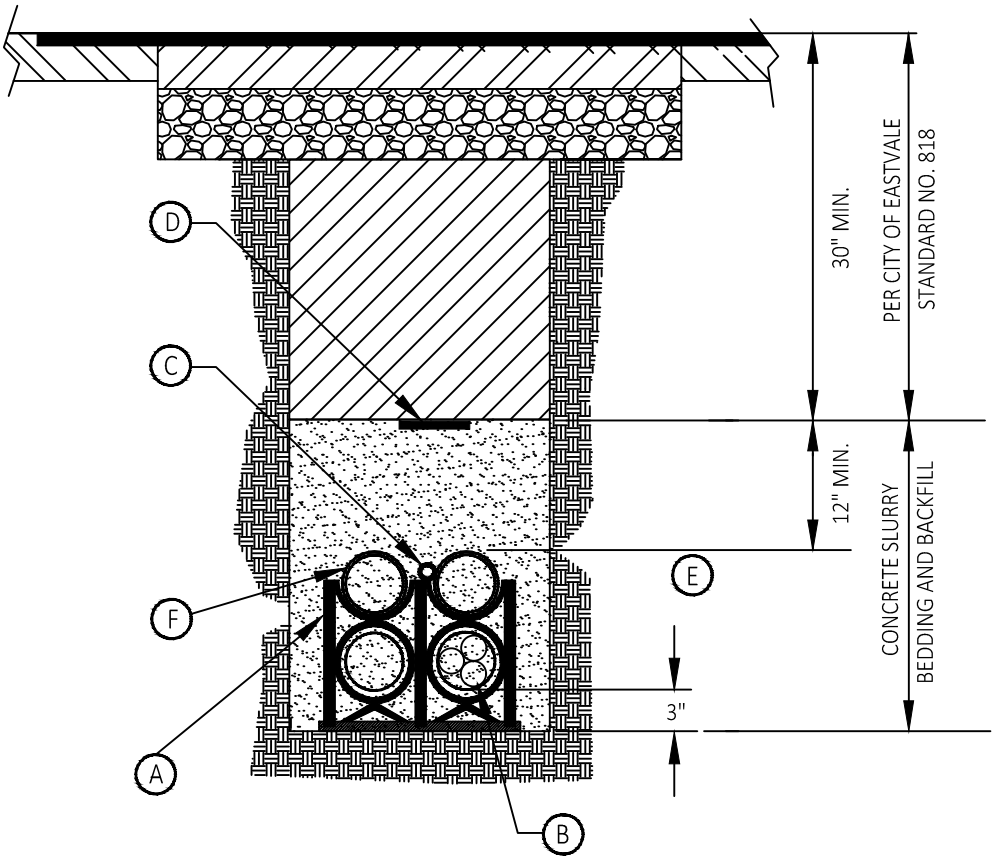
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CIVIL
STATE OF CALIFORNIA

CITY OF EASTVALE

FIBER OPTIC CABLE DETAIL

STANDARD No. 1209 (1 OF 3)



NOTES:

A) CARLON SNAP-LOC DUCT SPACING SYSTEM OR APPROVED EQUAL. SPACING @ CONDUIT JOINTS & ABOUT EVERY 7 FEET

B) INSTALL (3) 1.25" O.D. SMOOTH SCH. 40 OSP. (HDPE) INNERDUCTS IN BOTTOM 4" CONDUIT

C) TRACE WIRE #8 AWG BARE EXTENDED EACH END INTO VAULTS, BOXES ETC.

D) 6" ORANGE DETECTABLE WARNING TAPE MARKED "CAUTION FIBER OPTIC LINE BURIED BELOW", TELETRACE, VIKAMATIC OR APPROVED EQUAL

E) 1 SACK SLURRY CEMENT CONCRETE. TOP 4" MINIMUM SHALL BE MEDIUM TO DARK RED COLOR: LM SCOFIELD COMPANY; ORANGE CHROMIX; DAVIS COLORS OR APPROVED EQUAL

F) INSTALL 4" DIA. SCH. 80 PVC FIBER OPTIC CONDUIT

NOTE: BOTTOM 2-4" PVC CONDUIT RESERVE FOR CITY USE

TRENCH DETAIL

NOT TO SCALE

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DIRECTOR OF PUBLIC WORKS — DATE
JIMMY CHUNG, P.E.

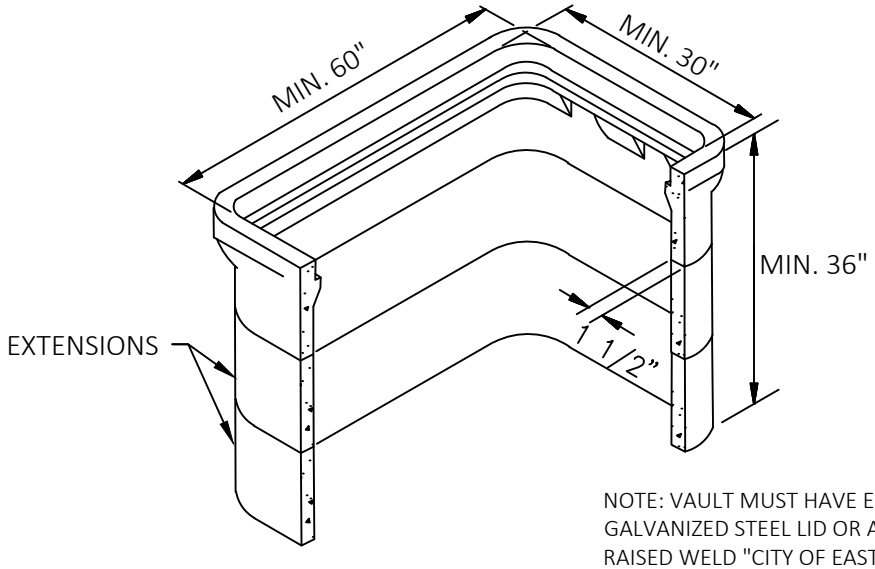
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CIVIL
STATE OF CALIFORNIA

CITY OF EASTVALE

FIBER OPTIC CABLE DETAIL

STANDARD No. 1209 (2 OF 3)

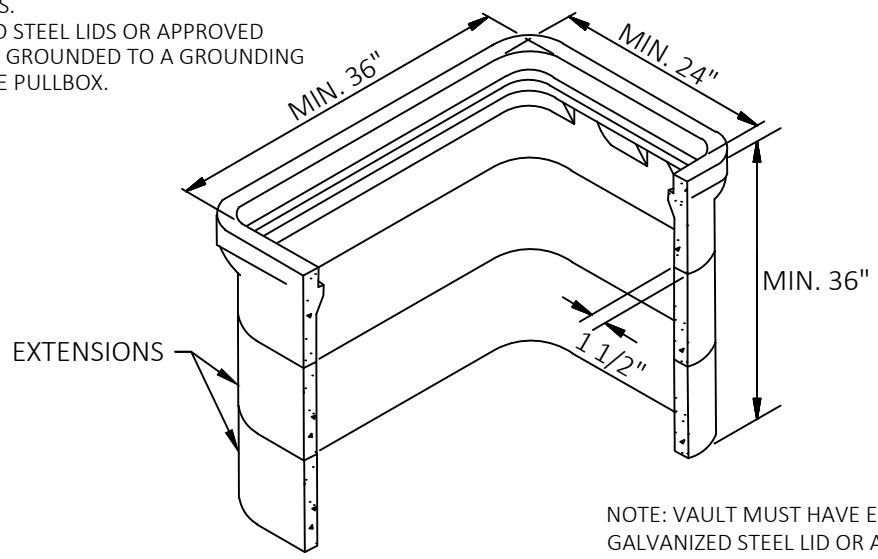


NOTE: VAULT MUST HAVE EXTENSIONS AND GALVANIZED STEEL LID OR APPROVED EQUAL WITH RAISED WELD "CITY OF EASTVALE COMMUNICATIONS".

GENERAL NOTES:

1. VAULT DIMENSIONS ARE APPROXIMATE. CONTRACTOR SHALL PROVIDE VAULT PER MANUFACTURER'S BUILD SPECIFICATIONS.
2. 30"X60" VAULTS SHALL BE USED AT INTERSECTIONS THAT CONTAIN SPLICE CLOSURES AND WHERE FIBER CROSSES IN MULTIPLE DIRECTIONS.
3. 24" X 36" VAULTS SHALL BE USED AT ALL OTHER INTERSECTIONS THAT CONTAIN SPLICE CLOSURES.
4. THE GALVANIZED STEEL LIDS OR APPROVED EQUAL SHALL BE GROUNDED TO A GROUNDING ROD WITHIN THE PULLBOX.

30"X60" VAULT
N.T.S.



NOTE: VAULT MUST HAVE EXTENSIONS AND GALVANIZED STEEL LID OR APPROVED EQUAL WITH RAISED WELD "CITY OF EASTVALE COMMUNICATIONS".

24" X 36" VAULT
N.T.S.

VAULT DETAILS

NOT TO SCALE

PREPARED UNDER THE SUPERVISION OF:

xx/xx/xx

DIRECTOR OF PUBLIC WORKS — DATE
JIMMY CHUNG, P.E.

REVISION DESCRIPTION	MARK	DATE	APPROVED

REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

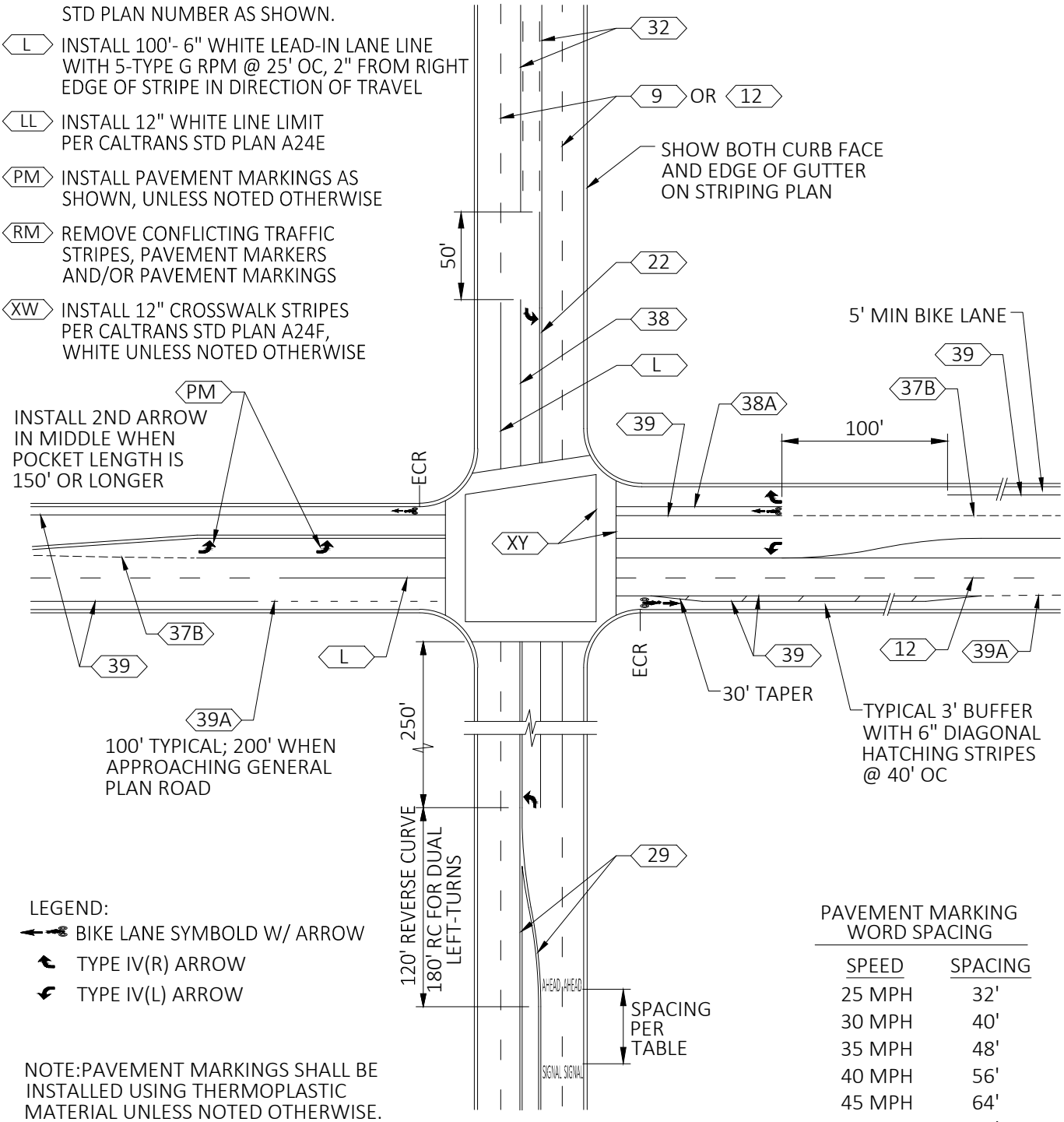
CITY OF EASTVALE

FIBER OPTIC CABLE DETAIL

STANDARD No. 1209 (3 OF 3)

STRIPING CONSTRUCTION NOTES:

- ## INSTALL STRIPING TYPE PER CALTRANS STD PLAN NUMBER AS SHOWN.
- L INSTALL 100'- 6" WHITE LEAD-IN LANE LINE WITH 5-TYPE G RPM @ 25' OC, 2" FROM RIGHT EDGE OF STRIPE IN DIRECTION OF TRAVEL
- LL INSTALL 12" WHITE LINE LIMIT PER CALTRANS STD PLAN A24E
- PM INSTALL PAVEMENT MARKINGS AS SHOWN, UNLESS NOTED OTHERWISE
- RM REMOVE CONFLICTING TRAFFIC STRIPES, PAVEMENT MARKERS AND/OR PAVEMENT MARKINGS
- XW INSTALL 12" CROSSWALK STRIPES PER CALTRANS STD PLAN A24F, WHITE UNLESS NOTED OTHERWISE



LEGEND:

- BIKE LANE SYMBOLD W/ ARROW
- TYPE IV(R) ARROW
- TYPE IV(L) ARROW

NOTE:PAVEMENT MARKINGS SHALL BE INSTALLED USING THERMOPLASTIC MATERIAL UNLESS NOTED OTHERWISE.

PAVEMENT MARKING WORD SPACING

SPEED	SPACING
25 MPH	32'
30 MPH	40'
35 MPH	48'
40 MPH	56'
45 MPH	64'
50 MPH	72'
≥ 55 MPH	80'

NOT TO SCALE

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JIMMY CHUNG, P.E.

DATE

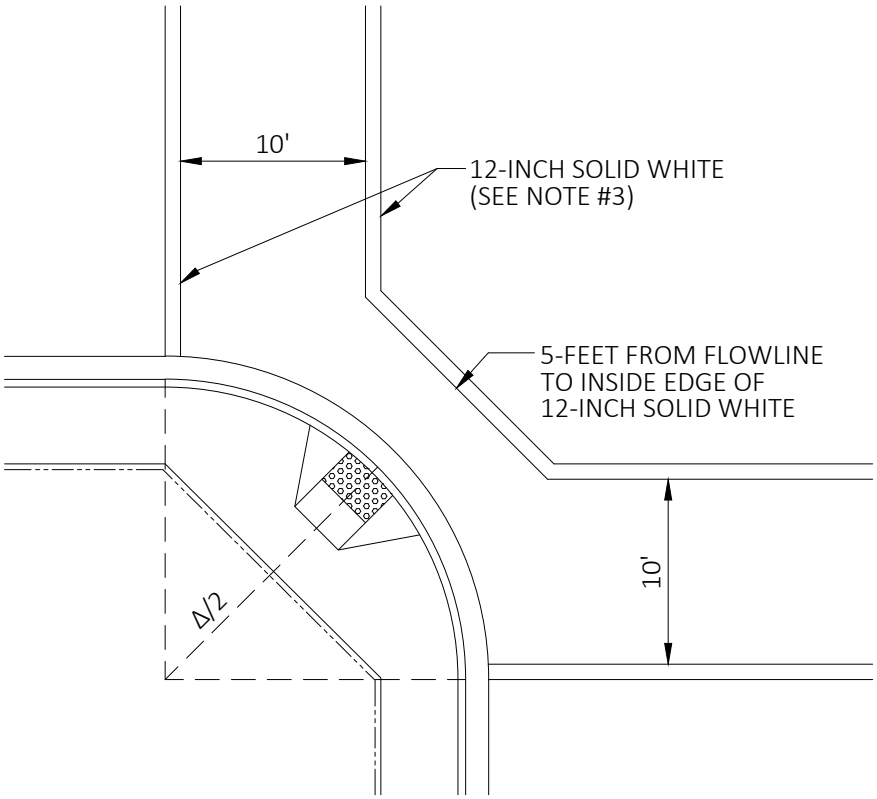
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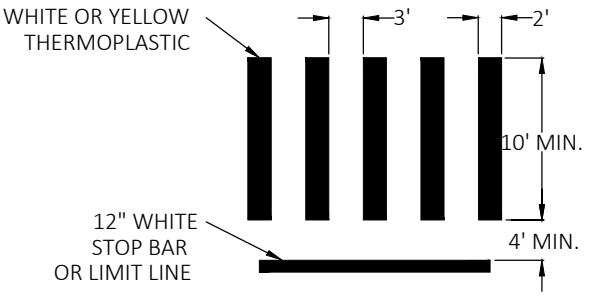
REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

CITY OF EASTVALE

STRIPING DETAILS AND CONSTRUCTION NOTES

STANDARD No. 1210





CROSSWALK DETAIL

NOTES:

1. CROSSWALKS SHALL BE THERMOPLASTIC.
2. THERMOPLASTIC SHALL BE MINIMUM THICKNESS (0.06-INCH MINIMUM) PER THE LATEST CALTRANS STANDARD SPECIFICATIONS OR TO THE SATISFACTION OF THE CITY ENGINEER.
3. SCHOOL CROSSWALKS SHALL BE PAINTED YELLOW.
4. HIGH VISIBILITY CROSSWALKS MAY BE REQUIRED AT THE DIRECTION OF THE CITY ENGINEER.

NOT TO SCALE

PREPARED UNDER THE SUPERVISION OF:

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DIRECTOR OF PUBLIC WORKS
JIMMY CHUNG, P.E.

DATE

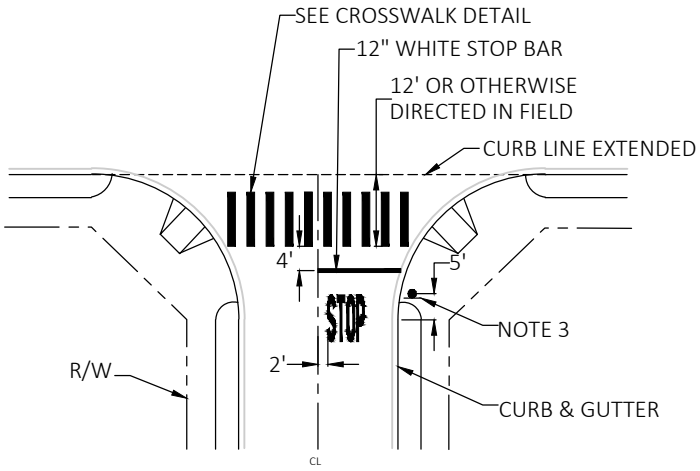
REVISION DESCRIPTION	MARK	DATE	APPROVED

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CIVIL
STATE OF CALIFORNIA

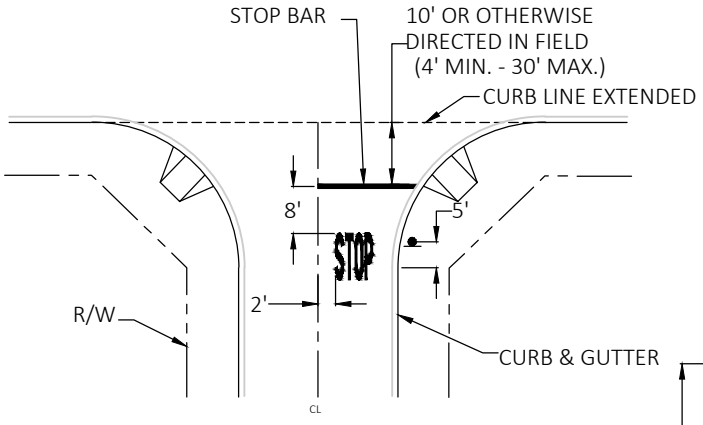
CITY OF EASTVALE

CROSSWALK PLACEMENT & DETAIL

STANDARD No. 1211



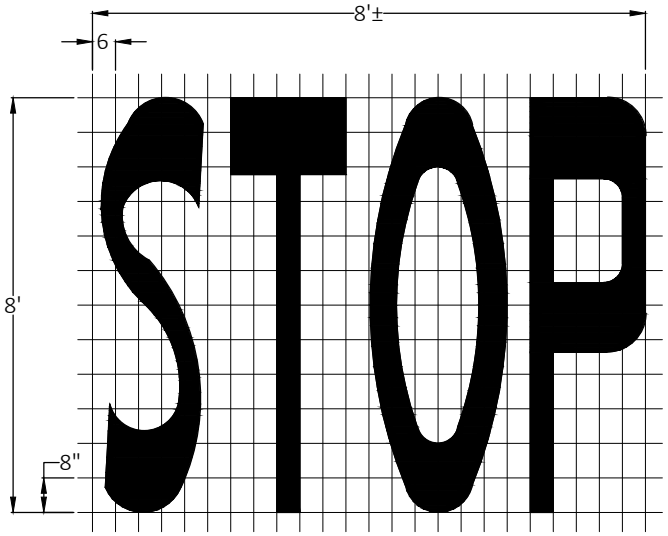
WITH CROSSWALK



WITHOUT CROSSWALK

NOTES:

1. ALL LETTERS AND STOP BAR WILL BE IN THERMOPLASTIC AND IN CONFORMANCE WITH THE STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS APPROVED BY CALTRANS STANDARD PLANS (LATEST EDITION). LETTERS WILL BE 8' IN HEIGHT, OR AS REQUIRED BY THE PUBLIC WORKS DIRECTOR.
2. ONE STOP LEGEND SHALL BE INSTALLED IN EACH TRAVEL LANE.
3. SEE STANDARD PLAN 1226 FOR STOP SIGN INSTALLATION.



NOT TO SCALE

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DIRECTOR OF PUBLIC WORKS
JIMMY CHUNG, P.E.

DATE

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CIVIL
STATE OF CALIFORNIA

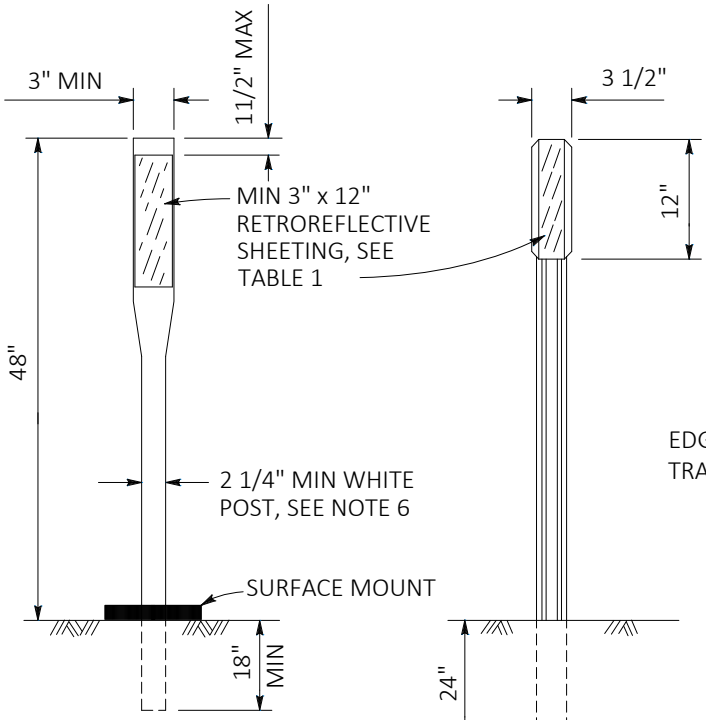
CITY OF EASTVALE

STOP BAR PLACEMENT

STANDARD No. 1212

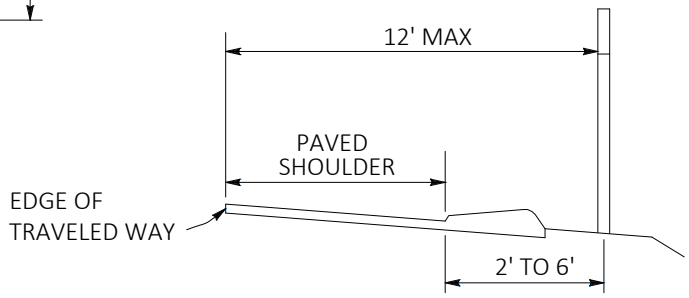
TYPE	RETROREFLECTIVE COLOR	
	FRONT	BACK
E	WHITE	WHITE (SEE NOTE 1)
F	WHITE	NONE
G	YELLOW	NONE
I	YELLOW	YELLOW (SEE NOTE 1)

NOTES:
1. THE REFLECTOR USED ON BACK OF DELINEATOR SHALL BE ONE 3" SQUARE REFLECTIVE SHEETING ON CLASS 1 DELINEATOR AND ONE STANDARD REFLEX REFLECTOR ON CLASS 2 DELINEATOR.
2. THE TYPE OF REFLECTORIZATION AND THE CLASS OF DELINEATOR TO BE INSTALLED WILL BE DESIGNATED ON THE PLANS AS E-1, F-2, ETC.



CLASS 1 FLEXIBLE POST

CLASS 2 METAL POST



DELINEATOR POSITIONING

DELINEATORS

NOT TO SCALE

PREPARED UNDER THE SUPERVISION OF:

xx/xx/xx

DIRECTOR OF PUBLIC WORKS — DATE
JIMMY CHUNG, P.E.

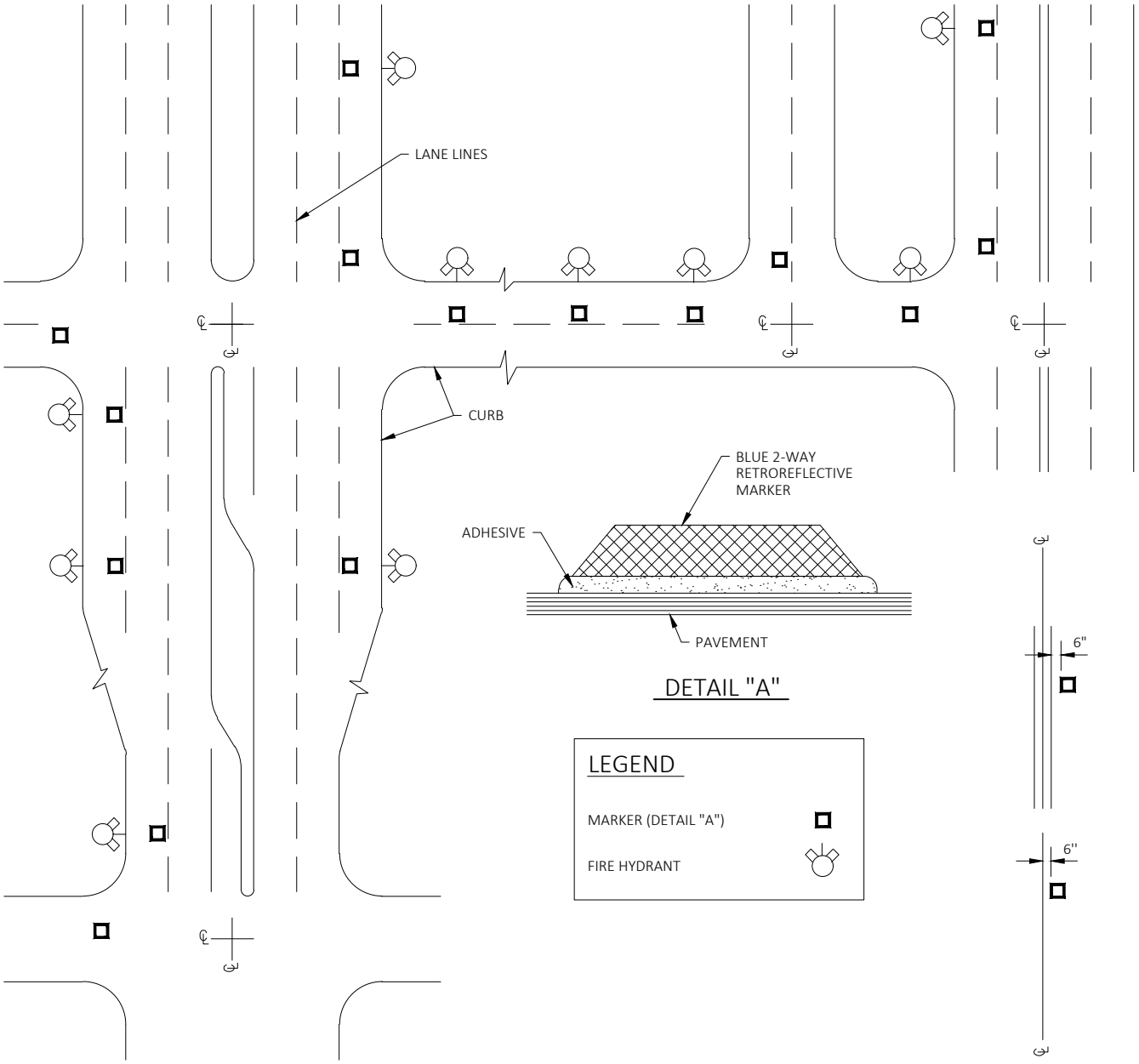
REVISION DESCRIPTION	MARK	DATE	APPROVED

REGISTERED PROFESSIONAL ENGINEER — CIVIL — STATE OF CALIFORNIA

CITY OF EASTVALE

DELINEATORS

STANDARD No. 1213



DETAIL "A"

LEGEND

MARKER (DETAIL "A")

FIRE HYDRANT

DETAIL "B"

MARKERS – SHALL BE BLUE 2-WAY RETROREFLECTIVE WITH GLASS FACES OR 3M 290 SERIES OR EQUAL.

ADHESIVE – PER MANUFACTURER'S SPECIFICATIONS.

SURFACES – CLEAN AND DRY PRIOR TO INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS INSTALL MARKERS WITH RETROREFLECTIVE SURFACES FACING ONCOMING VEHICLES AND OFFSET 6" FROM LANE LINES.

NOTES:

1. FIRE DEPARTMENT WILL PROVIDE LOCATION(S) FOR ALL MARKERS IN PRIVATE RESIDENTIAL DEVELOPMENTS, COMMERCIAL LOTS, AND ALL OTHER AREAS OUTSIDE OF PUBLIC RIGHT OF WAY
2. MARKERS MUST BE INSTALLED AT ALL NEW AND RELOCATED FIRE HYDRANTS AND WITHIN ALL RESURFACING PROJECTS
3. FOR STREETS WITHOUT LANE LINES OR STREETS WITH RAISED PAVEMENT MARKERS AND NO PAINTED LANE LINES, INSTALL MARKERS ON CENTELRINE OR IN LINE WITH EXISTING MARKERS

NOT TO SCALE

PREPARED UNDER THE SUPERVISION OF:

xx/xx/xx

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JIMMY CHUNG, P.E.

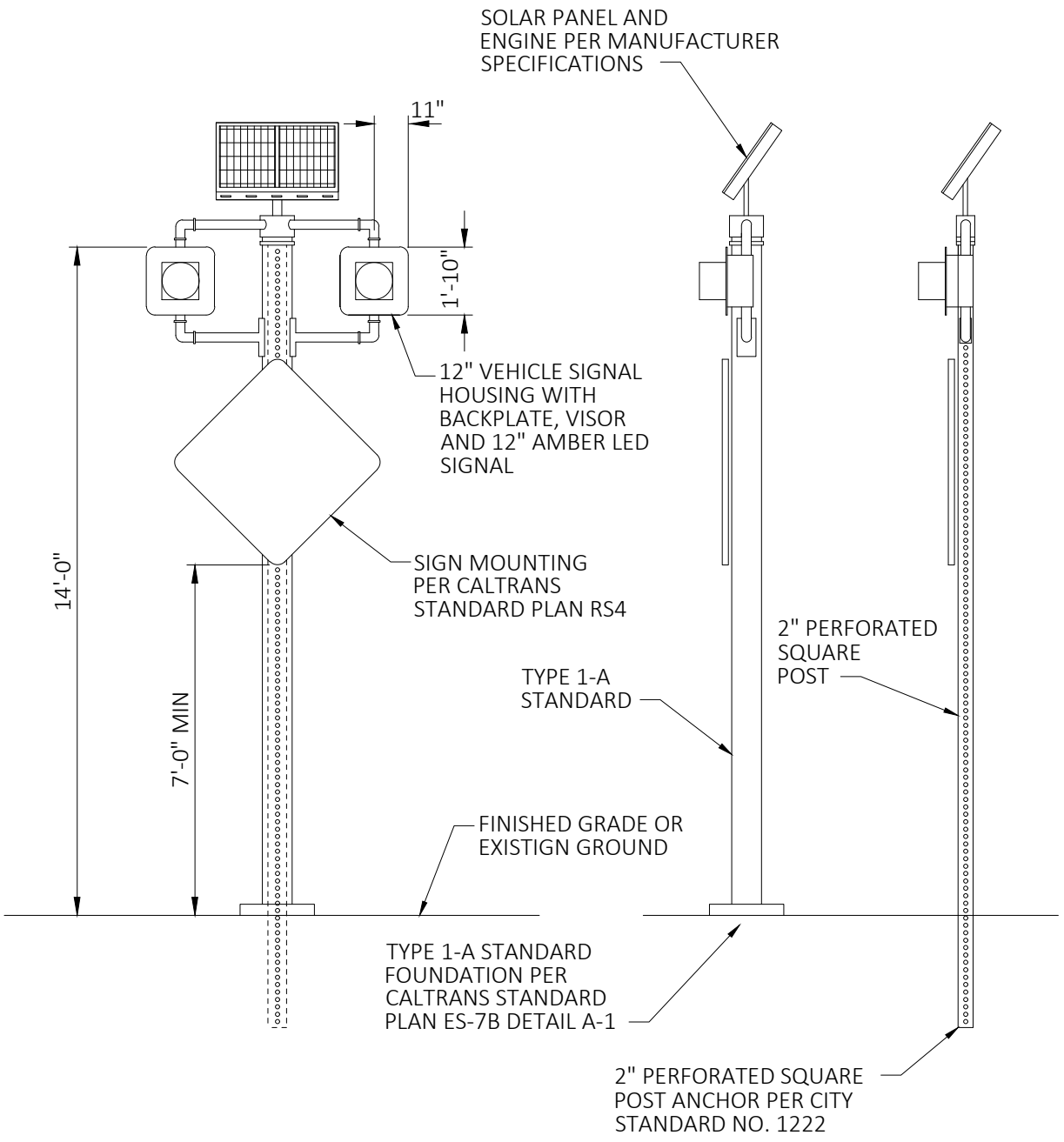
REVISION DESCRIPTION	MARK	DATE	APPROVED

REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

CITY OF EASTVALE

FIRE HYDRANT PAVEMENT MARKER LOCATION

STANDARD No. 1214



FRONT VIEW

SIDE VIEW

NOT TO SCALE

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DATE

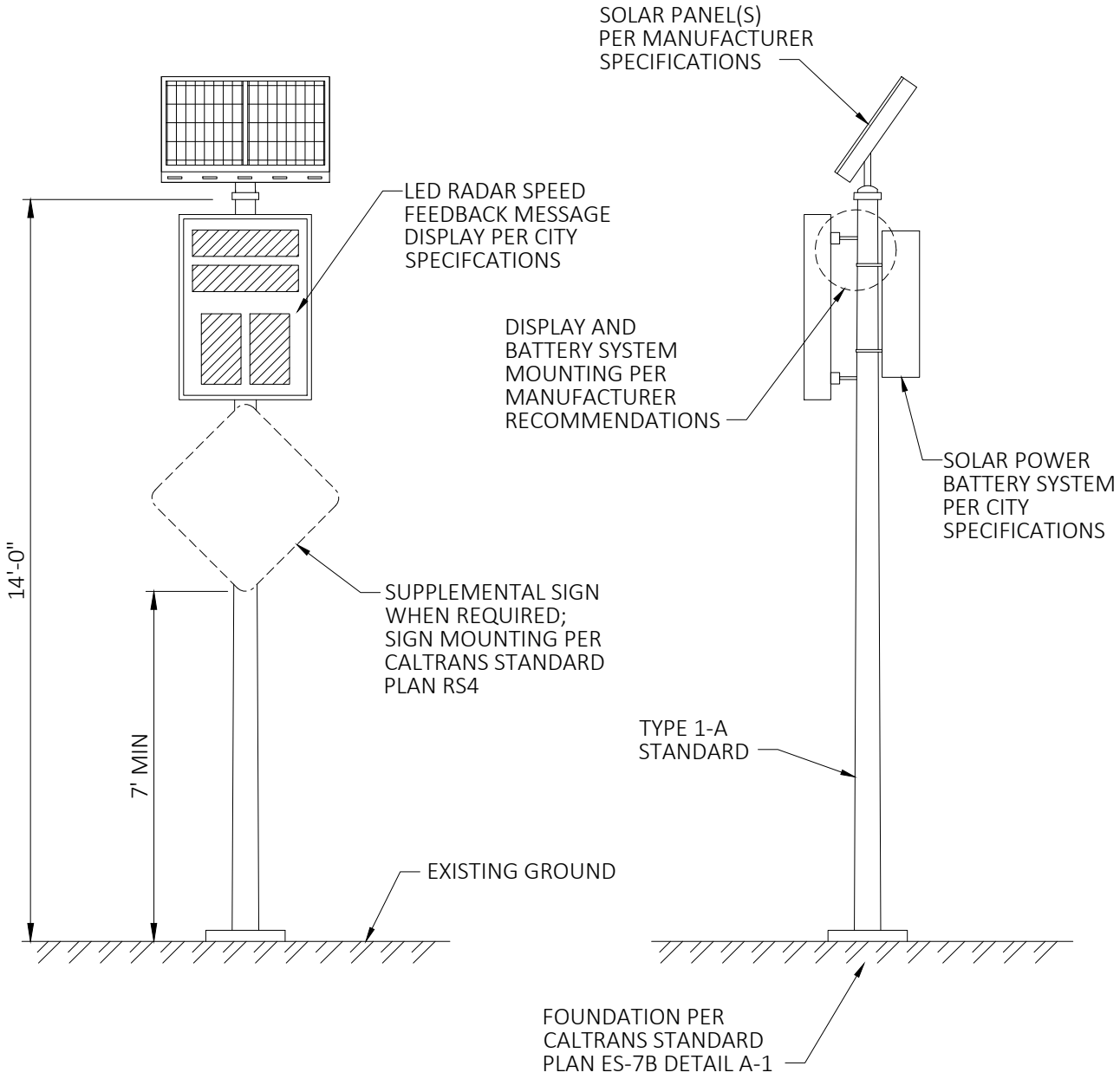
REVISION DESCRIPTION	MARK	DATE	APPROVED

REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

CITY OF EASTVALE

SOLAR POWERED FLASHING BEACON

STANDARD No. 1215



FRONT VIEW

SIDE VIEW

NOT TO SCALE

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JIMMY CHUNG, P.E.

DATE

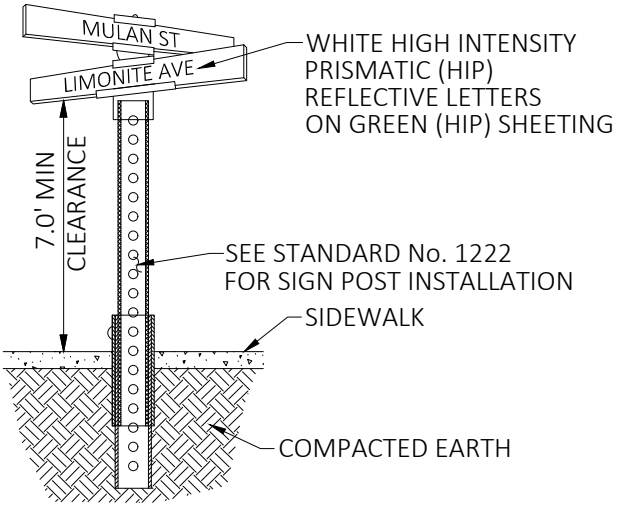
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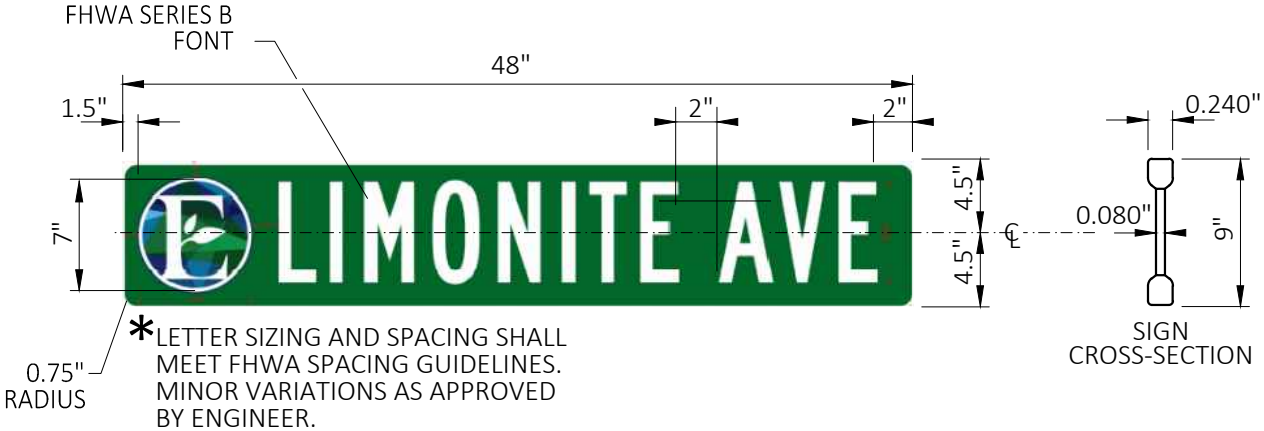
REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

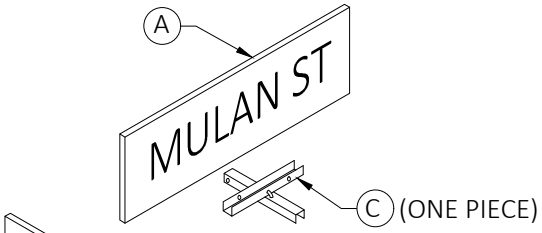
CITY OF EASTVALE

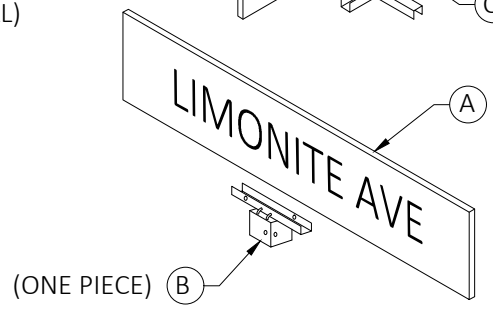
SOLAR POWERED RADAR SPEED FEEDBACK SIGN (LOCAL ROAD)

STANDARD No. 1216









NOTES:

(A) SIGN PLATES (5052-H38 ALUMINUM ALLOY MATERIAL) EXTRUDED BLADE, DOUBLE SIDED

(B) 2" SQ x 12" CAST ANODIZED ALUMINUM POST CAP WITH SIX 3/8" ALLEN HEAD STAINLESS STEEL SET SCREWS TO FIT 0.240" SIGN BLANK

(C) CENTER CROSS SADDLE SHALL BE 12" ONE-PIECE CAST ANODIZED ALUMINUM WITH FOUR 3/8" STAINLESS STEEL ALLEN HEAD SET SCREWS TO FIT 0.240" SIGN BLANK

NOT TO SCALE

FOR STREET NAME SIGN LOCATIONS, SEE STANDARD NO. 1221

PREPARED UNDER THE SUPERVISION OF:

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JIMMY CHUNG, P.E.

DATE

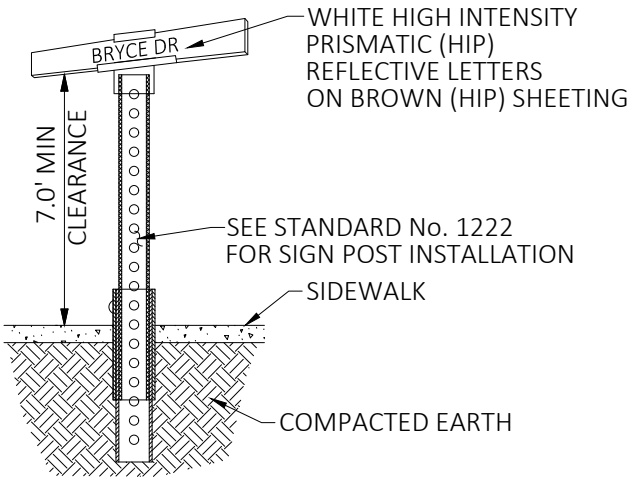
REVISION DESCRIPTION	MARK	DATE	APPROVED

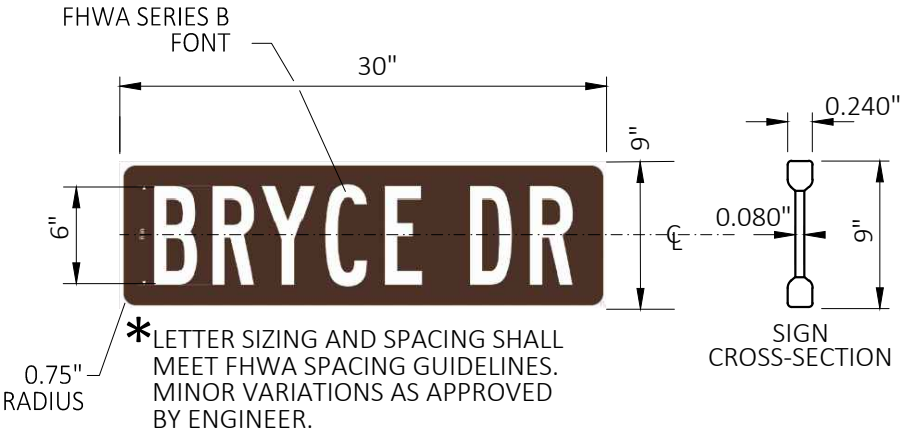
REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

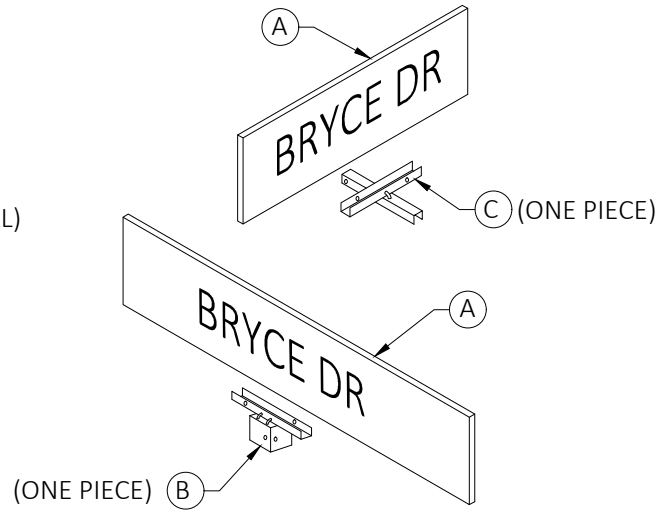
CITY OF EASTVALE

STREET NAME SIGN (PUBLIC STREET)

STANDARD No. 1220 (1 OF 2)







NOTES:

(A) SIGN PLATES (5052-H38 ALUMINUM ALLOY MATERIAL) EXTRUDED BLADE, DOUBLE SIDED

(B) 2" SQ x 12" CAST ANODIZED ALUMINUM POST CAP WITH SIX 3/8" ALLEN HEAD STAINLESS STEEL SET SCREWS TO FIT 0.240" SIGN BLANK

(C) CENTER CROSS SADDLE SHALL BE 12" ONE-PIECE CAST ANODIZED ALUMINUM WITH FOUR 3/8" STAINLESS STEEL ALLEN HEAD SET SCREWS TO FIT 0.240" SIGN BLANK

FOR STREET NAME SIGN LOCATIONS, SEE STANDARD NO. 1221

NOT TO SCALE

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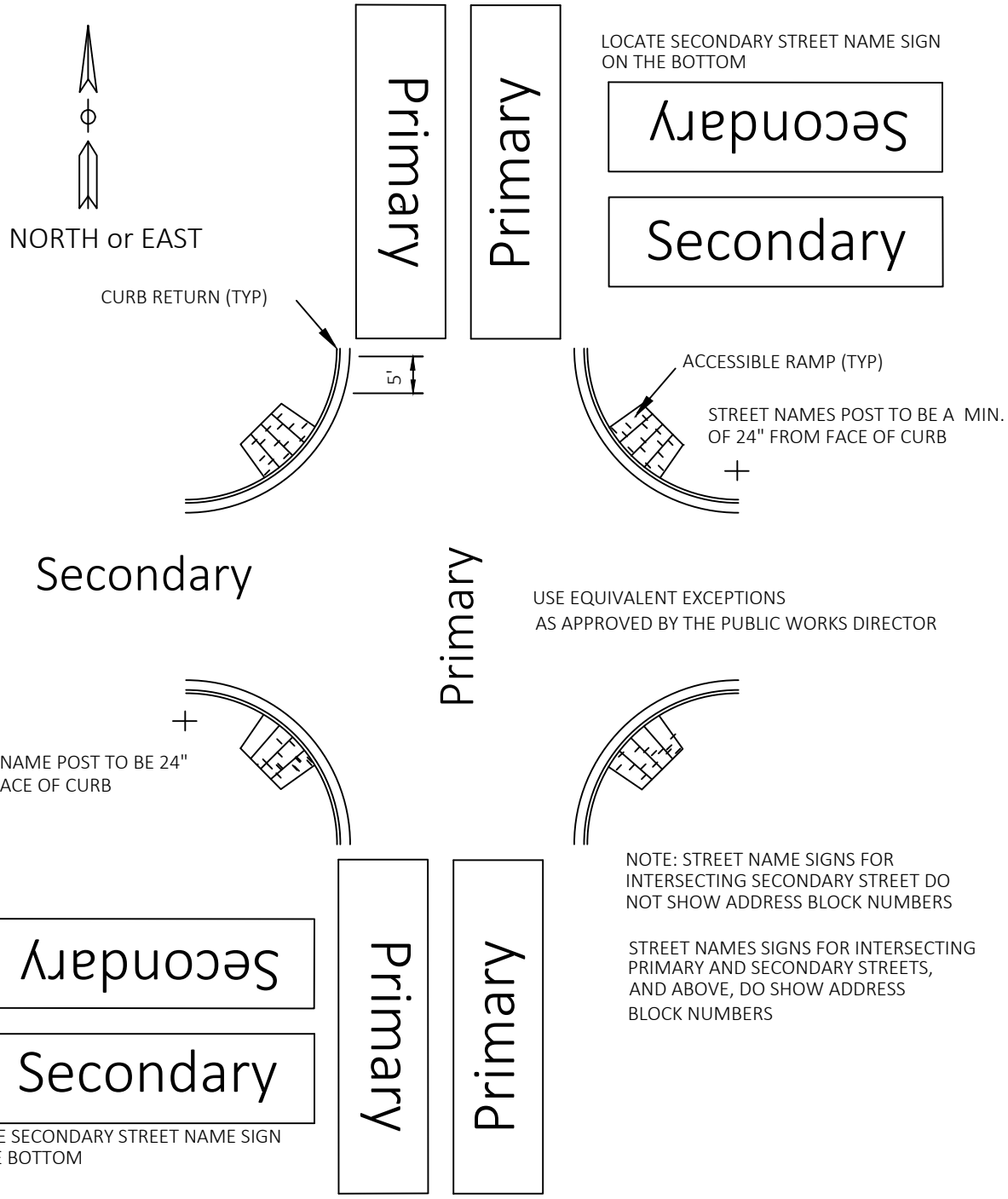
REVISION DESCRIPTION	MARK	DATE	APPROVED

REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

CITY OF EASTVALE

STREET NAME SIGN (PRIVATE STREET)

STANDARD No. 1220 (2 OF 2)



SEE SHEET 2 FOR CORRECT CORNER LOCATION BASED ON STREET CLASSIFICATION

NOT TO SCALE

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CIVIL
STATE OF CALIFORNIA

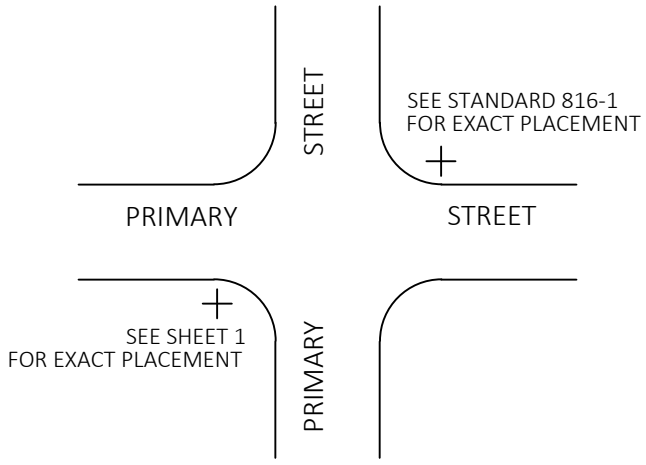
CITY OF EASTVALE

STREET NAME SIGN LOCATION

STANDARD No. 1221 (1 OF 2)

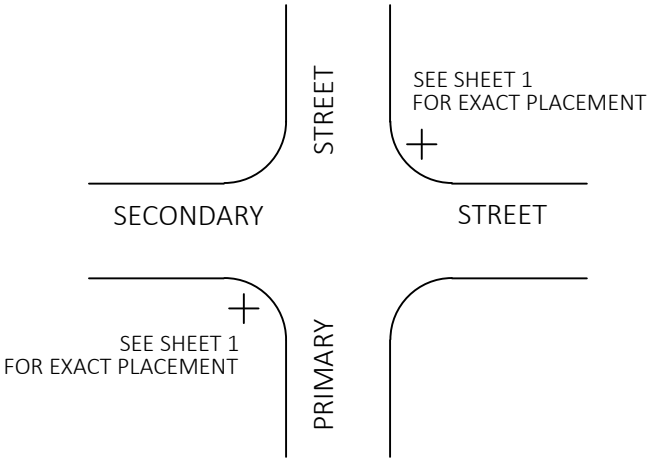
PRIMARY & PRIMARY INTERSECTION

ALWAYS LOCATE STREET NAME SIGN ON APPROACHING NEAR SIDE OF NORTHEAST CORNER AND SOUTHWEST CORNER. EXCEPTIONS AS APPROVED BY PUBLIC WORKS DIRECTOR.



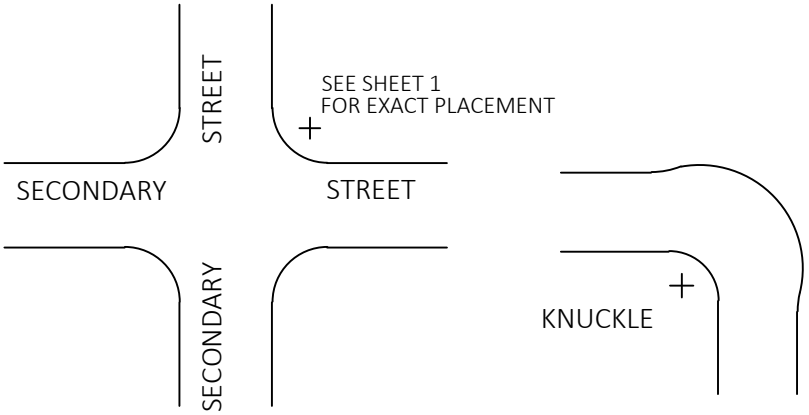
PRIMARY & SECONDARY INTERSECTION

ALWAYS LOCATE STREET NAME SIGN ON APPROACHING NEAR SIDE OF PRIMARY STREET-REGARDLESS OF STREET DIRECTION. EXCEPTIONS AS APPROVED BY PUBLIC WORKS DIRECTOR.



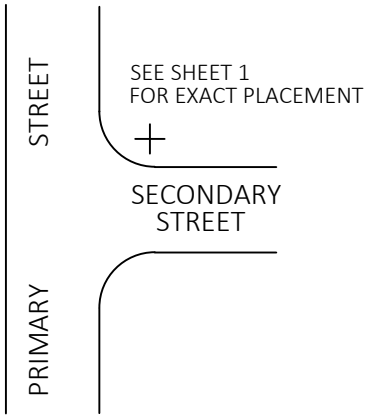
SECONDARY & SECONDARY INTERSECTION

ALWAYS LOCATE STREET NAME SIGN ON APPROACHING NEAR SIDE OF NORTHEAST CORNER . EXCEPTIONS EXCEPTIONS AS APPROVED BY PUBLIC WORKS DIRECTOR.



"T" INTERSECTIONS

ALWAYS LOCATE STREET NAME SIGN ON APPROACHING NEAR SIDE OF THROUGH STREET . EXCEPTIONS EXCEPTIONS AS APPROVED BY PUBLIC WORKS DIRECTOR.



THE TERMS "PRIMARY" AND "SECONDARY" STREETS ARE INTENDED TO DENOTE WHICH STREET IS MORE IMPORTANT: E.G.: (THE WIDER STREET IS THE PRIMARY STREET)

PRIMARY		SECONDARY
ARTERIAL	VS.	COLLECTOR
COLLECTOR	VS.	LOCAL
LOCAL	VS.	CUL-DE-SAC

AT THE INTERSECTION OF 2 LOCAL STREETS, THE STREET CONSIDERED TO BE THE THROUGH STREET WILL BE BASED ON EXAMINATION OF NEIGHBORHOOD STREET PATTERNS BY THE CITY ENGINEER.

NOT TO SCALE

PREPARED UNDER THE SUPERVISION OF:

xx/xx/xx

DIRECTOR OF PUBLIC WORKS — DATE
JIMMY CHUNG, P.E.

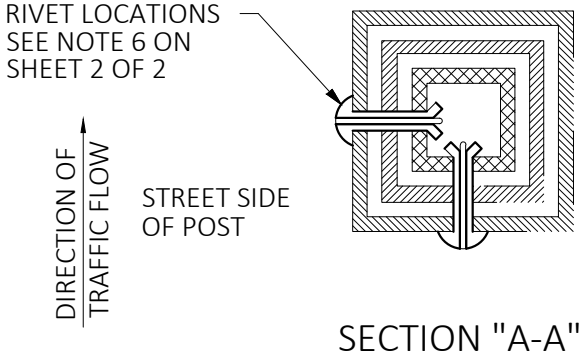
REVISION DESCRIPTION	MARK	DATE	APPROVED

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CIVIL
STATE OF CALIFORNIA

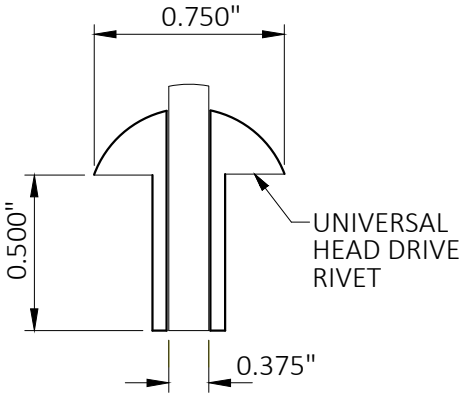
CITY OF EASTVALE

STREET NAME SIGN LOCATION

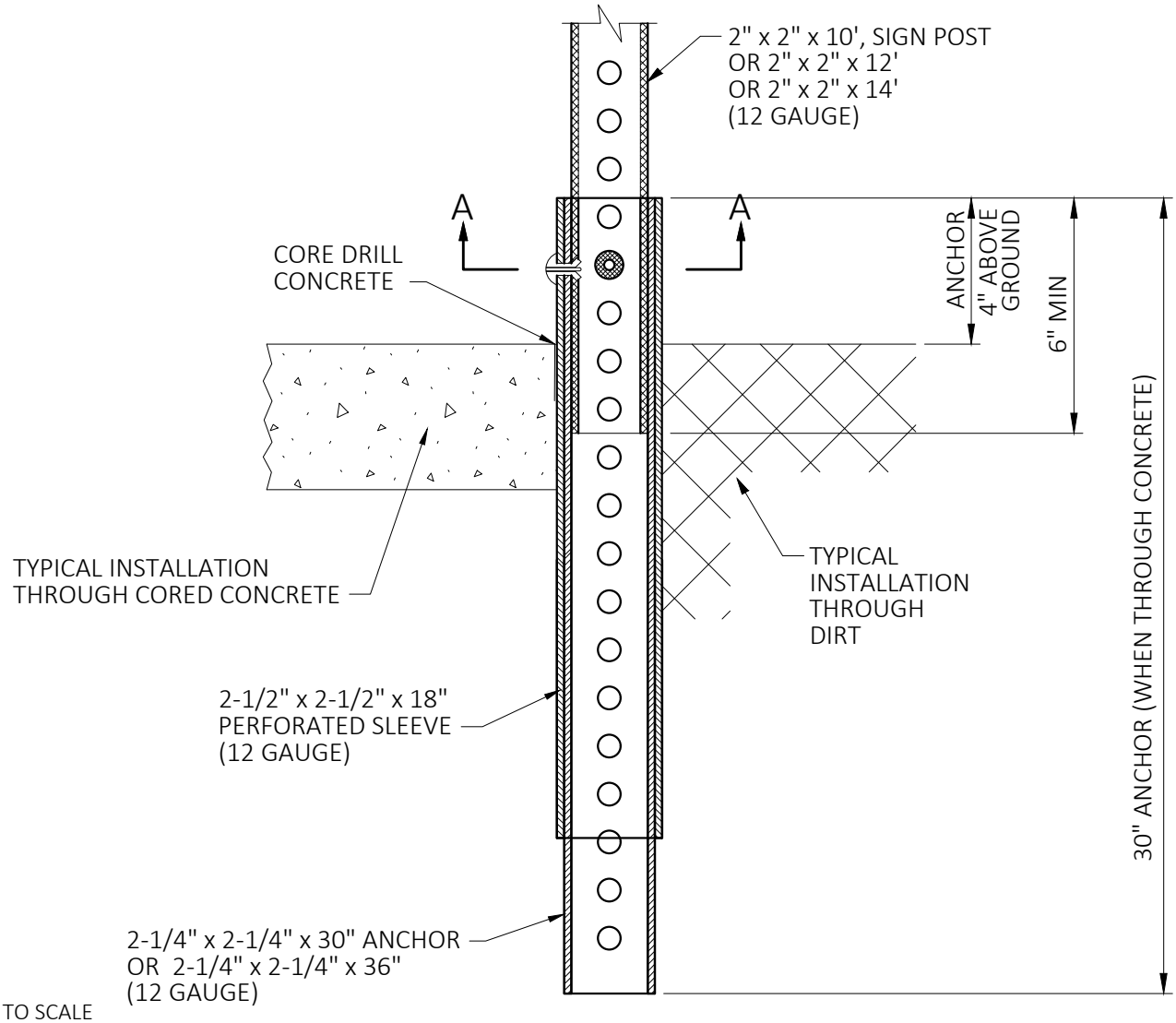
STANDARD No. 1221 (2 OF 2)



SECTION "A-A"



RIVET DETAIL



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REVISION DESCRIPTION	MARK	DATE	APPROVED

REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

CITY OF EASTVALE

SIGN POST INSTALLATION

STANDARD No. 1222 (1 OF 2)

NOTES:

1. SQUARE PERFORATED STEEL TUBE POST WITH TWO PIECE ANCHOR AND SLEEVE, "TELESPAR", SHALL BE USED FOR ALL TRAFFIC CONTROL AND INFORMATIONAL SIGNS WITHIN ROAD RIGHT OF WAY.

2. THE NUMBER OF POSTS REQUIRED FOR SIGN INSTALLATION SHALL BE DETERMINED BY THE AREA OF THE SIGN OR COMBINATION OF SIGNS TO BE INSTALLED. A SINGLE POST SHALL BE USED WHERE BOTH THE LENGTH AND WIDTH ARE 48" OR LESS. DOUBLE POSTS SHALL BE USED WHERE EITHER THE LENGTH OR WIDTH EXCEEDS 48".

3. THE 2 PIECE ANCHOR AND SLEEVE ASSEMBLY SHALL CONSIST OF A 2 1/4" SQUARE BY 30" (THROUGH SIDEWALK) OR 36" (THROUGH SOIL) ANCHOR WITH A 2 1/2" SQUARE BY 18" SLEEVE. ALL SLEEVES AND ANCHORS SHALL BE 12 GAUGE.

4. THE ANCHOR AND SLEEVE ASSEMBLIES SHALL BE DRIVEN SIMULTANEOUSLY UNTIL ONLY 4" REMAINS ABOVE GROUND LEVEL.

5. ALL DIRT SHALL BE REMOVED FROM THE INSIDE TOP 6" MINIMUM OF THE ANCHOR ASSEMBLY TO ALLOW FOR THE INSTALLATION OF THE SIGN POST.

6. INSTALL 2" SQUARE SIGN POST MINIMUM 6" INTO THE ANCHOR ASSEMBLY AND SECURE IN PLACE WITH TWO 3/8" DRIVE RIVETS AS SHOWN. THE RIVETS SHALL BE INSTALLED ON THE SIDE FACING TRAFFIC FLOW AND THE SIDE OF APPROACHING TRAFFIC AS SHOWN IN ORDER TO ACHIEVE THE MAXIMUM BREAK-AWAY EFFECT.

7. INSTALLATION ACCORDING TO THESE REQUIREMENTS IS ESSENTIAL TO MAINTAIN BREAKAWAY CHARACTERISTICS OF THE POST SYSTEM.

8. SEE STANDARD No's. 1220 AND 1221 FOR PLACEMENT OF SIGN POST.

9. ALL ANCHOR ASSEMBLIES SHALL BE CORE DRILLED THROUGH CONCRETE AND ASPHALT.

10. ALL SIGNS ATTACHED TO PERFORATED POSTS SHALL HAVE ZINC COATED OR STAINLESS STEEL WASHERS BEHIND THE RIVET THAT ARE LARGER THAN THE HEAD OF THE RIVET.

11. ALL REGULATORY, WARNING AND GUIDE SIGNS INSTALLED SHALL BE 0.080 INCHES IN THICKNESS.

12. ALL SIGNS 36" OR LARGER SHALL BE INSTALLED WITH BACK BRACES SPECIFICALLY DESIGNED FOR 2" SQUARE PERFORATED POSTS. (2" RISE)

13. IN SOME INSTANCES CONCRETE FOUNDATION MAY BE REQUIRED TO ENSURE PROPER STABILITY, THIS OPTION IS TO BE USED AT THE DISCRETION OF THE CITY ENGINEER OR DESIGNEE.

14. ALL POLES SHALL BE GALVANIZED.

NOT TO SCALE

PREPARED UNDER THE SUPERVISION OF:

xx/xx/xx

DIRECTOR OF PUBLIC WORKS
JIMMY CHUNG, P.E.

DATE

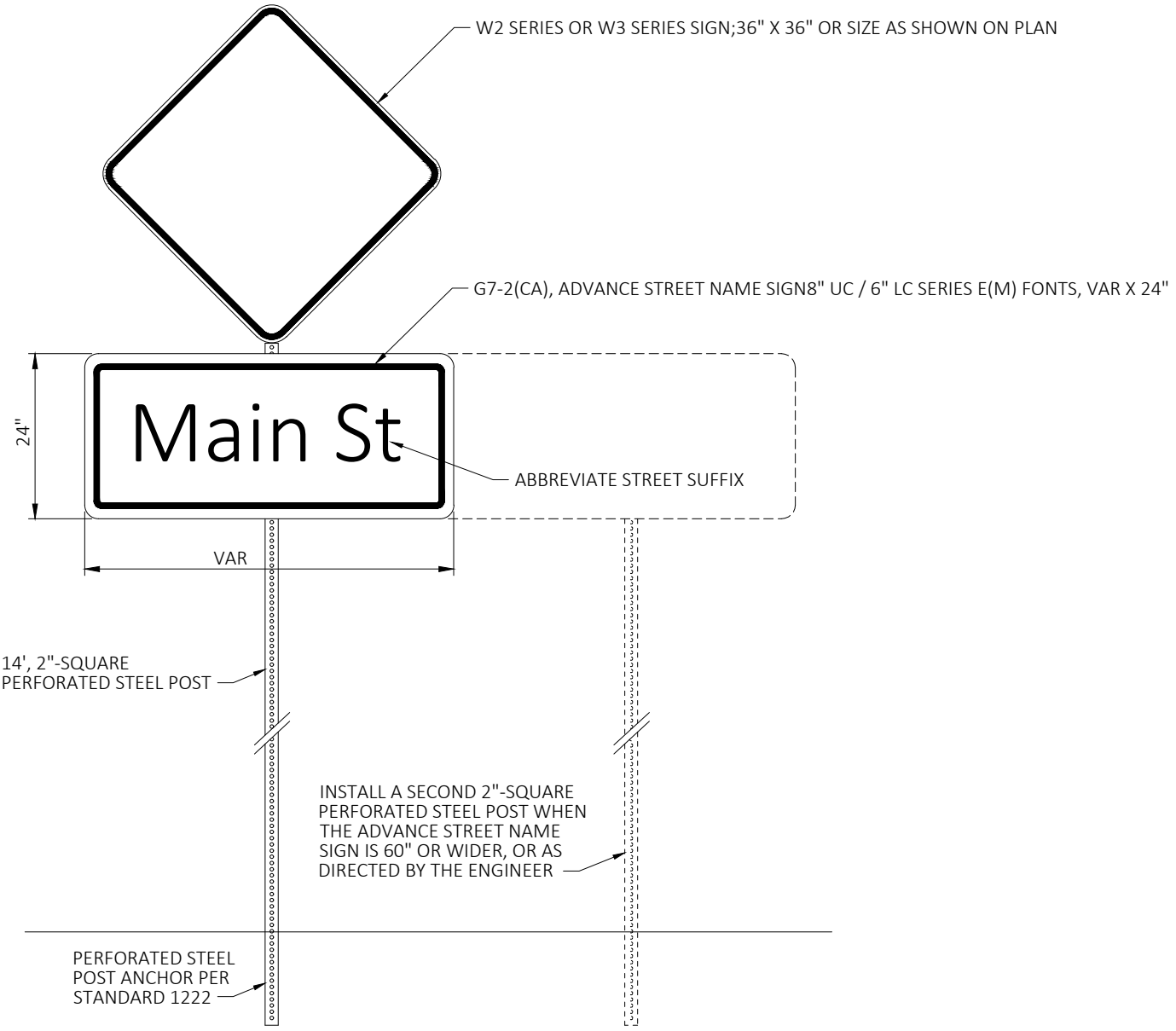
REVISION DESCRIPTION	MARK	DATE	APPROVED

REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

CITY OF EASTVALE

SIGN POST INSTALLATION

STANDARD No. 1222 (2 OF 2)



NOT TO SCALE

PREPARED UNDER THE SUPERVISION OF:

xx/xx/xx

DIRECTOR OF PUBLIC WORKS
JIMMY CHUNG, P.E.

DATE

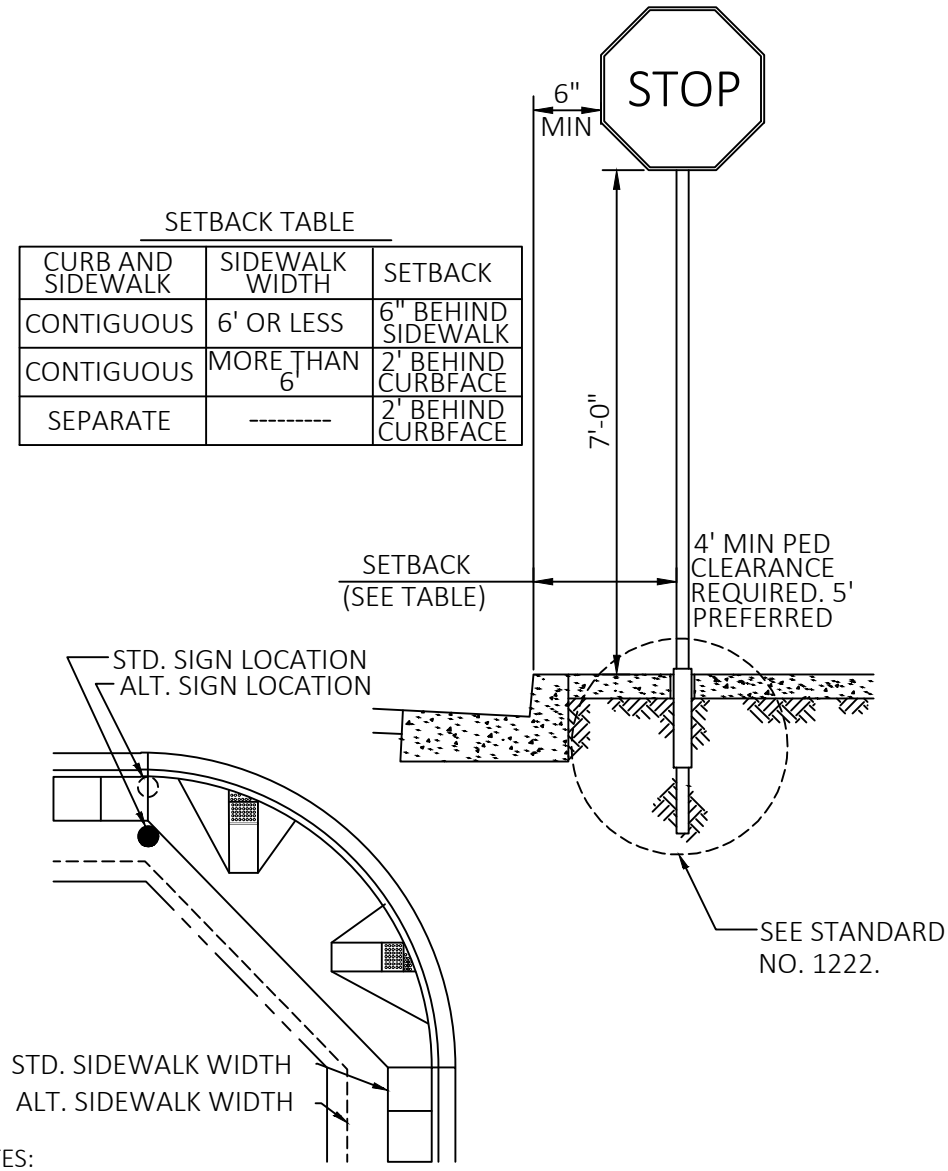
REVISION DESCRIPTION	MARK	DATE	APPROVED

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CIVIL
STATE OF CALIFORNIA

CITY OF EASTVALE

ADVANCE STREET NAME SIGN

STANDARD No. 1225



SETBACK TABLE

CURB AND SIDEWALK	SIDEWALK WIDTH	SETBACK
CONTIGUOUS	6' OR LESS	6" BEHIND SIDEWALK
CONTIGUOUS	MORE THAN 6'	2' BEHIND CURBFACE
SEPARATE	---------	2' BEHIND CURBFACE

NOTES:

1. STOP SIGNS ARE REQUIRED FOR TRAFFIC CONTROL ON ALL LOCAL STREETS INTERSECTING WITH DESIGNATED "THROUGH STREETS", EXCEPT WHERE CONTROL IS BY A TRAFFIC SIGNAL SYSTEM OR WHERE APPROVED BY THE CITY ENGINEER.

2. STOP BARS AND "STOP" LEGEND SHALL BE PAINTED IN CONJUNCTION WITH ALL STOP SIGNS INSTALLED ON STREETS INTERSECTING WITH SECONDARY AND MAJOR ARTERIALS. REFERENCE CITY STANDARD No. 1212.

3. THE POST, SHALL BE SECURED TO THE ANCHOR ASSEMBLY BY TWO-3/8" DRIVE RIVETS ABOVE THE SURFACE. NO "BOLT-THROUGH" SECURING METHODS WILL BE ALLOWED.

NOT TO SCALE

PREPARED UNDER THE SUPERVISION OF:

xx/xx/xx

DIRECTOR OF PUBLIC WORKS — DATE
JIMMY CHUNG, P.E.

REVISION DESCRIPTION	MARK	DATE	APPROVED

REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

CITY OF EASTVALE

STOP SIGN INSTALLATION

STANDARD No. 1226

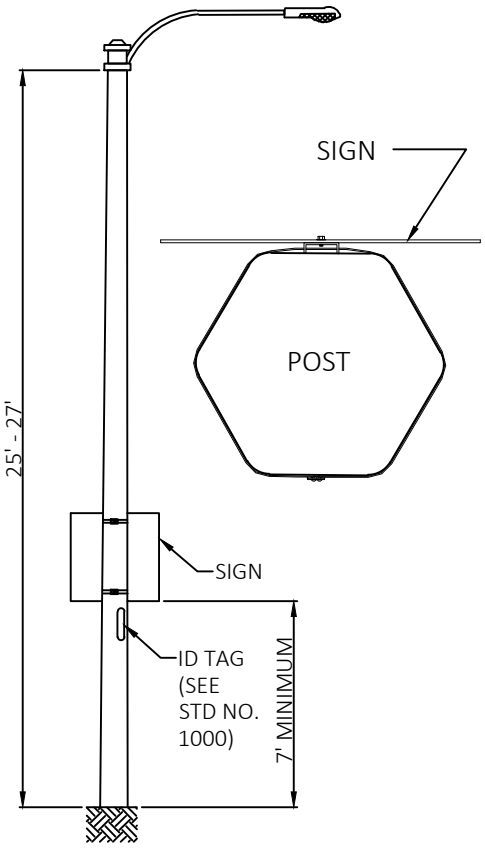
BANDIT - 206 STAINLESS STEEL
3/4" OR 19.05mm WIDTH
0.030" OR 0.76mm THICKNESS

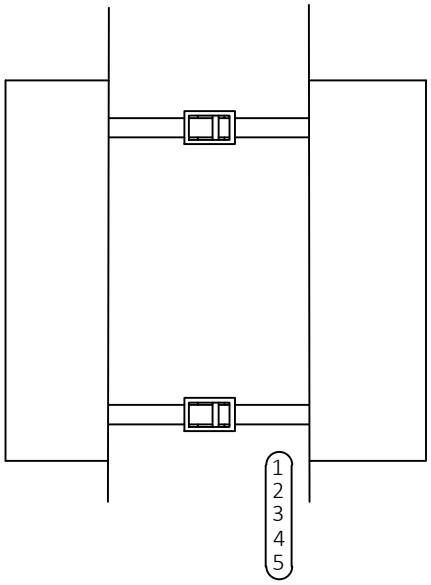
BRACKET - BANDIT, D021 STAINLESS STEEL BOLT
AND WASHER FLARED LEG STAINLESS STEEL.

BUCKLES - BANDIT, C256. EAR LOCKED
TYPE 201 STAINLESS STEEL 3/4" OR 19.05mm.

BOLTS - 1" X 5/16" COARSE THREAD STAINLESS STEEL.

WASHERS - ALL SIGNS SHALL BE INSTALLED WITH 5/16" ZINC COATED WASHERS LARGER THAN THE HEAD OF THE BOLT. ANY SIGN 24" OR LARGER SHALL BE INSTALLED WITH WASHERS NO LESS THAN 1" OUTSIDE DIAMETER ANY SIGN 30" OR LARGER SHALL BE INSTALLED WITH WASHERS NO LESS THAN 1-1/2" OUTSIDE DIAMETER (FENDER WASHER).





NOTES:

1. THE MINIMUM VERTICAL CLEARANCE SHALL BE 7' TO THE BOTTOM OF THE LOWEST SIGN ON THE MARBELITE.
2. THE SIGN SHALL BE BANDED TO THE FLAT SURFACE OF THE MARBELITE THAT BEST ACCOMMODATES A 90 DEGREE ANGLE TO ON COMING TRAFFIC UNLESS OTHERWISE SPECIFIED.
3. THE BAND SHALL BE TIGHTENED TO A POINT AT WHICH IT DOES NOT BREAK, YET PREVENTS MOVEMENT BY HAND OF THE SIGN, BAND, OR BRACKET.
4. ALL SIGNS BEING BANDED TO MARBELITE SHALL HAVE NO LESS THEN 2 BANDS (UPPER AND LOWER). ANY SIGN LARGER THAN 36" SHALL HAS NO LESS THAN 3 BANDS (UPPER, LOWER, AND MIDDLE)
5. UNDER NO CIRCUMSTANCES SHALL THE BANDS COVER THE IDENTIFICATION TAG ON THE MARBELITE.

NOT TO SCALE

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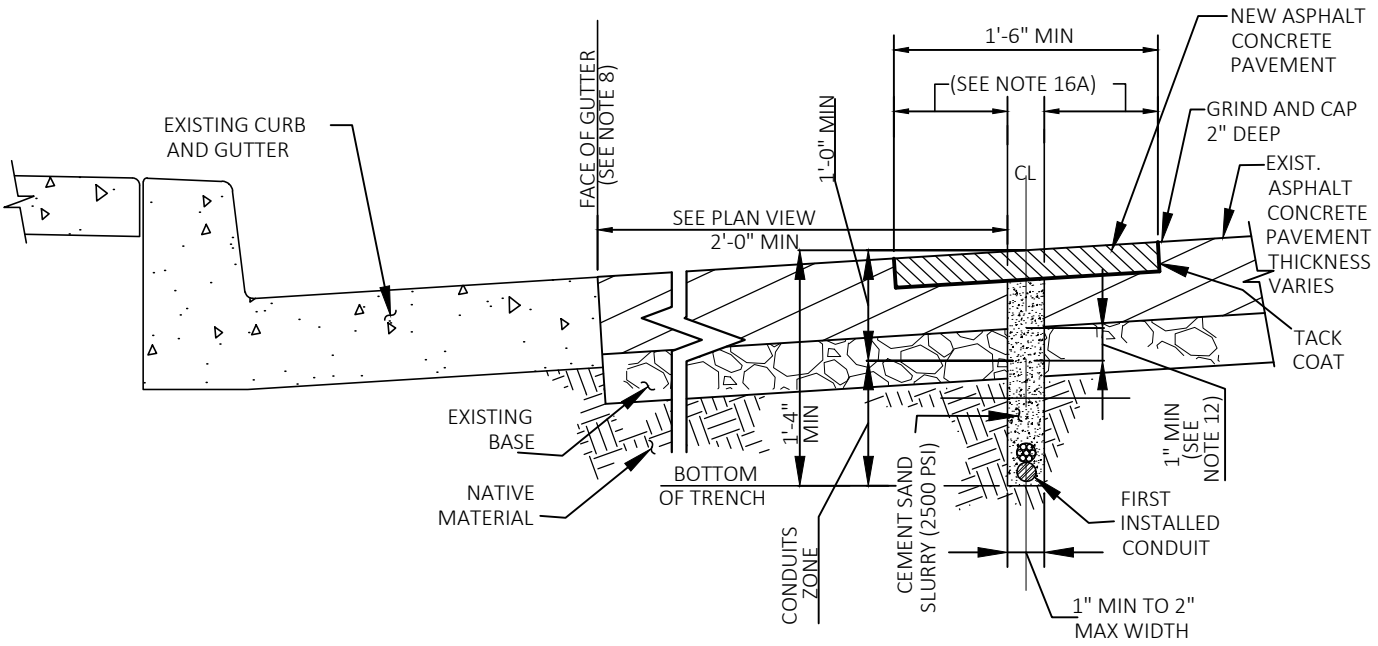
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REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

CITY OF EASTVALE

STREETLIGHT POLE SIGN INSTALLATION

STANDARD No. 1227



TYPICAL MICRO-TRENCH SECTION

GENERAL

1. MICRO-TRENCHING SHALL ONLY BE USED TO INSTALL TELECOMMUNICATION CONDUITS.
2. MICRO-TRENCHING SHALL NOT BE ALLOWED IN CONCRETE PAVED STREETS, NOR SIDEWALKS, PARKWAYS, CURBS AND GUTTERS.
3. THE CONTRACTOR SHALL IDENTIFY ALL EXISTING UTILITIES, INCLUDING SERVICE CONNECTIONS IN THE FIELD. THE CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT (U.S.A.) AT LEAST 48 HOURS PRIOR TO START OF WORK AT 8-1-1 OR TOLL-FREE AT 1-800-422-4133. THE CONTRACTOR SHALL FURTHER SUPPLEMENT THE FINDINGS OF U.S.A. TO DETERMINE THE EXACT LOCATIONS AND DEPTHS OF ALL UTILITIES BY USING A MOBILE GROUND PENETRATING RADAR SYSTEM. THE CONTRACTOR SHALL POTHOLE ALL CROSSING UTILITIES AND PARALLEL UTILITIES WITHIN 18-INCHES OF THE PROPOSED ALIGNMENT TO A DEPTH OF 6-INCHES BELOW THE BOTTOM OF THE MICRO-TRENCH, TO DETERMINE THE EXISTING UTILITY ALIGNMENT AND ELEVATION. POTHOLES SHALL BE IMMEDIATELY BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS OR RESTORED AS DIRECTED BY THE ENGINEER.
4. IF EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE INSPECTOR, ENGINEER AND UTILITY OWNER TO PERFORM THE REPAIRS PROMPTLY ACCORDING TO THEIR REQUIREMENTS AND PER ASSOCIATED CITY PERMITS.
5. THE FOLLOWING ITEMS SHALL BE SUBMITTED BY THE CONTRACTOR TO THE ENGINEER FOR APPROVAL:
   - A. PROVIDE A DETAILED SITE PLAN PER THE LATEST EXCAVATION "U" PERMIT CHECKLIST FOUND IN THE DEVELOPMENT SERVICES PROCEDURES MANUAL WHICH SHALL INCLUDE THE DISTANCES OF MICRO-TRENCH AND EDGES OF GRIND AND CAP TO FACE OF GUTTER, CURB, CONCRETE PAVEMENT OR STRUCTURE AS APPLICABLE.
   - B. A TYPICAL MICRO-TRENCH DETAIL THAT INCLUDES THE FOLLOWING INFORMATION:
     - (1) THE MAXIMUM ASPHALT CONCRETE (AC) ROADWAY THICKNESS, BASE, DEPTH AND WIDTH OF MICRO-TRENCH, DEPTH OF TOPMOST CONDUIT, AND BACKFILL MATERIAL.
     - (2) AC REINSTATEMENT INCLUDING WIDTH AND DEPTH OF GRIND AND CAP.
   - C. DETAIL SHOWING CONDUIT FROM MAIN MICRO-TRENCH ALIGNMENT TO LATERAL SURFACE CONNECTIONS INCLUDING TO ANY JUNCTION/PULL BOX. INCLUDE SPECIFIC INFORMATION OF DEPTH, SIZE, AND METHOD OF EXCAVATION BELOW EXISTING CURB AND GUTTER.

NOT TO SCALE

PREPARED UNDER THE SUPERVISION OF:

xx/xx/xx

DIRECTOR OF PUBLIC WORKS — DATE
JIMMY CHUNG, P.E.

REVISION DESCRIPTION	MARK	DATE	APPROVED

REGISTERED PROFESSIONAL ENGINEER — CIVIL — STATE OF CALIFORNIA

CITY OF EASTVALE

MICRO-TRENCHING

STANDARD No.1228 (1 OF 3)

NOTES: (CONTINUED)

D. CUT SHEETS OF THE PROPOSED EQUIPMENT PARTICULARLY SUITABLE FOR MICRO-TRENCHING, INCLUDING:

(1) MICRO-TRENCHER CAPABLE OF MEETING TARGET DEPTH AND WIDTH IN A SINGLE PASS WITH AN INTEGRAL HOOD AND ASSOCIATED VACUUM SYSTEM. SELECTION OF CUTTING WHEEL SHALL BE SUCH THAT IT MINIMIZES DAMAGE TO THE ADJACENT AC SURFACE.

(2) MOBILE CONCRETE/SLURRY PLACEMENT WITH AN ON-BOARD VIBRATOR AND NARROW TROUGH TO MATCH MICRO-TRENCH WIDTH.

(3) MOBILE GROUND PENETRATING RADAR SYSTEM THAT IS CAPABLE OF LOCATING BOTH METALLIC AND NON-METALLIC PIPES AND CABLES TO A DEPTH OF 24-INCHES.

E. OTHER SITE SPECIFIC ITEMS AS REQUIRED BY THE ENGINEER.

LIMITS OF REMOVALS, TRENCH WIDTH, AND LOCATION

6. THE MICRO-TRENCH SHALL BE CONSTRUCTED WITH CONTINUOUS UNIFORM STRAIGHT AND NEAT EDGES.

7. MICRO-TRENCH ALIGNMENTS SHALL CONSIST OF RUNS PARALLEL TO THE CENTERLINE OF THE STREET. STREET CROSSING MAY BE DONE PROVIDED THE ALIGNMENT IS PERPENDICULAR TO THE STREET CENTERLINE TO THE EXTENT POSSIBLE.

8. THE EDGE OF THE MICRO-TRENCH SHALL BE A MINIMUM OF 24-INCHES FROM THE EXISTING FACE OF THE GUTTER, EXISTING CONCRETE STRUCTURE, OR CURB IF GUTTER IS NOT PRESENT.

9. THE MICRO-TRENCH WIDTH SHALL BE A MINIMUM OF 1-INCH AND A MAXIMUM OF 2-INCHES.

10. MICRO-TRENCHING MAY BE PERMITTED UPON THE ENGINEER'S DISCRETION ON SPECIAL PAVEMENTS SUCH AS DECORATIVE ASPHALT PAVING, AND THROUGH EXISTING IMPROVEMENTS SUCH AS PERPENDICULAR TO SPEED BUMPS. SPECIAL PAVEMENTS AND EXISTING IMPROVEMENTS SHALL BE RESTORED IN KIND AS APPROVED BY THE ENGINEER. HOWEVER, MICRO-TRENCHING THROUGH EXISTING CURB, GUTTER, CROSS GUTTER, BUS PAD, SIDEWALK, FLOATING CURB EXTENSION, BUS BULB, TRUCK PILLOW, RAISED CROSSWALK, ISLAND, MINI-ROUNDABOUT, OR SIMILAR ELEMENTS IS NOT PERMITTED.

11. UP TO TWO (2) VERTICALLY STACKED CONDUITS CAN BE PLACED WITHIN A MICRO-TRENCH.

12. THE CONDUIT SHALL BE INSTALLED AT A MINIMUM DEPTH OF 12-INCHES BELOW THE EXISTING AC PAVEMENT SURFACE, AT LEAST 1-INCH BELOW THE BOTTOM OF THE AC PAVEMENT, AND THE BOTTOM OF THE MICRO-TRENCH SHALL BE AT A MINIMUM DEPTH OF 16-INCHES BELOW THE EXISTING AC PAVEMENT SURFACE.

13. ANCHORS/SPACERS SHALL BE PLACED AT A MAXIMUM OF 10-FEET APART ALONG THE ALIGNMENT TO ENSURE THE CONDUIT DOES NOT RISE FROM THE BOTTOM OF THE MICRO-TRENCH AND DOES NOT TOUCH THE WALLS OF THE MICRO-TRENCH DURING INSTALLATION.

BACKFILL

14. ALL MICRO-TRENCHES SHALL BE COMPLETELY BACKFILLED WITH A CEMENT SAND SLURRY 2500 PSI TO FINISH GRADE BY THE END OF THE WORK DAY.

GRIND AND RESURFACE SECTION

15. COMMENCEMENT OF SURFACE PREPARATION SUCH AS GRINDING/CHIPPING FOR ASPHALT CONCRETE PAVING REPLACEMENT WILL OCCUR NO SOONER THAN 48 HOURS AFTER SLURRY BACKFILL OF TRENCH. FIELD CONDITIONS OR MATERIAL USED MAY NECESSITATE A LONGER WAIT AS DETERMINED BY THE INSPECTOR.

16. AS SOON AS BACKFILL HAS CURED, NOT TO EXCEED 30 CALENDAR DAYS, ASPHALT CONCRETE SHALL BE GROUND AND CAPPED AS FOLLOWS:

A. EXISTING AC AND SLURRY BACKFILL SHALL BE GROUND DOWN 2-INCHES, FOR A WIDTH OF 18-INCHES BUT NO LESS THAN 6-INCHES FROM BOTH EDGES OF THE MICRO-TRENCH AND RESURFACED WITH CLASS C2 ASPHALT AND BINDER GRADE PER BROWNBOOK TABLE 302-5.1 (A). WHEN THE CAP LIMIT IS WITHIN 2-FEET OR LESS FROM THE GUTTER FACE, CURB, SLAB OR STRUCTURE, THE CAP LIMIT SHALL EXTEND TO THAT ITEM.

B. TACK COAT ALL EDGES WITH EITHER SS-1H EMULSIFIED ASPHALT OR PG 64-10 PAVING ASPHALT IMMEDIATELY BEFORE THE ADJOINING ASPHALT CONCRETE IS PLACED.

C. WHERE ANGULAR CROSSING OR ANY LENGTH-WISE CUTS OF A BIKE LANE OCCUR BY MICRO-TRENCHING, THE CAPPING LIMITS SHALL EXTEND THE FULL WIDTH OF THE BIKE LANE. PERPENDICULAR CROSSINGS MAY RECEIVE TYPICAL CAPPING WIDTH PER NOTE 16.A. ABOVE. PAVEMENT MARKINGS SHALL BE RESTORED IN KIND. WHERE NO BIKE LANE MARKINGS EXIST, CONTRACTOR SHALL CONSULT WITH BOE AND LADOT TO DETERMINE LOCATION OF ANY PLANNED BIKE LANES SO THAT IMPACT OF PAVEMENT SURFACE MAY BE AVOIDED.

NOT TO SCALE

PREPARED UNDER THE SUPERVISION OF:

xx/xx/xx

DIRECTOR OF PUBLIC WORKS
JIMMY CHUNG, P.E.

DATE

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CIVIL
STATE OF CALIFORNIA

CITY OF EASTVALE

MICRO-TRENCHING

STANDARD No.1228 (2 OF 3)

NOTES: (CONTINUED)

D. PAVEMENT SHALL BE LEVEL WITH ADJACENT ROADWAY ELEVATIONS AND SHALL PROVIDE A SMOOTH SURFACE PER GREENBOOK SECTION 302-5 AND SUBJECT TO ACCEPTANCE BY THE INSPECTOR.

E. STREETS UNDER A MORATORIUM AND/OR RECENTLY RE-SURFACED MAY HAVE INCREASED REPAIR LIMITS PER THE THE INSPECTOR.

VAULTS AND SERVICE CONNECTIONS

17. CONNECTION TO SERVICE LATERALS, JUNCTION BOXES, ETC., SHALL BE DONE SUCH THAT CURB AND GUTTER IS NOT DISTURBED, SETTLED OR DAMAGED. REMOVAL LIMITS OF SIDEWALK SHALL FOLLOW APPLICABLE STANDARDS AND REQUIREMENTS AS APPROVED BY THE ENGINEER.

18. THE USE OF HYDRO-JETTING IS NOT PERMITTED. TRENCHLESS METHODS SHALL NOT CREATE A VOID TWO TIMES GREATER THAN CONDUIT. VOID SHALL BE COMPACTED AND BACKFILLED WITH APPROVED CONTROLLED LOW-STRENGTH MATERIAL (CLSM).

IDENTIFICATION

19. EACH MICRO-TRENCH SHALL BE IDENTIFIED WITH A METAL IDENTIFICATION TAG LISTING THE OWNER, YEAR OF CONSTRUCTION, AND INCLUDE THE WORDS “NOT A SURVEY POINT”. IF THE WORK IS MORE THAN 50 FEET IN LENGTH, PLACE THE TAG NEAR EACH END OF THE MICRO-TRENCH AND AT INTERVALS NOT TO EXCEED 50 FEET.

ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC) "GREENBOOK".

NOT TO SCALE

PREPARED UNDER THE SUPERVISION OF:

xx/xx/xx

DIRECTOR OF PUBLIC WORKS JIMMY CHUNG, P.E. — DATE

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REGISTERED PROFESSIONAL ENGINEER — CIVIL — STATE OF CALIFORNIA

CITY OF EASTVALE

MICRO-TRENCHING

STANDARD No.1228 (3 OF 3)

CITY OF EASTVALE

AGENDA STAFF REPORT

City Council Meeting
PUBLIC HEARINGS
Agenda Item No. 12.1
January 14, 2026

PLN25-20076 - Amendment to Section 120.04.010 of the Eastvale Municipal Code as it pertains to Accessory Dwelling Units

Prepared By:

David Murray, City Planner

Recommended Action(s)

Staff recommends that the City Council take the following actions:

1. Determine that the proposed Zoning Code text amendment is exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15060(c)(3) of the State of California Guidelines for implementation of CEQA as it is not a project as defined in Section 15378 of the CEQA Guidelines; and
2. Introduce an ordinance entitled: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY EASTVALE, CALIFORNIA, AMENDING SECTION 120.04.010 (ACCESSORY DWELLING UNITS THE EASTVALE MUNICIPAL CODE.

Summary

The proposed ordinance would amend the City's regulations related to Accessory Dwelling Units (ADUs) to comply with changes in state law since the last update to Section 120.04.010 of the Eastvale Municipal Code in September 2024.

Background

Beginning in 2016, the California legislature began to pass a series of bills designed to encourage additional small-scale housing production by requiring jurisdictions throughout the State to meet requirements that would alleviate restrictions on residential development. Over the subsequent ten years, there have been numerous additional bills that expanded the ability to construct Accessory

and Junior Accessory Dwelling Units (ADUs and JADUs) on both single-family and multi- family properties.

During this time, the City of Eastvale made incremental changes to the Municipal Code to maintain compliance with the ever-changing state mandates. However, the last update to Section 120.04.010 of the Eastvale Municipal Code occurred in September 2024. Since then, there have been changes in state law related to ADUs resulting in the City's Municipal Code being out of compliance and subject to legal challenge. As such, staff is bringing forward a proposal to amend the code to comply with current legislation.

The proposed changes that reflect current state legislature are included as redline/strikeout text in **Attachment 1** and include the following:

1. Clarification that new ADU and JADU permit applications must be approved or denied within 60 days of receipt of a complete application or concurrent with the approval of a building permit for a new single-family or multiple-family dwelling;
2. Clarification on city review and approval timelines;
3. Addition of appeal information for ADUs and JADUs that are denied by the city;
4. Clarification on applicable California Government Code sections related to ADUs and JADUs;
5. Revised language distinguishing "converted" ADUs as distinct from "attached" and "detached ADUs;
6. Adds and clarifies a number of definitions;
7. Clarifies and consolidates language related to the location and quantity of ADUs associated with multi-family dwellings;
8. Adds a waiver of impact fees on permit approvals of previously unpermitted ADUs constructed prior to January 1, 2020;
9. Adds language prohibiting the City from denying an application for an ADU or JADU based on nonconforming zoning condition, building code violation or unpermitted structures on the lot that does not pose a threat to the public health and safety and is not affected by the construction of the ADU or JADU;
10. Adds language prohibiting the City from denying a permit for an existing but unpermitted ADU or JADU constructed before January 1, 2020 unless specific health and safety findings can be made; and
11. Other technical or clarifying changes as required.

The proposed changes are consistent with the General Plan goals, policies, and implementation programs. Specifically, Housing Element Strategy HE-1G provides the City will encourage the construction of accessory dwelling units by amending the Municipal Code to be consistent with current state law.

State law requires the City to submit a copy of its ADU ordinance to the California Department of Housing and Community Development (HCD) within 60 days after it is adopted. HCD will issue findings regarding compliance with State law. HCD has not issued formal guidance to date addressing how HCD interprets the new ADU laws to assist cities in drafting their new ordinances. HCD may request additional revisions to the Ordinance after it completes its review.

<u>Public Hearing Notification and Comment</u>

The proposed amendment to the Zoning Code requires a one-eighth page notice of public hearing to be published in a local newspaper at least 10 days prior to the public hearing per state law. A notice of public hearing was published in the Press Enterprise on December 21, 2025 for the City Council hearing of January 14, 2026 (Attachment 4). No comments have been received as of the preparation of this staff report.

Environmental

This Ordinance is exempt from the California Environmental Quality Act (CEQA) review under the general rule exemption. The ordinance ensures compliance with state law by updating the City's regulations for consistency. The adoption if this amendment does not exceed what is statutorily allowed under existing state law, and will not directly result in development or intensification of land use.

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

Not Applicable

Fiscal Impact

There is no fiscal impact to the City associated with adoption of this Zoning Code Amendment, as staff time to prepare this report and draft ordinance is included in the 2025/26 FY Community Development Department budget.

Prior City Council/Commission Action

The City Council previously adopted Ordinances 2018-05, 2020-03, 24-07 to amend Section 120.04.010 of the Eastvale Municipal Code.

On November 19, 2025, the Planning Commission adopted Resolution 25-24 recommending that the City Council adopt a Zoning Ordinance Amendment of Section 120.04.010 of the Eastvale Municipal Code to comply with state law.

Attachment(s)

Attachment 1 - 2025 ADU Ordinance - Redline
Attachment 2 - Draft Ordinance
Attachment 3 - PC Resolution 25-24
Attachment 4 - Public Hearing Notice

Sec. 120.04.010. Accessory dwelling units.

(a) *Intent.* The intent of this section is to regulate accessory dwelling units in residential zoning districts consistent with state law. Implementation of this section is intended to expand housing opportunities for low-~~-~~income and moderate-income or elderly households by increasing the number of rental units available within existing neighborhoods while maintaining the primarily single-family residential character of the area.

(b) *Applicability*.

(1) Except as provided in Government Code Section 66323, an accessory dwelling unit or junior accessory dwelling unit shall not be established without first obtaining an accessory dwelling unit permit from the city. An accessory dwelling unit permit application shall be approved ministerially by the community development director or designee~~-~~ without discretionary review if ~~it~~ the ADU or JADU meets the definitions and criteria listed in this section and all other applicable zoning, building and health and safety codes. If the community development director or designee denies an application for an accessory dwelling unit permit they shall provide a full set of comments to the applicant with a list of deficiencies and a description of how they can be remedied within the time frames below for approval or denial of the application.

a. Existing developments. The permit application shall be ~~acted on~~ approved or denied within 60 days from the date the city receives a completed application if there is an existing single-family or multi-family dwelling on the lot. If the city does not approve or deny the application within this timeframe the application shall be deemed approved unless the applicant has requested a delay, in which case the deadline for approval or denial shall be tolled (suspended) for the period of the delay.

b. New developments. If the permit application is submitted with a permit application to create a new single-family or multi-family dwelling on the lot, the application shall be ~~acted on~~ approved or denied concurrently with the building permit for the new single-family or multi-family dwelling.

c. For accessory dwelling units and junior accessory dwelling units that meet the requirements of Government Code 66323(a), including but not limited to size, height, setback, and access, an applicant may apply for a building permit directly without the need for an accessory dwelling unit permit. Such accessory dwelling units and junior accessory dwelling units are exempt from the standards listed in subdivisions (d) and (e) of this section 120.04.010 but must comply with the requirements of Government Code 66323(a)(1)-(4) and applicable building code.

(2) The applicant for an accessory dwelling unit permit must be the owner of the property on which the accessory dwelling unit will be located.

(3) For the purposes of meeting the city's applicable Regional Housing Needs Allocation (RHNA) as contained in the adopted housing element, accessory dwelling units may be reported as new production of housing units.

(4) No other local ordinance, policy, or regulation shall be the basis for the delay or denial of an accessory dwelling unit permit under this section.

(5) The city shall notify an applicant for an accessory dwelling unit permit whether their application is complete or incomplete within fifteen (15) business days after the city received the application. If determined to be incomplete, the city shall provide the applicant with a list of incomplete items and a description of how the application can be made complete concurrently with the determination of incompleteness. The city shall have fifteen (15) business days to review any resubmittal and determine whether the identified deficiencies have been cured. The city shall not require an applicant to provide any item that was not included in the initial determination of incompleteness. If the city does not make a timely determination of completeness or incompleteness for an application or resubmitted application, the application or resubmitted application shall be deemed complete.

(6) An applicant may appeal a determination that their application for an accessory dwelling unit permit for an ADU or JADU is incomplete, and/or may appeal the denial of an accessory dwelling unit permit for an ADU or JADU, to the planning commission. The applicant shall file a written notice of appeal stating the grounds therefore with the City Clerk within ten (10) days from the date of the determination that is the subject of the appeal accompanied with the appeal fee set by resolution of the City Council. A final written determination on the appeal shall be issued no later than sixty (60) business days after receipt of the applicant's written appeal unless the applicant agrees in writing to an extension of time.

(c) *Definitions.*

(1) "Accessory dwelling unit" or "ADU" means an attached or detached residential dwelling which provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multi-family dwelling is or will be situated. An accessory dwelling unit also includes the following: an efficiency unit, as defined in Section 17958.1 of the Health and Safety Code, and a manufactured home, as defined in Section 18007 of the Health and Safety Code.

(2) "Accessory Structure" means a structure that is accessory and incidental to a dwelling located on the same lot.

(3) "Attached" accessory dwelling means ~~a unit~~an ADU that is or will be attached to or located within the existing or proposed primary dwelling, including new construction additions and conversions of existing space such as attached garages, storage areas or

similar uses~~, or the conversion of an existing accessory structure that is detached from the proposed or existing primary dwelling, including detached garages~~.

(4) "Converted" accessory dwelling unit means an ADU that is or will be created by converting an existing accessory structure that is detached from an existing primary dwelling, including detached garages.

(~~4~~5) "Detached" accessory dwelling unit means ~~a unit~~a new construction ADU that is or will be detached from the proposed or existing primary dwelling~~ but is not a conversion of an existing detached accessory structure~~. ~~n existing accessory structure.~~

(~~5~~6) "Junior accessory dwelling unit"~~"~~ or "JADU" means an accessory dwelling unit that is no more than 500 square feet of interior livable space and contained entirely within a proposed or existing single-family residence. It may contain separate sanitation facilities or may share them with the primary dwelling. A junior accessory dwelling unit shall include an efficiency kitchen consisting of a cooking facility with appliances and a food preparation counter and storage cabinets that are of reasonable size in relation to the size of the junior accessory dwelling unit.

(~~6~~7) "Livable space" means a space in a dwelling intended for human habitation, including living, sleeping, eating, cooking, or sanitation.

(8) "Living area" means the interior habitable area of a dwelling unit, including basements and attics, but does not include a garage or any accessory structure.

(~~7~~9) "Objective standards" means standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submittal.

(~~8~~10) "Passageway" means a pathway that is unobstructed clear to the sky and extends from a street to one entrance of the accessory dwelling unit.

(~~9~~11) "Tandem parking" means that two or more automobiles are parked on a driveway or in any other location on a lot, lined up behind one another.

(d) *Development standard*s. No accessory dwelling unit permit application shall be approved for an accessory dwelling unit or junior accessory dwelling unit unless it complies with the following requirements:

(1) The lot is within a single-family or multi-family residential zone and includes a proposed or existing single-family or multi-family primary dwelling.

a. One detached~~, new construction~~ accessory dwelling unit may be permitted per lot with a proposed or existing single-family dwelling.

b. One attached accessory dwelling unit or converted accessory dwelling unit may be permitted per lot with a proposed or existing single-family dwelling.

c. One junior accessory dwelling unit may be permitted per lot with a proposed or existing single-family dwelling.

d. For accessory dwelling units on lots with existing or proposed multi-family dwellings:

1. At least one attached accessory dwelling unit~~s~~ may be permitted per lot with existing multi-family residential within the portions of the existing multifamily dwelling structure that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages. The total number of attached accessory dwelling units permitted on the lot shall not exceed 25 percent of the existing number of multi-family residential units on the lot.

2. Up to ~~two~~ eight detached accessory dwelling units are permitted per lot with an existing ~~or proposed~~ multi-family ~~residential~~dwelling, provided the number of accessory dwelling units does not exceed the number of existing units on the lot, ~~and~~

3. ~~u~~Up to two detached accessory dwelling units are permitted per lot with a proposed multi-family dwelling.

(2) ~~The~~ An ~~total area of floor space of an attached or detached~~ accessory dwelling unit that is not a JADU does not exceed the following sizes:

a. 850 square feet of interior livable space if the accessory dwelling unit has one bedroom or less; or

b. 1,000 square feet of interior livable space if the accessory dwelling unit has more than one bedroom.

Notwithstanding the foregoing, where there is an existing primary dwelling an attached accessory dwelling unit shall not exceed 50% of the existing primary dwelling's floor area or the aforementioned square footages, whichever is less, subject to paragraph (d)(14) below.

(3) Home occupations which involve storage or materials or inventory of any kind or which involve clients visiting the home occupation may not be conducted in the accessory dwelling unit.

(4) Detached ~~A~~accessory dwelling units shall be located to the rear or side of the primary dwelling unit. ~~The prohibition on accessory dwelling units in the front of the primary dwelling unit shall not be enforced if it is not possible to construct an accessory dwelling unit that is 800 square feet in size to the rear or side of the primary dwelling with a four foot setback from the rear and side yard property lines.~~

(5) The accessory dwelling unit shall comply with all building codes and objective standards for accessory structures of the zone in which the lot is located, including, but not limited to parking, height, setbacks, landscaping and lot coverage, except as otherwise provided for in this section, and except for any minimum lot size requirements. Construction of an accessory dwelling unit shall not constitute a Group R occupancy change under the building code unless the building official makes a written finding based on substantial evidence in the records that the construction of the accessory dwelling unit could have a specific, adverse impact on public health and safety.

(6) No setback is required for an existing living area or accessory structure or a structure constructed in the same location and to the same dimensions as an existing structure that is converted to an accessory dwelling unit or to a portion of an accessory dwelling unit.

(7) A setback of four feet from the side and rear lot lines shall be required for an accessory dwelling unit that is not converted from an existing structure or a new structure constructed in the same location and to the same dimension as an existing structure.

(8) For purposes of calculating allowable density, an accessory dwelling unit is not counted as an additional unit. Accessory dwelling units are a residential use and deemed consistent with the residential general plan and zoning designations.

(9) All-weather access for emergency vehicles shall be provided to all accessory dwelling units as required by applicable building, safety, and fire codes.

(10) Fire sprinklers shall only be required in an accessory dwelling unit if they are also required for the primary residence. The construction of an accessory dwelling unit shall not trigger a requirement for fire sprinklers to be installed in the existing primary dwelling.

(11) ~~An attached accessory dwelling unit or junior accessory dwelling unit that is within the existing space of an~~A converted accessory structure may include an expansion of up to 150 square feet beyond the existing dimensions of the existing accessory structure to accommodate ingress and egress.

(12) Attached accessory dwelling units~~,~~ and ~~including~~ junior accessory dwelling units~~,~~ shall have independent exterior access from the primary residence. If the independent exterior access is on an upper story any exterior stairs shall be located on the side or rear of the primary residence.

(13) ~~Attached and detached a~~Accessory dwelling units shall not exceed the height of the primary dwelling unit, except as follows:

a. A detached accessory dwelling unit may be up to 16 feet high even if the primary dwelling is less than 16 feet high.

b. A detached accessory dwelling unit on a lot with an existing or proposed multifamily, multistory dwelling, may be up to 18 feet high.

c. A detached accessory dwelling unit on a lot within ½ mile of a major transit stop or a high-quality transit corridor, as those terms are defined in Public Resources Code Section 21155, may be up to 18 feet high. An additional 2 feet in height shall also be allowed to accommodate a roof pitch on the accessory dwelling unit that is aligned with the roof pitch of the primary dwelling unit.

d. An attached or converted accessory dwelling unit shall not exceed the height limitation that applies to the primary dwelling unit or 25 feet, whichever is lower. This clause shall not be construed to permit an attached accessory dwelling unit to exceed two stories.

(14) ~~Attached accessory dwelling units on lots with existing multi-family residential must be conversions of portions of the existing multi-family residential structure that is not used as livable space, including but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages.~~ Any development standard in this paragraph (d) regarding minimum or maximum size for an accessory dwelling unit, size based upon a percentage of the proposed or existing primary dwelling, or limits on lot coverage, floor area ratio, open space, front setbacks, and minimum lot size, for either attached or detached dwellings shall be waived if its application to a lot would preclude an accessory dwelling unit with at least 800 square feet of interior livable space and with four-foot side and rear yard setbacks from being constructed in compliance with all other development standards. This provision does not apply to JADUs.

(e) *Parking.*

(1) Except as provided in subsection (e)(3) below, off-street parking shall be required for the accessory dwelling unit in addition to any off-street parking requirements for the existing dwelling unit. One parking space shall be provided for each accessory dwelling unit. The required off-street parking for an accessory dwelling unit may be located in setback areas or through tandem parking, unless specific findings are made that parking in setback areas or tandem parking is not feasible based upon specific site or regional topographical or fire and life safety conditions.

(2) When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an accessory dwelling unit or wholly or partially converted to an accessory dwelling unit, replacement off- street parking is not required to be provided.

(3) No off-street parking shall be required for an accessory dwelling unit in the following instances.

a. The accessory dwelling unit is located within one-half mile of an existing public transit stop.

b. The accessory dwelling unit is located within an officially designated architectural and/or historic district.

c. The accessory dwelling unit is an attached accessory dwelling unit, a converted accessory dwelling unit, or a junior accessory dwelling unit.

d. When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit.

e. When there is a designated car share vehicle station located within one block of the accessory dwelling unit.

f. When a permit application for an accessory dwelling unit is submitted with a permit application to create a new single-family dwelling or a new multifamily dwelling on the same lot, provided that the accessory dwelling unit or the parcel satisfies any other criteria listed in this paragraph (e)(3).

(f) *Miscellaneous.*

(1) Attached accessory dwelling units, including junior accessory dwelling units, shall not be required to install a new or separate utility connection directly between the accessory dwelling unit and the utility, or be subject to a related connection fees or capacity charges for utilities, unless the accessory dwelling unit is constructed with a new single-family dwelling and is not a junior accessory dwelling unit.

(2) No impact fees shall be imposed on accessory dwelling units ~~less than~~with 750 square feet of interior livable space or less, including junior accessory dwelling units. For accessory dwelling units with more than 750 square feet ~~or larger~~of interior livable space, impact fees shall be charged proportionately in relation to the square footage of the primary dwelling. No impact fees shall be imposed on a permit approved for a previously unpermitted accessory dwelling unit constructed prior to January 1, 2020 pursuant to subsection (f)(11) below.

(3) No passageway shall be required in conjunction with the construction of a detached accessory dwelling unit.

(4) No accessory dwelling unit may later be considered a primary dwelling unit for any purpose. This provision shall not be construed to prohibit a property owner from eliminating an attached accessory dwelling unit and enlarging the primary residence to encompass the area that was formerly part of the accessory dwelling unit, provided that all development standards applicable to the primary residence are satisfied.

(5) The accessory dwelling unit and/or primary residence may be occupied by any person without rent or may be rented, except that if the lot contains a junior accessory dwelling unit then one of the units on the lot must be owner-occupied if the JADU has shared sanitation facilities with the primary residence, unless the owner is another governmental agency, land trust, or housing organization. The rental of an accessory dwelling unit shall be for a term longer than 30 days.

(6) Except as otherwise provided in Government Code Section 66341, no ADU may be sold or otherwise conveyed separately from the primary residence. No junior accessory dwelling unit shall be sold or otherwise conveyed separate from the primary residence. A deed restriction shall be recorded for an JADU containing the information required by Government Code Section 66333(c).

(7) The city shall not require an applicant for an accessory dwelling unit permit to correct any existing physical improvements on the lot that do not conform with current zoning standards as a condition of the approval of an accessory dwelling unit permit.

(8) The city shall not issue a certificate of occupancy for an accessory dwelling unit before a certificate of occupancy is issued for the primary dwelling unit.

(9) A demolition permit for a detached garage that is to be replaced with an accessory dwelling unit shall be reviewed with the application for the accessory dwelling unit and issued at the same time.

(10) The city shall not deny an ADU or JADU application due to a nonconforming zoning condition, building code violation, or unpermitted structure on the lot that does not present a threat to the public health and safety and that is not affected by the construction of the ADU or JADU.

(11) The city shall not deny a permit to legalize an existing but unpermitted ADU or JADU that was constructed before January 1, 2020, if denial is based on either of the following grounds: (i) the ADU or JADU violates applicable building standards, or (ii) the ADU or JADU does not comply with state ADU law or this Section 120.04.010).

a. Notwithstanding subsection (f)(11) above, the city may deny a permit to legalize an existing but unpermitted ADU or JADU that was constructed before January 1, 2020, if the city makes a finding that correcting a violation is necessary to comply with the standards specified in California Health and Safety Code section 17920.3.

b. Subsection (f)(11) does not apply to a building that is deemed to be substandard in accordance with California Health and Safety Code section 17920.3.

	Attached ADU	Converted ADU	Detached ADU	JADU
ADU Permit Required	Yes	Yes	Yes	Yes
Processing time	60 days if there is an existing primary dwelling; concurrent review if no existing primary dwelling			
Size	Lesser of 50% of floor area of primary dwelling unit or 850 square feet for 1 bedroom or 1,000	850 square feet for 1 bedroom or 1,000 square feet for 2 bedroom	850 square feet for 1 bedroom or 1,000 square feet for 2 bedroom	500 square feet

	square feet for 2 bedroom			
Quantity (SFR)	1		1	1
Quantity (MFR)	At least 1 per lot up to 25% of existing units		8 max	N/A
Rear and Side Setback (Min.)	4 feet (unless existing is less than 4 feet)		4 feet	N/A
Height (Max.)	Lesser of height allowed per zone or 25 ft.		16 ft (SFR), 18 ft (MFR), with exceptions	Height allowed per zone
Parking	None	None	1 space/unit, with exceptions	None
Impact fees	Required if >750 square feet			N/A

	~~Attached ADU~~		~~Detached ADU~~	~~Junior Dwelling Unit~~
~~ADU Permit Required~~	~~Yes~~		~~Yes~~	~~Yes~~
~~Processing time~~	~~60 days if there is an existing primary dwelling; concurrent review if no existing primary dwelling~~			
~~Size~~	~~Lesser of 50% of Floor Area of primary dwelling unit or 850 square feet for 1 bedroom or 1,000 square feet for 2 bedroom~~		~~850 square feet for 1 bedroom or 1,000 square feet for 2 bedroom~~	~~500 square feet~~
~~Quantity (SFR)~~	~~1~~		~~1~~	~~1~~
~~Quantity (MFR)~~	~~At least 1 per lot NTE 25% of existing units~~		~~2 max~~	~~N/A~~
~~Home Occupation~~	~~No~~		~~No~~	~~No~~
~~All weather access~~	~~Required~~		~~Required~~	~~Required~~
~~Setback (Min.)~~	~~4 feet (unless existing is less than 4 feet)~~		~~4 feet~~	~~N/A~~

~~Height (Max.)~~	~~Height allowed per zone, with exceptions.~~		~~Height allowed per zone, with exceptions.~~	~~Height allowed per zone, with exceptions.~~
~~Parking~~	~~1 space/unit, with exceptions~~		~~1 space/unit, with exceptions~~	~~None~~
~~Exterior Access~~	~~Required~~		~~Required~~	~~Required~~
~~Impact fees~~	~~>750 square feet~~		~~>750 square feet~~	~~N/A~~

ORDINANCE NO. 26-__

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, AMENDING SECTION 120.04.010 (ACCESSORY DWELLING UNITS) OF THE EASTVALE MUNICIPAL CODE

WHEREAS, Section 120.04.010 of the Eastvale Municipal Code contains regulations on the development of accessory dwelling units within the City, and is regularly amended to remain consistent with evolving State laws impacting local regulation of accessory dwelling units; and

WHEREAS, State law requires the City to submit any amendments to its accessory dwelling unit ordinance to the Department of Housing and Community Development (HCD) within sixty (60) days of adoption, and HCD will render findings of conformity or non-conformity with State law to the City, and the City has thirty (30) days to respond to the letter; and

WHEREAS, the City last amended Section 120.04.010 through the adoption of Ordinance No. 24-07, adopted September 25, 2024, and submitted the ordinance to HCD for its review. HCD provided the City with a letter making limited findings of inconsistency and additional recommendations for clarity on February 20, 2025, and the City responded to the letter agreeing to remedy the inconsistencies identified by HCD; and

WHEREAS, the purpose of this Ordinance is to address findings of inconsistency and recommendations made by HCD in its letter, make additional changes necessitated by the adoption of SB 543 and AB 1154 which go into effect on January 1, 2026, and make other clarifying edits.

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

SECTION 1. CEQA. The adoption of this Ordinance is exempt from review under the California Environmental Quality Act pursuant to Public Resources Code Section 21080.17.

SECTION 2. Amendment. Section 120.04.010 of the Eastvale Municipal Code is amended in its entirety to read as shown on Exhibit A attached hereto and incorporated herein by reference.

SECTION 3. Severability. If any chapter, subsection, subdivision, sentence, clause, phrase, or portion of this ordinance, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have adopted this ordinance, and each Chapter, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more Sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 4. Effective Date. This ordinance shall take effect thirty (30) days after its passage by the City Council.

SECTION 5. City Clerk Action. The City Clerk is authorized and directed to cause this Ordinance to be published within fifteen (15) days after its passage in a newspaper of general circulation and circulated within the City in accordance with Government Code Chapter 36933(a) or, to cause this Ordinance to be published in the manner required by law using the alternative summary and pasting procedure authorized under Government Code Chapter 39633(c).

PASSED, APPROVED AND ORDAINED this __ day of _____, 2026.

_____
Mayor

APPROVED AS TO FORM:

_____
Erica L. Vega
City Attorney

ATTEST:

_____
Marc A. Donohue, MMC
City Clerk

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

I, Marc A. Donohue, City Clerk of the City of Eastvale, California, do hereby certify that the foregoing Ordinance No. 2_-__, was introduced at a regular meeting of the City Council of the City of Eastvale held on the __ day of _____, 2026, and was passed by the City Council of the City of Eastvale at a regular meeting held on the __ day of _____, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Marc A. Donohue, MMC
City Clerk

EXHIBIT "A"

Sec. 120.04.010. Accessory dwelling units.

(a) *Intent.* The intent of this section is to regulate accessory dwelling units in residential zoning districts consistent with state law. Implementation of this section is intended to expand housing opportunities for low-income and moderate-income or elderly households by increasing the number of rental units available within existing neighborhoods while maintaining the primarily single-family residential character of the area.

(b) *Applicability*.

(1) Except as provided in Government Code Section 66323, an accessory dwelling unit or junior accessory dwelling unit shall not be established without first obtaining an accessory dwelling unit permit from the city. An accessory dwelling unit permit application shall be approved ministerially by the community development director or designee without discretionary review if the ADU or JADU meets the definitions and criteria listed in this section and all other applicable zoning, building and health and safety codes. If the community development director or designee denies an application for an accessory dwelling unit permit they shall provide a full set of comments to the applicant with a list of deficiencies and a description of how they can be remedied within the time frames below for approval or denial of the application.

a. Existing developments. The permit application shall be approved or denied within 60 days from the date the city receives a completed application if there is an existing single-family or multi-family dwelling on the lot. If the city does not approve or deny the application within this timeframe the application shall be deemed approved unless the applicant has requested a delay, in which case the deadline for approval or denial shall be tolled (suspended) for the period of the delay.

b. New developments. If the permit application is submitted with a permit application to create a new single-family or multi-family dwelling on the lot, the application shall be approved or denied concurrently with the building permit for the new single-family or multi-family dwelling.

c. For accessory dwelling units and junior accessory dwelling units that meet the requirements of Government Code 66323(a), including but not limited to size, height, setback, and access, an applicant may apply for a building permit directly without the need for an accessory dwelling unit permit. Such accessory dwelling units and junior accessory dwelling units are exempt from the standards listed in subdivisions (d) and (e) of this section 120.04.010 but must comply with the requirements of Government Code 66323(a)(1)-(4) and applicable building code.

(2) The applicant for an accessory dwelling unit permit must be the owner of the property on which the accessory dwelling unit will be located.

(3) For the purposes of meeting the city's applicable Regional Housing Needs Allocation (RHNA) as contained in the adopted housing element, accessory dwelling units may be reported as new production of housing units.

(4) No other local ordinance, policy, or regulation shall be the basis for the delay or denial of an accessory dwelling unit permit under this section.

(5) The city shall notify an applicant for an accessory dwelling unit permit whether their application is complete or incomplete within fifteen (15) business days after the city received the application. If determined to be incomplete, the city shall provide the applicant with a list of incomplete items and a description of how the application can be made complete concurrently with the determination of incompleteness. The city shall have fifteen (15) business days to review any resubmittal and determine whether the identified deficiencies have been cured. The city shall not require an applicant to provide any item that was not included in the initial determination of incompleteness. If the city does not make a timely determination of completeness or incompleteness for an application or resubmitted application, the application or resubmitted application shall be deemed complete.

(6) An applicant may appeal a determination that their application for an accessory dwelling unit permit for an ADU or JADU is incomplete, and/or may appeal the denial of an accessory dwelling unit permit for an ADU or JADU, to the planning commission. The applicant shall file a written notice of appeal stating the grounds therefore with the City Clerk within ten (10) days from the date of the determination that is the subject of the appeal accompanied with the appeal fee set by resolution of the City Council. A final written determination on the appeal shall be issued no later than sixty (60) business days after receipt of the applicant's written appeal unless the applicant agrees in writing to an extension of time.

(c) *Definitions.*

(1) "Accessory dwelling unit" or "ADU" means an attached or detached residential dwelling which provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multi-family dwelling is or will be situated. An accessory dwelling unit also includes the following: an efficiency unit, as defined in Section 17958.1 of the Health and Safety Code, and a manufactured home, as defined in Section 18007 of the Health and Safety Code.

(2) "Accessory Structure" means a structure that is accessory and incidental to a dwelling located on the same lot.

(3) "Attached" accessory dwelling means an ADU that is or will be attached to or located within the existing or proposed primary dwelling, including new construction additions and conversions of existing space such as attached garages, storage areas or similar uses.

(4) "Converted" accessory dwelling unit means an ADU that is or will be created by converting an existing accessory structure that is detached from an existing primary dwelling, including detached garages.

(5) "Detached" accessory dwelling unit means a new construction ADU that is or will be detached from the proposed or existing primary dwelling.

(6) "Junior accessory dwelling unit" or "JADU" means an accessory dwelling unit that is no more than 500 square feet of interior livable space and contained entirely within a proposed or existing single-family residence. It may contain separate sanitation facilities or may share them with the primary dwelling. A junior accessory dwelling unit shall include an efficiency kitchen consisting of a cooking facility with appliances and a food preparation counter and storage cabinets that are of reasonable size in relation to the size of the junior accessory dwelling unit.

(7) "Livable space" means a space in a dwelling intended for human habitation, including living, sleeping, eating, cooking, or sanitation.

(8) "Living area" means the interior habitable area of a dwelling unit, including basements and attics, but does not include a garage or any accessory structure.

(9) "Objective standards" means standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submittal.

(10) "Passageway" means a pathway that is unobstructed clear to the sky and extends from a street to one entrance of the accessory dwelling unit.

(11) "Tandem parking" means that two or more automobiles are parked on a driveway or in any other location on a lot, lined up behind one another.

(d) *Development standard*s. No accessory dwelling unit permit application shall be approved for an accessory dwelling unit or junior accessory dwelling unit unless it complies with the following requirements:

(1) The lot is within a single-family or multi-family residential zone and includes a proposed or existing single-family or multi-family primary dwelling.

a. One detached accessory dwelling unit may be permitted per lot with a proposed or existing single-family dwelling.

b. One attached accessory dwelling unit or converted accessory dwelling unit may be permitted per lot with a proposed or existing single-family dwelling.

c. One junior accessory dwelling unit may be permitted per lot with a proposed or existing single-family dwelling.

d. For accessory dwelling units on lots with existing or proposed multi-family dwellings:

1. At least one attached accessory dwelling unit may be permitted per lot with existing multi-family residential within the portions of the existing multifamily dwelling structure that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages. The total number of attached accessory dwelling units permitted on the lot shall not exceed 25 percent of the existing number of multi-family residential units on the lot.

2. Up to eight detached accessory dwelling units are permitted per lot with an existing multi-family dwelling, provided the number of accessory dwelling units does not exceed the number of existing units on the lot,

3. Up to two detached accessory dwelling units are permitted per lot with a proposed multi-family dwelling.

(2) An accessory dwelling unit that is not a JADU does not exceed the following sizes:

a. 850 square feet of interior livable space if the accessory dwelling unit has one bedroom or less; or

b. 1,000 square feet of interior livable space if the accessory dwelling unit has more than one bedroom.

Notwithstanding the foregoing, where there is an existing primary dwelling an attached accessory dwelling unit shall not exceed 50% of the existing primary dwelling's floor area or the aforementioned square footages, whichever is less, subject to paragraph (d)(14) below.

(3) Home occupations which involve storage or materials or inventory of any kind or which involve clients visiting the home occupation may not be conducted in the accessory dwelling unit.

(4) Detached accessory dwelling units shall be located to the rear or side of the primary dwelling unit.

(5) The accessory dwelling unit shall comply with all building codes and objective standards for accessory structures of the zone in which the lot is located, including, but not limited to parking, height, setbacks, landscaping and lot coverage, except as otherwise provided for in this section, and except for any minimum lot size requirements. Construction of an accessory dwelling unit shall not constitute a Group R occupancy change under the building code unless the building official makes a written finding based on substantial evidence in the records that the construction of the accessory dwelling unit could have a specific, adverse impact on public health and safety.

(6) No setback is required for an existing living area or accessory structure or a structure constructed in the same location and to the same dimensions as an existing structure that is converted to an accessory dwelling unit or to a portion of an accessory dwelling unit.

(7) A setback of four feet from the side and rear lot lines shall be required for an accessory dwelling unit that is not converted from an existing structure or a new structure constructed in the same location and to the same dimension as an existing structure.

(8) For purposes of calculating allowable density, an accessory dwelling unit is not counted as an additional unit. Accessory dwelling units are a residential use and deemed consistent with the residential general plan and zoning designations.

(9) All-weather access for emergency vehicles shall be provided to all accessory dwelling units as required

by applicable building, safety, and fire codes.

(10) Fire sprinklers shall only be required in an accessory dwelling unit if they are also required for the primary residence. The construction of an accessory dwelling unit shall not trigger a requirement for fire sprinklers to be installed in the existing primary dwelling.

(11) A converted accessory structure may include an expansion of up to 150 square feet beyond the existing dimensions of the existing accessory structure to accommodate ingress and egress.

(12) Attached accessory dwelling units and junior accessory dwelling units shall have independent exterior access from the primary residence. If the independent exterior access is on an upper story any exterior stairs shall be located on the side or rear of the primary residence.

(13) Accessory dwelling units shall not exceed the height of the primary dwelling unit, except as follows:

a. A detached accessory dwelling unit may be up to 16 feet high even if the primary dwelling is less than 16 feet high.

b. A detached accessory dwelling unit on a lot with an existing or proposed multifamily, multistory dwelling, may be up to 18 feet high.

c. A detached accessory dwelling unit on a lot within ½ mile of a major transit stop or a high-quality transit corridor, as those terms are defined in Public Resources Code Section 21155, may be up to 18 feet high. An additional 2 feet in height shall also be allowed to accommodate a roof pitch on the accessory dwelling unit that is aligned with the roof pitch of the primary dwelling unit.

d. An attached or converted accessory dwelling unit shall not exceed the height limitation that applies to the primary dwelling unit or 25 feet, whichever is lower. This clause shall not be construed to permit an attached accessory dwelling unit to exceed two stories.

(14) Any development standard in this paragraph (d) regarding minimum or maximum size for an accessory dwelling unit, size based upon a percentage of the proposed or existing primary dwelling, or limits on lot coverage, floor area ratio, open space, front setbacks, and minimum lot size, for either attached or detached dwellings shall be waived if its application to a lot would preclude an accessory dwelling unit with at least 800 square feet of interior livable space and with four-foot side and rear yard setbacks from being constructed in compliance with all other development standards. This provision does not apply to JADUs.

(e) *Parking.*

(1) Except as provided in subsection (e)(3) below, off-street parking shall be required for the accessory dwelling unit in addition to any off-street parking requirements for the existing dwelling unit. One parking space shall be provided for each accessory dwelling unit. The required off-street parking for an accessory dwelling unit may be located in setback areas or through tandem parking, unless specific findings are made that parking in setback areas or tandem parking is not feasible based upon specific site or regional topographical or fire and life safety conditions.

(2) When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an accessory dwelling unit or wholly or partially converted to an accessory dwelling unit, replacement off- street parking is not required to be provided.

(3) No off-street parking shall be required for an accessory dwelling unit in the following instances.

a. The accessory dwelling unit is located within one-half mile of an existing public transit stop.

b. The accessory dwelling unit is located within an officially designated architectural and/or historic district.

c. The accessory dwelling unit is an attached accessory dwelling unit, a converted accessory dwelling unit, or a junior accessory dwelling unit.

d. When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit.

e. When there is a designated car share vehicle station located within one block of the accessory dwelling unit.

f. When a permit application for an accessory dwelling unit is submitted with a permit application to create a new single-family dwelling or a new multifamily dwelling on the same lot, provided that the accessory dwelling unit or the parcel satisfies any other criteria listed in this paragraph (e)(3).

(f) *Miscellaneous.*

(1) Attached accessory dwelling units, including junior accessory dwelling units, shall not be required to install a new or separate utility connection directly between the accessory dwelling unit and the utility, or be subject to a related connection fees or capacity charges for utilities, unless the accessory dwelling unit is constructed with a new single-family dwelling and is not a junior accessory dwelling unit.

(2) No impact fees shall be imposed on accessory dwelling units with 750 square feet of interior livable space or less, including junior accessory dwelling units. For accessory dwelling units with more than 750 square feet of interior livable space, impact fees shall be charged proportionately in relation to the square footage of the primary dwelling. No impact fees shall be imposed on a permit approved for a previously unpermitted accessory dwelling unit constructed prior to January 1, 2020 pursuant to subsection (f)(11) below.

(3) No passageway shall be required in conjunction with the construction of a detached accessory dwelling unit.

(4) No accessory dwelling unit may later be considered a primary dwelling unit for any purpose. This provision shall not be construed to prohibit a property owner from eliminating an attached accessory dwelling unit and enlarging the primary residence to encompass the area that was formerly part of the accessory dwelling unit, provided that all development standards applicable to the primary residence are satisfied.

(5) The accessory dwelling unit and/or primary residence may be occupied by any person without rent or may be rented, except that if the lot contains a junior accessory dwelling unit then one of the units on the lot must be owner-occupied if the JADU has shared sanitation facilities with the primary residence, unless the owner is another governmental agency, land trust, or housing organization. The rental of an accessory dwelling unit shall be for a term longer than 30 days.

(6) Except as otherwise provided in Government Code Section 66341, no ADU may be sold or otherwise conveyed separately from the primary residence. No junior accessory dwelling unit shall be sold or otherwise conveyed separate from the primary residence. A deed restriction shall be recorded for an JADU containing the information required by Government Code Section 66333(c).

(7) The city shall not require an applicant for an accessory dwelling unit permit to correct any existing physical improvements on the lot that do not conform with current zoning standards as a condition of the approval of an accessory dwelling unit permit.

(8) The city shall not issue a certificate of occupancy for an accessory dwelling unit before a certificate of occupancy is issued for the primary dwelling unit.

(9) A demolition permit for a detached garage that is to be replaced with an accessory dwelling unit shall be reviewed with the application for the accessory dwelling unit and issued at the same time.

(10) The city shall not deny an ADU or JADU application due to a nonconforming zoning condition, building code violation, or unpermitted structure on the lot that does not present a threat to the public health and safety and that is not affected by the construction of the ADU or JADU.

(11) The city shall not deny a permit to legalize an existing but unpermitted ADU or JADU that was constructed before January 1, 2020, if denial is based on either of the following grounds: (i) the ADU or JADU violates applicable building standards, or (ii) the ADU or JADU does not comply with state ADU law or this Section 120.04.010).

a. Notwithstanding subsection (f)(11) above, the city may deny a permit to legalize an existing but

unpermitted ADU or JADU that was constructed before January 1, 2020, if the city makes a finding that correcting a violation is necessary to comply with the standards specified in California Health and Safety Code section 17920.3.

b. Subsection (f)(11) does not apply to a building that is deemed to be substandard in accordance with California Health and Safety Code section 17920.3.

	Attached ADU	Converted ADU	Detached ADU	JADU
ADU Permit Required	Yes	Yes	Yes	Yes
Processing time	60 days if there is an existing primary dwelling; concurrent review if no existing primary dwelling			
Size	Lesser of 50% of floor area of primary dwelling unit or 850 square feet for 1 bedroom or 1,000 square feet for 2 bedroom	850 square feet for 1 bedroom or 1,000 square feet for 2 bedroom	850 square feet for 1 bedroom or 1,000 square feet for 2 bedroom	500 square feet
Quantity (SFR)	1		1	1
Quantity (MFR)	At least 1 per lot up to 25% of existing units		8 max	N/A
Rear and Side Setback (Min.)	4 feet (unless existing is less than 4 feet)		4 feet	N/A
Height (Max.)	Lesser of height allowed per zone or 25 ft.		16 ft (SFR), 18 ft (MFR), with exceptions	Height allowed per zone
Parking	None	None	1 space/unit, with exceptions	None
Impact fees	Required if >750 square feet			N/A

RESOLUTION NO. 25-24

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EASTVALE, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE PLN25-20076, ADOPTING AN ORDINANCE AMENDING SECTION 120.04.010 (ACCESSORY DWELLING UNITS) TO THE EASTVALE MUNICIPAL CODE

WHEREAS, the City of Eastvale ("City") last updated its Accessory Dwelling Unit ("ADU") regulations with the Council's adoption of Ordinance No. 24-07 on September 25, 2024; and

WHEREAS, there have been several changes to State laws that govern local regulation of ADUs since the City last updated its local regulations; and

WHEREAS, the City of Eastvale has been complying with the State ADU laws as amended, and the purpose of this Ordinance is to amend the City's adopted regulations to be consistent with current State law requirements; and

WHEREAS, City staff submitted Ordinance No. 24-07 to HCD and received a comment letter in response on February 1, 2025 requesting several clarifications to the ADU Ordinance language as well as new amendments to address changes to State laws pertaining to ADUs that went into effect on January 1, 2025; and

WHEREAS, the proposed Municipal Code Amendment has been fully evaluated and considered with respect to the City's General Plan; and

WHEREAS, the proposed ordinances is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) and 15060(c)(3) of the State of California Guidelines for Implementation of CEQA (commencing with Section 15000 of Title 14 of the California Code of Regulations; herein referred to as the "State CEQA Guidelines") because it will not result in a direct or reasonably foreseeable indirect physical change in the environment and is not a "project," as defined in Section 15378 of the CEQA Guidelines.

WHEREAS, the Planning Commission conducted a duly noticed public hearing on November 19, 2025, at which public testimony was received concerning the municipal code amendment; and

WHEREAS, on October 26, 2025, the City of Eastvale City Clerk published a legal notice concerning the municipal code amendment in the Press Enterprise, a local newspaper of general circulation, regarding the Planning Commission meeting on November 19, 2025, and the proposed ordinance.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF EASTVALE DOES HEREBY RESOLVE, DETERMINE, AND ORDER AS FOLLOWS:

SECTION 1. FINDINGS

As required by Section 120.01.070(e) of the Eastvale Municipal Code, the changes contained in this ordinance are consistent with the General Plan goals, policies, and implementation programs. Specifically, Housing Element Strategy HE-1G provides the City will encourage the construction of accessory dwelling units by amending the municipal code to be consistent with current state law.

SECTION 2. RECORD OF PROCEEDING

The documents and other materials that constitute the record of the proceedings upon which the Planning Commission's decision is based, which include but are not limited to, the staff reports as well as all materials that support the staff reports for the proposed project, are located in the Community Development Department of the City of Eastvale at 12363 Limonite Avenue, Suite 910, Eastvale, CA 91752. The custodian of these documents is the City Clerk's Office of the City of Eastvale.

SECTION 3. DETERMINATION

Based upon the findings outlined in Sections 1, the Planning Commission of the City of Eastvale hereby recommends that the City Council approve PLN25-20076, amending section 120.04.010 (Accessory Dwelling Units), of the Eastvale Municipal Code.

PASSED, APPROVED AND ADOPTED this 19th day of November, 2025.

April Rodriguez-Plott
Vice Chair

APPROVED AS TO FORM:

Chad Herrington
Assistant City Attorney

ATTEST:

Jessica Cooper, MMC
Senior Management Analyst

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

I, Jessica Cooper, Senior Management Analyst of the City of Eastvale, California, do hereby certify that the foregoing Planning Commission Resolution No. 25-24, was duly adopted by the Planning Commission of the City of Eastvale, California, at a meeting held on the 19th day of November 2025, by the following vote:

AYES: Commissioners Hove, Lomeli, Rochelle, and Vice Chair Rodriguez-Plott

NOES:

ABSENT: Chair Lee

ABSTAIN:

Jessica Cooper, MMC
Senior Management Analyst

Exhibit 'A'

ORDINANCE NO. 25-__

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, AMENDING SECTION 120.04.010 (ACCESSORY DWELLING UNITS) OF THE EASTVALE MUNICIPAL CODE

WHEREAS, Section 120.04.010 of the Eastvale Municipal Code contains regulations on the development of accessory dwelling units within the City, and is regularly amended to remain consistent with evolving State laws impacting local regulation of accessory dwelling units; and

WHEREAS, State law requires the City to submit any amendments to its accessory dwelling unit ordinance to the Department of Housing and Community Development (HCD) within sixty (60) days of adoption, and HCD will render findings of conformity or non-conformity with State law to the City, and the City has thirty (30) days to respond to the letter; and

WHEREAS, the City last amended Section 120.04.010 through the adoption of Ordinance No. 24-07, adopted September 25, 2024, and submitted the ordinance to HCD for its review. HCD provided the City with a letter making limited findings of inconsistency and additional recommendations for clarity on February 20, 2025, and the City responded to the letter agreeing to remedy the inconsistencies identified by HCD; and

WHEREAS, the purpose of this Ordinance is to address findings of inconsistency and recommendations made by HCD in its letter, make additional changes necessitated by the adoption of SB 543 and AB 1154 which go into effect on January 1, 2026, and make other clarifying edits.

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

SECTION 1. CEQA. The adoption of this Ordinance is exempt from review under the California Environmental Quality Act pursuant to Public Resources Code Section 21080.17.

SECTION 2. Amendment. Section 120.04.010 of the Eastvale Municipal Code is amended in its entirety to read as shown on Exhibit A attached hereto and incorporated herein by reference.

SECTION 3. Severability. If any chapter, subsection, subdivision, sentence, clause, phrase, or portion of this ordinance, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have adopted this ordinance, and each Chapter, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more Sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 4. Effective Date. This ordinance shall take effect thirty (30) days after its passage by the City Council.

SECTION 5. City Clerk Action. The City Clerk is authorized and directed to cause this Ordinance to be published within fifteen (15) days after its passage in a newspaper of general circulation and circulated within the City in accordance with Government Code Chapter 36933(a) or, to cause this Ordinance to be published in the manner required by law using the alternative summary and pasting procedure authorized under Government Code Chapter 39633(c).

PASSED, APPROVED AND ORDAINED this __ day of _____, 2026.

_____
Mayor

APPROVED AS TO FORM:

_____
Erica L. Vega
City Attorney

ATTEST:

_____
Marc A. Donohue, MMC
City Clerk

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

I, Marc A. Donohue, City Clerk of the City of Eastvale, California, do hereby certify that the foregoing Ordinance No. 2_-__, was introduced at a regular meeting of the City Council of the City of Eastvale held on the __ day of _____, 2025, and was passed by the City Council of the City of Eastvale at a regular meeting held on the __ day of _____, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Marc A. Donohue, MMC
City Clerk

EXHIBIT "A"

Sec. 120.04.010. Accessory dwelling units.

(a) *Intent.* The intent of this section is to regulate accessory dwelling units in residential zoning districts consistent with state law. Implementation of this section is intended to expand housing opportunities for low-income and moderate-income or elderly households by increasing the number of rental units available within existing neighborhoods while maintaining the primarily single-family residential character of the area.

(b) *Applicability.*

(1) Except as provided in Government Code Section 66323, an accessory dwelling unit or junior accessory dwelling unit shall not be established without first obtaining an accessory dwelling unit permit from the city. An accessory dwelling unit permit application shall be approved ministerially by the community development director or designee without discretionary review if the ADU or JADU meets the definitions and criteria listed in this section and all other applicable zoning, building and health and safety codes. If the community development director or designee denies an application for an accessory dwelling unit permit they shall provide a full set of comments to the applicant with a list of deficiencies and a description of how they can be remedied within the time frames below for approval or denial of the application.

a. Existing developments. The permit application shall be approved or denied within 60 days from the date the city receives a completed application if there is an existing single-family or multi-family dwelling on the lot. If the city does not approve or deny the application within this timeframe the application shall be deemed approved unless the applicant has requested a delay, in which case the deadline for approval or denial shall be tolled (suspended) for the period of the delay.

b. New developments. If the permit application is submitted with a permit application to create a new single-family or multi-family dwelling on the lot, the application shall be approved or denied concurrently with the building permit for the new single-family or multi-family dwelling.

c. For accessory dwelling units and junior accessory dwelling units that meet the requirements of Government Code 66323(a), including but not limited to size, height, setback, and access, an applicant may apply for a building permit directly without the need for an accessory dwelling unit permit. Such accessory dwelling units and junior accessory dwelling units are exempt from the standards listed in subdivisions (d) and (e) of this section 120.04.010 but must comply with the requirements of Government Code 66323(a)(1)-(4) and applicable building code.

(2) The applicant for an accessory dwelling unit permit must be the owner of the property on which the accessory dwelling unit will be located.

(3) For the purposes of meeting the city's applicable Regional Housing Needs Allocation (RHNA) as contained in the adopted housing element, accessory dwelling units may be reported as new production of housing units.

(4) No other local ordinance, policy, or regulation shall be the basis for the delay or denial of an accessory dwelling unit permit under this section.

(5) The city shall notify an applicant for an accessory dwelling unit permit whether their application is complete or incomplete within fifteen (15) business days after the city received the application. If determined to be incomplete, the city shall provide the applicant with a list of incomplete items and a description of how the application can be made complete concurrently with the determination of incompleteness. The city shall have fifteen (15) business days to review any resubmittal and determine whether the identified deficiencies have been cured. The city shall not require an applicant to provide any item that was not included in the initial determination of incompleteness. If the city does not make a timely determination of completeness or incompleteness for an application or resubmitted application, the application or resubmitted application shall be deemed complete.

(6) An applicant may appeal a determination that their application for an accessory dwelling unit permit for an ADU or JADU is incomplete, and/or may appeal the denial of an accessory dwelling unit permit for an ADU or JADU, to the planning commission. The applicant shall file a written notice of appeal stating the grounds therefore with the City Clerk within ten (10) days from the date of the determination that is the subject of the appeal accompanied with the appeal fee set by resolution of the City Council. A final written determination on the appeal shall be issued no later than sixty (60) business days after receipt of the applicant's written appeal unless the applicant agrees in writing to an extension of time.

(c) *Definitions.*

(1) "Accessory dwelling unit" or "ADU" means an attached or detached residential dwelling which provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multi-family dwelling is or will be situated. An accessory dwelling unit also includes the following: an efficiency unit, as defined in Section 17958.1 of the Health and Safety Code, and a manufactured home, as defined in Section 18007 of the Health and Safety Code.

(2) "Accessory Structure" means a structure that is accessory and incidental to a dwelling located on the same lot.

(3) "Attached" accessory dwelling means an ADU that is or will be attached to or located within the existing or proposed primary dwelling, including new construction additions and conversions of existing space such as attached garages, storage areas or similar uses.

(4) "Converted" accessory dwelling unit means an ADU that is or will be created by converting an existing accessory structure that is detached from an existing primary dwelling, including detached garages.

(5) "Detached" accessory dwelling unit means a new construction ADU that is or will be detached from the proposed or existing primary dwelling.

(6) "Junior accessory dwelling unit" or "JADU" means an accessory dwelling unit that is no more than 500 square feet of interior livable space and contained entirely within a proposed or existing single-family residence. It may contain separate sanitation facilities or may share them with the primary dwelling. A junior accessory dwelling unit shall include an efficiency kitchen consisting of a cooking facility with appliances and a food preparation counter and storage cabinets that are of reasonable size in relation to the size of the junior accessory dwelling unit.

(7) "Livable space" means a space in a dwelling intended for human habitation, including living, sleeping, eating, cooking, or sanitation.

(8) "Living area" means the interior habitable area of a dwelling unit, including basements and attics, but does not include a garage or any accessory structure.

(9) "Objective standards" means standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submittal.

(10) "Passageway" means a pathway that is unobstructed clear to the sky and extends from a street to one entrance of the accessory dwelling unit.

(11) "Tandem parking" means that two or more automobiles are parked on a driveway or in any other location on a lot, lined up behind one another.

(d) *Development standards.* No accessory dwelling unit permit application shall be approved for an accessory dwelling unit or junior accessory dwelling unit unless it complies with the following requirements:

(1) The lot is within a single-family or multi-family residential zone and includes a proposed or existing single-family or multi-family primary dwelling.

a. One detached accessory dwelling unit may be permitted per lot with a proposed or existing single-family dwelling.

b. One attached accessory dwelling unit or converted accessory dwelling unit may be permitted per lot with a proposed or existing single-family dwelling.

c. One junior accessory dwelling unit may be permitted per lot with a proposed or existing single-family dwelling.

d. For accessory dwelling units on lots with existing or proposed multi-family dwellings:

1. At least one attached accessory dwelling unit may be permitted per lot with existing multi-family residential within the portions of the existing multifamily dwelling structure that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages. The total number of attached accessory dwelling units permitted on the lot shall not exceed 25 percent of the existing number of multi-family residential units on the lot.

2. Up to eight detached accessory dwelling units are permitted per lot with an existing multi-family dwelling, provided the number of accessory dwelling units does not exceed the number of existing units on the lot,

3. Up to two detached accessory dwelling units are permitted per lot with a proposed multi-family dwelling.

(2) An accessory dwelling unit that is not a JADU does not exceed the following sizes:

a. 850 square feet of interior livable space if the accessory dwelling unit has one bedroom or less; or

b. 1,000 square feet of interior livable space if the accessory dwelling unit has more than one bedroom.

Notwithstanding the foregoing, where there is an existing primary dwelling an attached accessory dwelling unit shall not exceed 50% of the existing primary dwelling's floor area or the aforementioned square footages, whichever is less, subject to paragraph (d)(14) below.

(3) Home occupations which involve storage or materials or inventory of any kind or which involve clients visiting the home occupation may not be conducted in the accessory dwelling unit.

(4) Detached accessory dwelling units shall be located to the rear or side of the primary dwelling unit.

(5) The accessory dwelling unit shall comply with all building codes and objective standards for accessory structures of the zone in which the lot is located, including, but not limited to parking, height, setbacks, landscaping and lot coverage, except as otherwise provided for in this section, and except for any minimum lot size requirements. Construction of an accessory dwelling unit shall not constitute a Group R occupancy change under the building code unless the building official makes a written finding based on substantial evidence in the records that the construction of the accessory dwelling unit could have a specific, adverse impact on public health and safety.

(6) No setback is required for an existing living area or accessory structure or a structure constructed in the same location and to the same dimensions as an existing structure that is converted to an accessory dwelling unit or to a portion of an accessory dwelling unit.

(7) A setback of four feet from the side and rear lot lines shall be required for an accessory dwelling unit that is not converted from an existing structure or a new structure constructed in the same location and to the same dimension as an existing structure.

(8) For purposes of calculating allowable density, an accessory dwelling unit is not counted as an additional unit. Accessory dwelling units are a residential use and deemed consistent with the residential general plan and zoning designations.

(9) All-weather access for emergency vehicles shall be provided to all accessory dwelling units as required

by applicable building, safety, and fire codes.

(10) Fire sprinklers shall only be required in an accessory dwelling unit if they are also required for the primary residence. The construction of an accessory dwelling unit shall not trigger a requirement for fire sprinklers to be installed in the existing primary dwelling.

(11) A converted accessory structure may include an expansion of up to 150 square feet beyond the existing dimensions of the existing accessory structure to accommodate ingress and egress.

(12) Attached accessory dwelling units and junior accessory dwelling units shall have independent exterior access from the primary residence. If the independent exterior access is on an upper story any exterior stairs shall be located on the side or rear of the primary residence.

(13) Accessory dwelling units shall not exceed the height of the primary dwelling unit, except as follows:

a. A detached accessory dwelling unit may be up to 16 feet high even if the primary dwelling is less than 16 feet high.

b. A detached accessory dwelling unit on a lot with an existing or proposed multifamily, multistory dwelling, may be up to 18 feet high.

c. A detached accessory dwelling unit on a lot within ½ mile of a major transit stop or a high-quality transit corridor, as those terms are defined in Public Resources Code Section 21155, may be up to 18 feet high. An additional 2 feet in height shall also be allowed to accommodate a roof pitch on the accessory dwelling unit that is aligned with the roof pitch of the primary dwelling unit.

d. An attached or converted accessory dwelling unit shall not exceed the height limitation that applies to the primary dwelling unit or 25 feet, whichever is lower. This clause shall not be construed to permit an attached accessory dwelling unit to exceed two stories.

(14) Any development standard in this paragraph (d) regarding minimum or maximum size for an accessory dwelling unit, size based upon a percentage of the proposed or existing primary dwelling, or limits on lot coverage, floor area ratio, open space, front setbacks, and minimum lot size, for either attached or detached dwellings shall be waived if its application to a lot would preclude an accessory dwelling unit with at least 800 square feet of interior livable space and with four-foot side and rear yard setbacks from being constructed in compliance with all other development standards. This provision does not apply to JADUs.

(e) *Parking.*

(1) Except as provided in subsection (e)(3) below, off-street parking shall be required for the accessory dwelling unit in addition to any off-street parking requirements for the existing dwelling unit. One parking space shall be provided for each accessory dwelling unit. The required off-street parking for an accessory dwelling unit may be located in setback areas or through tandem parking, unless specific findings are made that parking in setback areas or tandem parking is not feasible based upon specific site or regional topographical or fire and life safety conditions.

(2) When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an accessory dwelling unit or wholly or partially converted to an accessory dwelling unit, replacement off- street parking is not required to be provided.

(3) No off-street parking shall be required for an accessory dwelling unit in the following instances.

a. The accessory dwelling unit is located within one-half mile of an existing public transit stop.

b. The accessory dwelling unit is located within an officially designated architectural and/or historic district.

c. The accessory dwelling unit is an attached accessory dwelling unit, a converted accessory dwelling unit, or a junior accessory dwelling unit.

d. When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit.

e. When there is a designated car share vehicle station located within one block of the accessory dwelling unit.

f. When a permit application for an accessory dwelling unit is submitted with a permit application to create a new single-family dwelling or a new multifamily dwelling on the same lot, provided that the accessory dwelling unit or the parcel satisfies any other criteria listed in this paragraph (e)(3).

(f) *Miscellaneous.*

(1) Attached accessory dwelling units, including junior accessory dwelling units, shall not be required to install a new or separate utility connection directly between the accessory dwelling unit and the utility, or be subject to a related connection fees or capacity charges for utilities, unless the accessory dwelling unit is constructed with a new single-family dwelling and is not a junior accessory dwelling unit.

(2) No impact fees shall be imposed on accessory dwelling units with 750 square feet of interior livable space or less, including junior accessory dwelling units. For accessory dwelling units with more than 750 square feet of interior livable space, impact fees shall be charged proportionately in relation to the square footage of the primary dwelling. No impact fees shall be imposed on a permit approved for a previously unpermitted accessory dwelling unit constructed prior to January 1, 2020 pursuant to subsection (f)(11) below.

(3) No passageway shall be required in conjunction with the construction of a detached accessory dwelling unit.

(4) No accessory dwelling unit may later be considered a primary dwelling unit for any purpose. This provision shall not be construed to prohibit a property owner from eliminating an attached accessory dwelling unit and enlarging the primary residence to encompass the area that was formerly part of the accessory dwelling unit, provided that all development standards applicable to the primary residence are satisfied.

(5) The accessory dwelling unit and/or primary residence may be occupied by any person without rent or may be rented, except that if the lot contains a junior accessory dwelling unit then one of the units on the lot must be owner-occupied if the JADU has shared sanitation facilities with the primary residence, unless the owner is another governmental agency, land trust, or housing organization. The rental of an accessory dwelling unit shall be for a term longer than 30 days.

(6) Except as otherwise provided in Government Code Section 66341, no ADU may be sold or otherwise conveyed separately from the primary residence. No junior accessory dwelling unit shall be sold or otherwise conveyed separate from the primary residence. A deed restriction shall be recorded for an JADU containing the information required by Government Code Section 66333(c).

(7) The city shall not require an applicant for an accessory dwelling unit permit to correct any existing physical improvements on the lot that do not conform with current zoning standards as a condition of the approval of an accessory dwelling unit permit.

(8) The city shall not issue a certificate of occupancy for an accessory dwelling unit before a certificate of occupancy is issued for the primary dwelling unit.

(9) A demolition permit for a detached garage that is to be replaced with an accessory dwelling unit shall be reviewed with the application for the accessory dwelling unit and issued at the same time.

(10) The city shall not deny an ADU or JADU application due to a nonconforming zoning condition, building code violation, or unpermitted structure on the lot that does not present a threat to the public health and safety and that is not affected by the construction of the ADU or JADU.

(11) The city shall not deny a permit to legalize an existing but unpermitted ADU or JADU that was constructed before January 1, 2020, if denial is based on either of the following grounds: (i) the ADU or JADU violates applicable building standards, or (ii) the ADU or JADU does not comply with state ADU law or this Section 120.04.010).

a. Notwithstanding subsection (f)(11) above, the city may deny a permit to legalize an existing but

unpermitted ADU or JADU that was constructed before January 1, 2020, if the city makes a finding that correcting a violation is necessary to comply with the standards specified in California Health and Safety Code section 17920.3.

b. Subsection (f)(11) does not apply to a building that is deemed to be substandard in accordance with California Health and Safety Code section 17920.3.

	Attached ADU	Converted ADU	Detached ADU	JADU
ADU Permit Required	Yes	Yes	Yes	Yes
Processing time	60 days if there is an existing primary dwelling; concurrent review if no existing primary dwelling			
Size	Lesser of 50% of floor area of primary dwelling unit or 850 square feet for 1 bedroom or 1,000 square feet for 2 bedroom	850 square feet for 1 bedroom or 1,000 square feet for 2 bedroom	850 square feet for 1 bedroom or 1,000 square feet for 2 bedroom	500 square feet
Quantity (SFR)	1		1	1
Quantity (MFR)	At least 1 per lot up to 25% of existing units		8 max	N/A
Rear and Side Setback (Min.)	4 feet (unless existing is less than 4 feet)		4 feet	N/A
Height (Max.)	Lesser of height allowed per zone or 25 ft.		16 ft (SFR), 18 ft (MFR), with exceptions	Height allowed per zone
Parking	None	None	1 space/unit, with exceptions	None
Impact fees	Required if >750 square feet			N/A

CITY OF EASTVALE
CITY COUNCIL NOTICE OF PUBLIC HEARING
PROJECT NO. PLN25-20076 – ZONING CODE AMENDMENT AMENDING SECTION 120.04.010 (ACCESSORY DWELLING UNITS) OF THE EASTVALE MUNICIPAL CODE.

NOTICE IS HEREBY GIVEN that the City of Eastvale City Council will hold a public hearing on **Wednesday, January 14, 2026**, at 6:30 p.m. at the Eastvale City Hall Council Chambers located at 12363 Limonite Avenue, Suite 910, Eastvale, CA 91752, to consider **Project No. 25-20076 Zoning Code Amendment to amend Section 120.04.010 (Accessory Dwelling Units) of the Eastvale Municipal Code.**

PROJECT DESCRIPTION: The proposed text amendments involve amending Section 120.04.010 of the Eastvale Municipal Code to comply with recent changes to State laws that govern local regulation of Accessory Dwelling Units (ADUs).

PROJECT LOCATION: Citywide.

ENVIRONMENTAL: Pursuant to the provisions of the California Environmental Quality Act (CEQA Public Resources Code, Section 21084 et. seq.), the proposed text amendment meets the criteria under Section 15060(c)(3), as it is not a project as defined in Section 15378 of the CEQA Guidelines. No further environmental review pursuant to CEQA is required.

Any person may submit written comments prior to the public hearing or may appear in person before the City Council to be heard. Written comments may be mailed to the City of Eastvale Planning Division located at 12363 Limonite Avenue, Suite 910, Eastvale, CA 91752 or via email to David Murray at dmurray@eastvaleca.gov. **For the comments to be presented to the City Council at the meeting, all comments made in writing or via e-mail prior to the public hearing must be received by the City of Eastvale Planning Division no later than Wednesday, January 14, 2026 at 5:00 p.m.** Oral and written comments may be submitted directly to the City Council at the public hearing. If you challenge the project in court, you may be limited to raising only those issues you raised at the public hearing as described in this notice or in written correspondence delivered to the Eastvale City Council prior to or at the public hearing.

If you have any questions on the project, contact David Murray at (951) 703-0488 or dmurrary@eastvaleca.gov.

CITY OF EASTVALE

AGENDA STAFF REPORT

City Council Meeting
CITY COUNCIL BUSINESS
Agenda Item No. 13.1
January 14, 2026

2025 Fourth Quarter 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

Housed under the City Manager's Office, the City's Economic Development Division plays a critical role in advancing, elevating, and supporting the City Council's Strategic Plan by driving long-term economic vitality, community prosperity, and fiscal resilience. As a core function of local government, the Economic Development Team directly supports the City's ability to fund essential public services, enhance residents' quality of life, and invest in public infrastructure. As a result, the Economic Development Team designs, implements, and supports initiatives focused on business attraction, business retention, community growth, government relations, and workforce development.

Additionally, the Division leads cross-departmental special projects that address emerging challenges and opportunities, while partnering with other City departments and external partners to leverage resources and secure funding that strengthens public infrastructure and the City's services.

Staff seeks to provide the City Council with an update on key economic development programs, initiatives, and outcomes achieved over the past several months.

Background

The 2025 Eastvale Strategic Plan 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.

Additionally, the Economic Development Team works to support other economic development-related goals in the City’s Strategic Plan, including:

Target	Goal	Description
A	D	Increase law enforcement involvement with the community
C	H	Evaluate connections between economic development and financial planning
C	I	Leverage grant funding
D	B	Develop strategies for art in public places
D	C	Expand modes of communication beyond social media
E	A	Develop and construct Civic Center
F	H	Invest in technology improvements to enhance customer service

Analysis

2026 Strategic Planning

Last week, the Economic Development Team conducted an internal workshop to ensure that the Division’s work remains directly aligned with the City Council’s Strategic Plan, budget priorities, and community values. Through thorough analyses and evaluations, staff identified additional projects that can elevate and enhance the City’s economic development, workforce development, and community development activities.

Business Attraction Activities

Throughout the past six months, the Economic Development Division launched the Business Attraction Analysis to identify innovative ways to attract desirable businesses in Eastvale. The goal was for the team to specifically identify top sales tax generating businesses in California, align outreach strategies with market trends and demand, and guide land use decisions. Based on the results of the analysis, staff will begin elevating existing business attraction activities by:

- Creating an interactive Digital Business First Portal;
- Creating site-specific and industry-specific business attraction and opportunity flyers;
- Encouraging local businesses to promote local hiring to boost daytime population; and
- Increasing the City’s presence in relevant Inland Empire and Southern California real estate conferences.

Additionally, staff continues outreach activities to reach desired businesses, with follow-ups conducted periodically to desired food and beverage, entertainment, and retail businesses. Staff

also follows up with businesses that are seeking sites in Eastvale once a suitable tenant space or site becomes available.

Business First Initiative
Since its launch in July 2025, the Business First has been successful in helping businesses to better understand every phase of the business development process. Flowcharts and videos were created to clarify permitting and inspection processes, which are particularly helpful to first-time business owners and managers. Overall, this initiative has gained recognition from regional and state economic development organizations such as the California Association of Local Economic Development (CALED) and the Inland Empire Economic Partnership (IEEP).

Between August 2025 and September 2025, the Economic Development Team partnered with the Human Resources Department to hold a series of staff trainings to elevate customer experiences for residents and businesses. As a result, each department is encouraged to implement at least one additional strategy or initiative that can help residents or businesses feel at ease when interacting with their respective department staff.

Information regarding the Business First Initiative, and its resources, can be found at https://www.eastvaleca.gov/business/business-first-program.

Business First Walks
Launched in 2023, the Eastvale Business First Walks is a collaborative business retention initiative involving City leadership, city staff, regional partners, public safety, and community volunteers. The program has expanded to include three coordinated walk series designed to strengthen relationships with the local business community. Council Business Walks focus on engagement and recognition of both long-standing and new businesses, with Public Safety Walks emphasize crime prevention and safer business environments in partnership with the Riverside County Sheriff's Department. Staff Business Walks ensure comprehensive outreach by visiting every business to share resources, build connections, and gather feedback. Collectively, these efforts promote public safety, strong partnerships, and proactive public engagement across Eastvale's shopping centers.

Business Incentive Programs
The City continues to operate its Business Incentive Loan Program and its Shopping Center License Plate Reader (LPR) Camera Grant Program to attract desirable businesses and support public safety efforts in existing shopping centers. Staff continues to engage with businesses that received awarded loan funds to ensure reporting compliance efforts. Pursuant to AB 562, the Economic Development Team will prepare necessary 5-year economic development subsidy reports for businesses that have received $100,000 or more in public funds for the purposes of economic development.

These incentive programs are widely publicized in local and regional real estate groups. Interested businesses are recommended to first contact the City's Economic Development Team prior to submitting an application to ensure that all inquiries and questions were addressed. Additional information can be found on https://www.eastvaleca.gov/business/programs-and-incentives.

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 5 economic development social media series, including the Business First Series that features the City's resources for businesses, the Business Walk Series that highlight the City's business outreach visits, 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.

Furthermore, staff continues to operate quarterly broker and developer newsletters 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.

Last month, staff participated in the City's Miracle on Citrus event to check-in with participating businesses and vendors. City events often create low-barrier and informal opportunities to engage with local and regional businesses that may not otherwise interact with city staff. Vendors are often more open to conversation in these settings, allowing staff to build relationships and understand real-time insight into local business environments. At times, these vendors serve as possible candidates for brick-and-mortar expansion in the community. With that in mind, the Economic Development Team will also host a booth at the upcoming Lantern Festival in February 2026.

Film Ordinance

The Economic Development Team is updating the City's Film Ordinance to position Eastvale as a competitive and film-friendly location for production activities. Productions can significantly enhance the City's visibility and reputation while generating economic benefits such as job creation, tourism, and increased spending. According to the Inland Empire Film Commission, production companies typically invest in local hotels, catering services, equipment rentals, and retail businesses. Updating the Film Ordinance demonstrates the City's commitment to supporting the film industry and streamlining the production process. Staff is awaiting the California Film Commission's approval before presenting the final draft for the City Council's consideration.

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. Staff is preparing for the FY 2026-2027 Congressionally Directed Spending/Community Project Funding cycle and evaluating potential eligible projects with the City's Executive Team.

Additionally, staff is awaiting Congress' decision on approving a $6,000,000 request that can support the construction of the Eastvale Library. This request was submitted to Congresswoman Norma Torres' Office last year as part of the FY 2025-2026 Congressionally Directed Spending/Community Project Funding cycle. Should Congress approve the funding request, the City will have the opportunity to accept or deny the grant award.

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. For the past three months, the Collaborative began developing detailed plans to launch official preparation activities. The Collaborative is also planning to host a half-day City Manager/Economic Development Summit in June 2026 to showcase each city's hallmark economic development and infrastructure improvement projects.

ICSC and Real Estate Conferences

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 recent ICSC conference, known as ICSC Western, was 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. Staff is also preparing to attend the upcoming ICSC Las Vegas Conference that will be held between May 18, 2026 and May 20, 2026.

Additionally, the Economic Development Team will be attending the 2026 Entertainment Evolution Experience (EEE) Conference on February 24, 2026 to connect with brokers from entertainment brands.

Recognition

The City proudly received the 2025 Partner of the Year Award from the Riverside County Workforce Development Board on December 10, 2025. Throughout last year, the Economic Development Team continuously partnered with the County of Riverside to implement the City's Business First Walks and the City's first job fair, expanding workforce opportunities for residents and strengthening connections between local employers and job seekers.

Regional Collaboration

In addition to leading the I-15 Economic Development Collaborative, the Economic Development Team is closely connected to Discover Inland Empire and TeamCalifornia. Together, these two organizations focus on providing additional opportunities for the City to generate tourism, promote destination marketing, and elevate business recruitment activities. The City benefits from established marketing platforms and data that enhance Eastvale's promotion without duplicating effort or cost, maximizing limited staff and financial resources through shared expertise and collaboration. Staff aims to partner with these organizations to host a broker and business tour in Spring 2026.

Workforce Development

In partnership with the Riverside County Workforce Development Board, staff is preparing to host a job fair in Spring 2026. The job fair can connect residents to employment opportunities by providing

direct access to local and regional employers and assist local businesses to address workforce shortages. This also provides an opportunity for the City to understand local workforce needs and tailor programs for training purposes. Additional information regarding the job fair will soon be available on the City's website and social media platforms.

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 September 24, 2025.

Attachment(s)

Not Applicable.